

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-04078

Project Name: Brazos de Oro

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Municipio of Lares

Preparer: Alaina Callinan, Deputy Program Manager, SWCA Environmental Consultants

Certifying Officer Name and Title:

Permit and Environmental Compliance Officers: Pedro De León Rodríguez, MSEM

Consultant (if applicable): SWCA Environmental Consultants

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

Project Location:

The proposed project is located on an approximate 10.21-acre parcel (Parcel Number 102-000-007-16-998) at Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, Puerto Rico, 00669 (see **Appendix A, Figure 1**- Site Location and **Figure 2**- Site Vicinity). This property is in a rural area in the northern portion of Lares Municipio. Access to the project areas is provided via a paved road at the northern portion of the parcel.

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

- Multi-tunnel Greenhouse (18.342542, -66.853448) is in the eastern portion of the parcel.
- Warehouse (18.342685, -66.853551) is in the eastern portion of the parcel.

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

The proposed project includes the purchase and installation of a new multi-tunnel greenhouse with four tunnels and a new warehouse. The greenhouse and warehouse will be installed in the eastern portion of the parcel, approximately 100 feet east of the existing access road. Each tunnel of the new greenhouse will be approximately 3,010 square feet in size (86 feet by 35 feet) for a total greenhouse footprint of 12,040 square feet (86 feet x 140 feet). The greenhouse will be placed on bare ground and secured with concrete footers extending 2 feet deep into the ground. Within the greenhouse, blocks will be used to create vertical benches that will be used for cultivation of vanilla plants. In addition, fences will be installed within each greenhouse to further facilitate cultivation of vanilla plants. The purchase of fences, cisterns and blocks are not included in the applicant's Intended Use of Grant Funds application.

The new warehouse will be installed in the eastern portion of the project site, directly west of the proposed greenhouse. The warehouse will be approximately 3,010 square feet in size (86 feet by 35 feet). The new warehouse will be used to dry the vanilla plants and may eventually be used to host workshops to educate others on vanilla production. In the future, the Applicant intends to build a fence and gate around the project site. The future purchase and construction of a fence and gate are not included in the applicant's Intended Use of Grant Funds application. Rainwater will be collected using two 200-gallon cisterns that will be used to irrigate the greenhouse and will be placed on bare soil. The irrigation system will be integrated with the greenhouse using canals on each side of the structures and using gravity to reach the plants. If necessary, the Applicant will install solar panels to pump the water. The potential future purchase of solar panels is not included in the applicant's Intended Use of Grant Funds application. The roof of each greenhouse will be waterproof and will allow for natural sunlight to be used for cultivation of vanilla plants. Therefore, electrical connections are not proposed.

The project will have some ground disturbance as well as vegetation clearing, pruning, and tree removal. The Applicant is coordinating with Department of Natural and Environmental Resources (DNER) to obtain permits for tree removal. Construction waste in the form of organic material will be used on-site as fertilizer for cultivation of vanilla plants. A separate staging area is not proposed. The applicant owns the property, and it is currently used for agricultural purposes; therefore, no acquisition or conversion is required.

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

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

Many properties were damaged in Hurricane Maria, resulting in struggling businesses. The Re-Grow Puerto Rico Urban-Rural Agriculture Program (Re-Grow Program) will develop greater agricultural capacity and address the needs created by Hurricanes Irma and María with a substantial investment of CDBG-DR funds for a wide variety of viable and sustainable agricultural activities.

The applicant does not have the resources to fund the purchase and construction of the four (4) greenhouses and warehouse nor has the applicant received any other outside source of funding for the project. The new greenhouses and warehouse will increase cultivation area and storage to help increase agricultural production on the farm and support continued agricultural production during future disasters.

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

The proposed project is located in a rural area of Lares Municipio. The parcel is designated as Resource Conservation (RC) land use and is classified as Rustic Soil Specially Protected – Ecological (SREP-E) with a Special Planning Area (APE-ZC) overlapping district. Land use immediately surrounding the parcel consists primarily of low-density rural development to the north and south and undeveloped land to the east and west. The general topography of the project site consists of a moderate to steep slope toward to west and vegetated areas. The property is currently used for agricultural and residential uses. There are vanilla plants planted throughout the project parcel and a residence within the western portion of the project parcel. The project site consists of a vacant area with a vegetative cover in the eastern portion of the parcel.

Funding Information

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

Estimated Total HUD Funded Amount: \$149,994

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$149,994

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not within 2,500 feet (ft) of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Eugenio Maria de Hostos, is located 104,573 ft (20 miles) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 292,421 ft (55 miles) from the project site. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with airport hazards requirements.</p> <p>The Airport Hazards Partner Worksheet and Airport Hazards Map (Figure B 1-1) are provided in Appendix B, Attachment 1.</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Lares Municipio. The closest CBRS unit, Penon Brusi, is located 50,571 ft (10 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.</p>

		<p>The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map (Figure B 2-1) are provided in Appendix B, Attachment 2.</p>
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C0580H (effective date 4/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.</p> <p>The Flood Insurance Partner Worksheet and FIRM (Figure B 3-1) are provided in Appendix B, Attachment 3.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is in Lares Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include the purchase and installation of four (4) new greenhouses and a new warehouse. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule de minimis thresholds. No further evaluation is required. The project is in compliance with the Clean Air Act.</p> <p>The Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air</p>

		Map (Figure B 4-1) are provided in Appendix B, Attachment 4.
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 49,721 ft (9 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map (Figure B 5-1) are provided in Appendix B, Attachment 5.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site was evaluated for potential contamination by conducting a field site inspection on 06/09/2023 to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards.</p> <p>In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not identify any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.</p>

		<p>The Contamination and Toxics Substances Partner Worksheet and Contamination and Toxic Substances Map (Figure B 6-1) are provided in Appendix B, Attachment 6.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project involves activities that have the potential to affect protected species or habitats including but not limited to activities such as ground disturbance.</p> <p>Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) Tool and the Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges database. In addition, critical species habitat was reviewed through the USFWS IPaC, Critical Habitat Portal, and the DNER Puerto Rico State Wildlife Action Plan, a Ten-Year Review database.</p> <p>The review identified four federally listed species (Puerto Rican broad-winged hawk [<i>Buteo platypterus brunnescens</i>], Puerto Rican parrot [<i>Amazona vittata</i>], Puerto Rican boa [<i>Chilobothrus inornatus</i>], one endemic plant, (<i>Cordia bellinis</i>) and one state listed species (brown pelican [<i>Pelecanus occidentalis</i>]) with the potential to occur within the project area. There is no designated or proposed critical habitat within the project area; the closest final designated critical habitat is located 69,356 feet (13 miles) away.</p> <p>The project activities will result in ground disturbing activities, including site clearance and grading, construction of a new multi-tunnel greenhouse and warehouse, site utilities, and other ancillary facilities. A qualified biologist reviewed the proposed activity location(s) and determined that the</p>

		<p>project will have <i>no effect</i> on the Puerto Rican broad-winged hawk, Puerto Rican parrot, <i>Cordia bellonis</i>, or designated critical habitat and <i>no impact</i> to any state listed species. Due to the generalist nature of the Puerto Rican boa, forested habitat surrounding the project areas, and dense ground cover present throughout the review area, the Puerto Rican boa may occur within the project area. The applicant will employ the conservation measures outlined in the USFWS 2023 General Project Design Guidelines for the Puerto Rican boa. As such, it is anticipated that the project <i>may affect, but is not likely to adversely affect</i> the Puerto Rican boa.</p> <p>If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</p> <p>The Endangered Species Act Partner Worksheet, Threatened and Endangered Species Technical Memorandum with IPaC, Critical Habitat Map (Figure B 7-1), and Essential Fish Habitat Map (Figure B 7-2) are provided in Appendix B, Attachment 7.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project includes the purchase and installation of four (4) new greenhouses and a new warehouse. The project itself is not the development of a hazardous facility nor will the project increase residential densities. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.</p>

		The Explosive and Flammable Hazards Partner Worksheet is provided in Appendix B, Attachment 8.
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. No prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required. The project is in compliance with the Farmland Protection Policy Act.</p> <p>The Farmlands Protection Partner Worksheet and Prime Farmland Map (Figure B 9-1) are provided in Appendix B, Attachment 9.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C0580H (effective date 4/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.</p> <p>The Floodplain Management Partner Worksheet and ABFE Floodplain Map (Figure B 10-1) are provided in Appendix B, Attachment 10.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project will involve new construction of a new multi-tunnel greenhouse and a new warehouse on an active agricultural farm. State Historic Preservation Office (SHPO) consultation was performed.</p> <p>No National Historic Landmark (NHL) are within or near the project area.</p>

		<p>A site visit was conducted on 06/09/2023 by an SOI-qualified Archaeologist. Record reviews and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.</p> <p>The results of the Record Search and the Site Inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE.</p> <p>The determination was submitted to SHPO by PRDOH for concurrence on July 24, 2023, and SHPO concurred with the No Historic Properties Affected determination on August 8, 2023. No further evaluation is required. The project is in compliance with the National Historic Preservation Act.</p> <p>The Historic Preservation Partner Worksheet, SHPO consultation, Historic Property Map (Figure B 11-1), and Cultural Resources Map (Figure B 11-2) are provided in Appendix B, Attachment 11.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities are limited to purchase and installation of four (4) new greenhouses and a new warehouse and do not involve new residential construction or rehabilitation. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with HUD's noise regulation.</p>

<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico. The project is in compliance with the Safe Drinking Water Act.</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>The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection. No wetlands were determined to be present on site. No further evaluation is required. The project is in compliance with Executive Order 11990.</p> <p>The Wetlands Protection Partner Worksheet and Wetland Map (Figure B 12-1) are provided in Appendix B, Attachment 12.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Lares Municipio. The closest Wild and Scenic River segment is located 369,273 ft (70 miles) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.</p> <p>The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (Figure B 13-1) are provided in Appendix B, Attachment 13.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by <i>improving agricultural production</i>. The project would not facilitate development that</p>

		would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. The project is in compliance with Executive Order 12898. The Environmental Justice Partner Worksheet and EJScreen Report are provided in Appendix B, Attachment 14.
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The parcel is designated as Resource Conservation (RC) land use and is classified as Rustic Soil Specially Protected – Ecological (SREP-E) with a Special Planning Area (APE-ZC) overlapping district. The proposed action is continued agricultural use of property, which is compatible with zoning and existing land use. There is no change in land use since the land will continue to be used for agriculture purposes.

		<p>The proposed project is located in a rural area of Lares Municipio. Project activities will be limited to continued agricultural use and will not contribute to urban sprawl.</p> <p>The Applicant is coordinating with Department of Natural and Environmental Resources (DNER) to obtain permits for tree removal. Any other necessary permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Contractors will be required to use best management practices during construction to control erosion and prevent runoff.</p> <p>The U.S. Geological Survey (USGS) does not include landslide data for the project area (see Appendix A, Figure 3- USGS Landslide Map).</p> <p>Under the USEPA National Pollutant Discharge Elimination System (NPDES) Program requirements, any project with a disturbance area equal to or greater than 1 acre requires a USEPA Construction General Permit, NPDES Permit, and formal Stormwater Pollution Prevention Plan (SWPPP). The total disturbance area for this project is less than 1 acre and does not meet this threshold; therefore, these requirements do not apply.</p> <p>Department of Natural and Environmental Resources (DNER) authorization may be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>Contractors will be required to provide health and safety plans and monitoring during construction. Noise levels will temporarily increase during construction; however, program activities are limited to the existing farm property and will not elevate ambient long-term noise levels. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.</p>
Energy Consumption	2	<p>The project does not require connection to electricity. The roof of each greenhouse will allow for natural</p>

		sunlight to be used for cultivation of vanilla plants. If necessary, the Applicant will install solar panels to pump the water. The potential future purchase of solar panels is not included in the applicant's Intended Use of Grant Funds application. Therefore, the project will not result in additional energy consumption.
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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. The project will hire contractors for the construction of the four (4) new greenhouses and a new warehouse, which will result in a short-term benefit to employment. After construction, the project will allow for continued agricultural production on the project site.
Demographic Character Changes, Displacement	2	The project is located in a rural area in Lares Municipio and will not alter the demographics or character of the surrounding community. Project activities will not result in any direct or indirect displacement of individuals or families.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project activities will occur on private land and will not contribute to any change in educational or cultural facilities or affect access to or capacity of educational or cultural facilities.
Commercial Facilities	2	The proposed project will increase agricultural production, resulting in a net positive impact to the applicant's farm commercial output and a positive benefit to surrounding commercial enterprises who purchase and sell the produce.

Health Care and Social Services	2	The proposed project activities will occur on private land and will not affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	The proposed project may cause an increase in short-term generation of solid waste during construction. Construction waste in the form of organic material will be used on-site as fertilizer for cultivation of vanilla plants. All other construction-related waste will be disposed of at the proper facilities by the construction contractor. The project will not contribute to long-term needs or changes to solid waste disposal and recycling.
Wastewater / Sanitary Sewers	2	The purchase and installation of four (4) new greenhouses and a new warehouse is not expected to result in significant changes in wastewater or sanitary sewer generation. Sewage will not be generated from the project. The project does not involve on-site waste disposal systems. Any wastewater from the project will not enter environmentally sensitive areas, nor will the project produce any noxious odors affecting quality of life for nearby residents.
Water Supply	2	The proposed project activities are not expected to result in significant changes to water supply. Rainwater will be collected in an existing 200-gallon cistern that will be used to irrigate the greenhouses. The irrigation system will be integrated with the greenhouses using canals on each side of the structures and using gravity to reach the plants. If necessary in the future, the Applicant will install solar panels to pump the water.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project activities will occur on private land and will not affect public safety concerns such as police, fire, and emergency medical services.
Parks, Open Space and Recreation	2	The proposed project activities will occur on private land and will not result in any changes to access or use of parks, open space, and recreation areas.
Transportation and Accessibility	2	The project activities will occur on private land and have no relation to transportation services. The proposed activities will not result in any changes in transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project is not located in proximity to unique natural features or water resources; therefore, construction activities will not affect quality or access to these resources.
Vegetation, Wildlife	2	There are vanilla plants planted throughout the project parcel and a residence within the western portion of the project parcel. The project site consists of a vacant area with a vegetative cover in the eastern portion of the parcel. The project will require vegetation clearing, pruning, and tree removal. The Applicant is coordinating with Department of Natural and Environmental Resources (DNER) to obtain permits for tree removal.
Climate Change	2	<p>The proposed ReGrow program project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters, including drought. The Climate Mapping for Resilience and Adaptation Assessment tool (https://resilience.climate.gov/#assessment-tool) provides historical and future climate data for five common climate-related hazards (extreme heat, drought, wildfires, flooding, and coastal inundation). The data model for Census Tract 72081957700, which includes the project application location, does not indicate a significant increase in hazard risks from climate change for drought, wildfire, or flooding, when comparing historical data (1976-2005) to future projections. The model projects a greater number of days where temperatures will exceed 90 degrees Fahrenheit after 2015, which is a systemic trend in the model across the Island.</p> <p>The specific activities proposed for this economic development project are limited in scale and land impacts. The proposed greenhouse and warehouse construction activities are for individual farm use and will not result in a significant increase in electricity or water draw. The greenhouse/irrigation system used will allow</p>

		<p>the applicant to control the water to the crops and will reduce the amount needed compared to open air farming which often results in higher evapotranspiration. The equipment that will be used during construction and operation will also be limited to occasional use at this specific land parcel, and therefore will not generate a significant amount of greenhouse gas.</p>
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Additional Studies Performed:

No additional studies were performed.

Field Inspection (Date and completed by):

Field inspection completed on June 9, 2023 – Delise Torres-Ortiz, SWCA Environmental Consultants.

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

Department of Economic Development and Commerce. 2023. Sole Incidental Operational Permit for Cutting, Pruning, Transplanting and Tree System Authorization. Permits Management Office. Accessed June 20, 2023. Available at: <https://www.ddec.pr.gov/en/permits-management-office>.

Department of Natural and Environmental Resources (DNER). 2023a. Puerto Rico State Wildlife Action Plan a Ten-Year Review. Accessed June 20, 2023. Available at: <https://arcg.is/1DmOy1>.

DNER. 2023b. Puerto Rico DNER Species Ranges – under construction. Accessed June 27, 2023. Available at: <https://arcg.is/1S9aju0>.

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

Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center - Map Panel 72000C0520J (effective date 11/18/2009). Accessed June 20, 2023. Available at: <https://msc.fema.gov/portal/home>.

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

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- U.S. Forest Service. 2022. National Wild and Scenic River Segments. Accessed January 31, 2023. Available at: <https://www.rivers.gov/mapping-gis.php>; [Wild & Scenic Rivers | US Forest Service \(usda.gov\)](#).
- U.S. Geological Survey (USGS). 2022. Concentration of Landslides caused by Hurricane Maria, Puerto Rico. Accessed March 1, 2023. Available at: [U.S. Landslide Inventory \(arcgis.com\)](#).

List of Permits Obtained:

No permits have been obtained; the Applicant is coordinating with Department of Natural and Environmental Resources (DNER) to obtain permits for tree removal.

Public Outreach [24 CFR 58.43]:

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

Cumulative Impact Analysis [24 CFR 58.32]:

The purchase and installation of four (4) greenhouses and a warehouse at the project site is not anticipated to have a negative impact on environmental resources. None of the environmental assessment factors nor the regulations reviewed in the above checklist resulted in negative environmental impacts. Overall, the project will have a net positive impact by helping a small business increase their capacity for agricultural production. No other planned or ongoing projects were identified in the project vicinity that could contribute to cumulative impacts of environmental resources.

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

Within the boundaries of the property, other locations could be considered for the new greenhouses/warehouse. However, other locations may require greater environmental impacts such as additional ground disturbance, grading for slopes that are not suitable for installation or additional tree clearing and would result in higher costs to the applicant.

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

Under the No Action Alternative, the applicant would not receive federal funding to purchase and install four (4) new greenhouses and a new warehouse for vanilla cultivation. Consequently, the applicant may not be able to recover and continue agricultural production. Given the degree of need for greater agricultural capacity in Puerto Rico following Hurricanes Irma and María, the costs of foregoing the project would exceed the benefits.

Summary of Findings and Conclusions:

The proposed project would not result in any adverse impacts to the surrounding natural, historical, and water resources; generate significant air or noise pollution; or promote environmental or socioeconomic injustices. The proposed project activities will not require further agency consultation.

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

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

Law, Authority, or Factor	Mitigation Measure
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Due to the generalist nature of the Puerto Rican boa, forested habitat surrounding the project areas, and dense ground cover present throughout the review area, the Puerto Rican boa may occur within the project area. The applicant will employ the conservation measures outlined in the USFWS 2023 General Project Design Guidelines for the Puerto Rican boa. As such, it is anticipated that the project <i>may affect, but is not likely to adversely affect</i> the Puerto Rican boa.</p> <p>If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</p>
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>Any necessary construction permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.</p> <p>The Applicant will be required to obtain permits for tree removal from the Department of Natural and Environmental Resources (DNER).</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>Contractors will be required to use best management practices during construction if erosion impacts will occur.</p> <p>Department of Natural and Environmental Resources (DNER) authorization may be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p>

Vegetation, Wildlife	The Applicant will be required to obtain permits for tree removal from the Department of Natural and Environmental Resources (DNER).
Hazards and Nuisances including Site Safety and Noise	Contractors will be required to provide health and safety plans and monitoring during construction. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.

Determination:

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

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

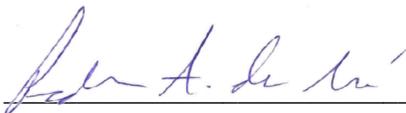
Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

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

Preparer Signature: Alaina Callinan Date: 9/20/2023

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

SWCA Environmental Consultants

Certifying Officer Signature:  Date: 12/6/2023

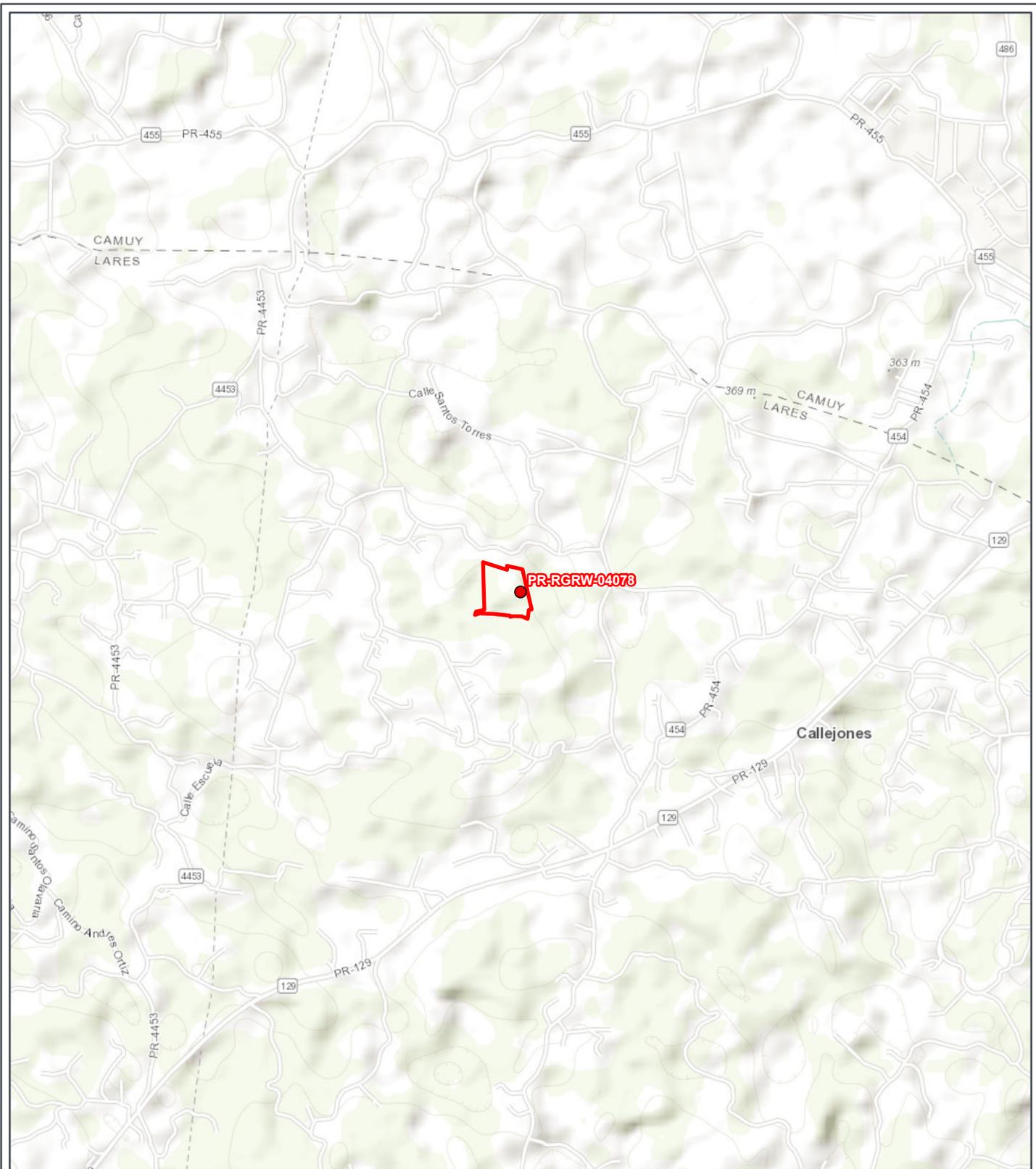
Name/Title: Pedro A. de León Rodríguez, MSEM/Permits and Environmental Compliance Specialist

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

Appendix A

Project Overview Figures

Figure 1
Site Location Map



REGROW PROGRAM

**Figure A-1:
Site Location**

Applicant ID: PR-RGRW-04078



- Site
- Site Parcel

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center:
66.853496°W 18.342549°N

Base Map: ESRI ArcGIS Online,
accessed June 2023
Updated: 6/26/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps

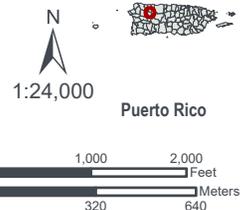
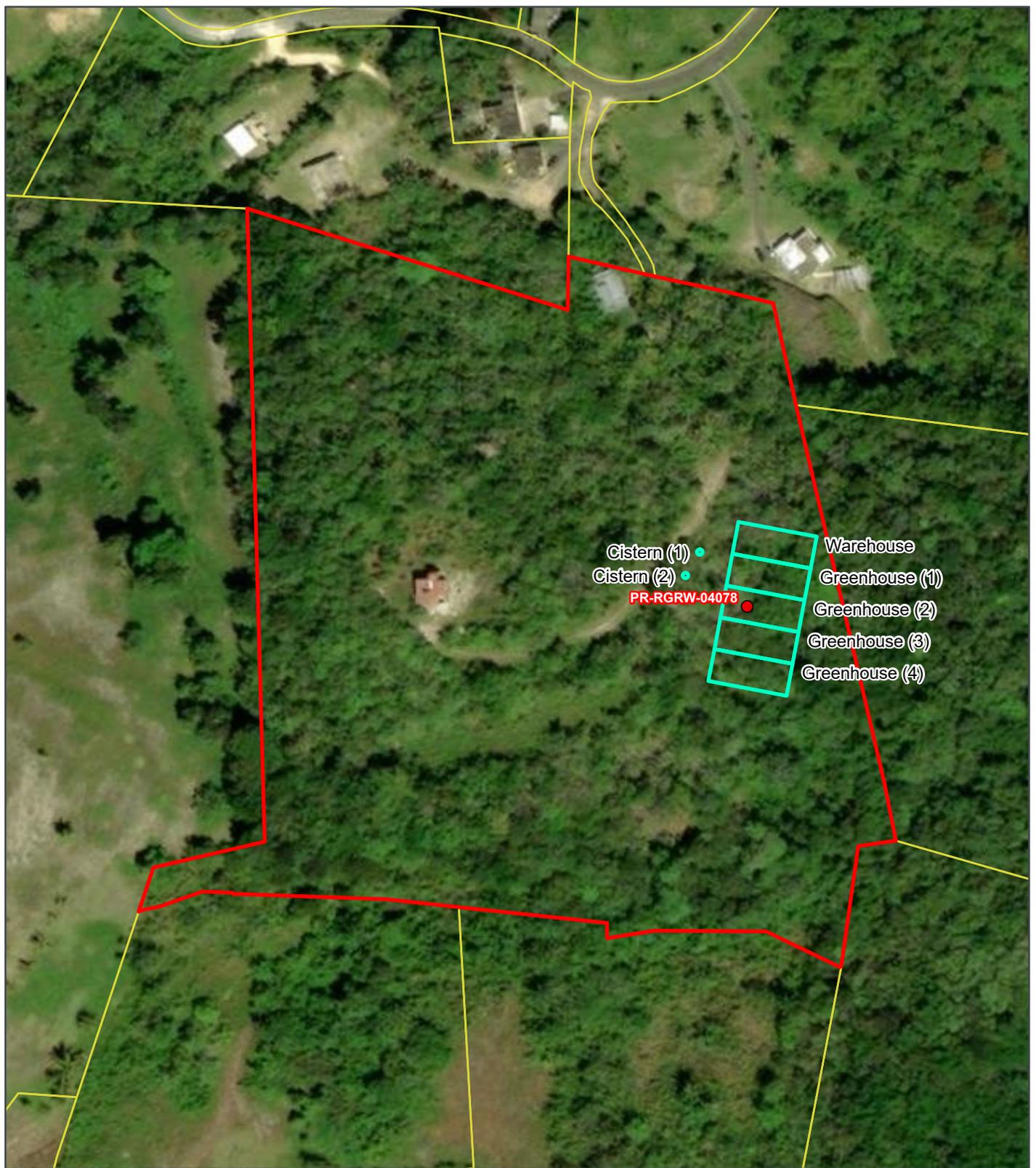


Figure 2
Site Vicinity Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-04078



- Site
- Site Parcel
- Project Footprint (Option)

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.854212°W 18.342603°N

Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

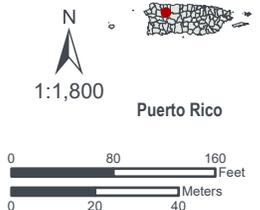


Figure 3
USGS Landslide Map



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078

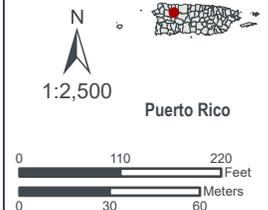


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Greater than 25 Landslides per sq km
- ▭ Less than 25 Landslides per sq km
- ▭ No Landslides
- ▭ Not Examined

Carretra 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center:
66.853496°W 18.342549°N

Data Source: https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane_Maria_Landslides/MapServer
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: Landslide



Appendix B
Attachments and Supporting
Documentation

Attachment 1

Airport Hazards Partner Worksheet and

Airport Hazards Map



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

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

Airport Hazards (CEST and EA) – PARTNER

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

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

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

Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

Click here to enter text.

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

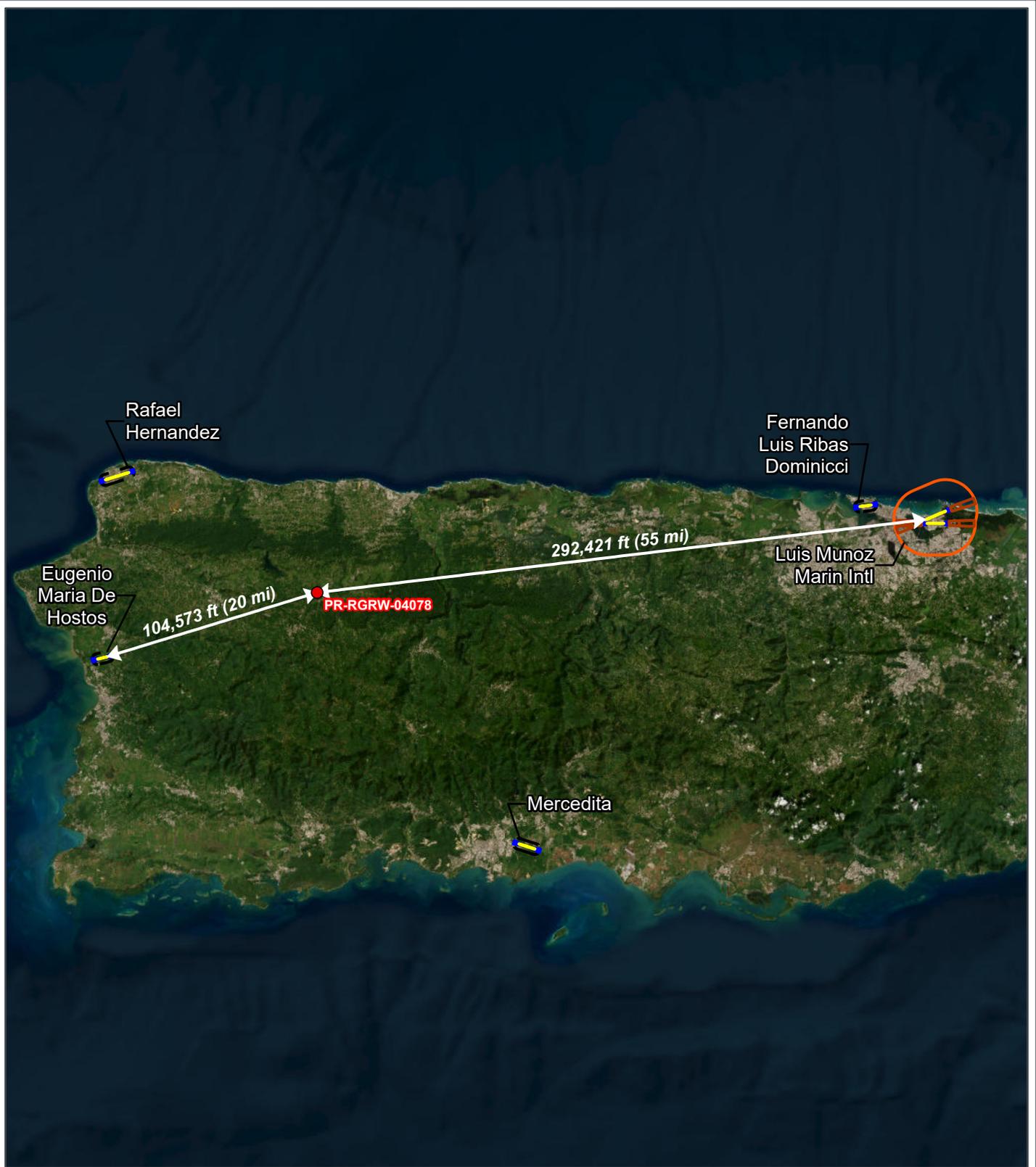
Worksheet Summary

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

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

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

The project site is not within 2,500 feet (ft) of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Eugenio Maria de Hostos, is located 104,573 ft (20 miles) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 292,421 ft (55 miles) from the project site. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with airport hazards requirements.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078

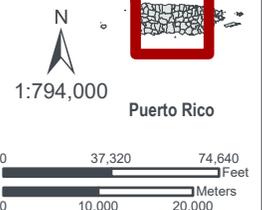


- Site
- Airport Runway
- Accident Potential Zones (APZ)
- Runway Protection Zones (RPZ)
- 2,500-FT Civil Airport Buffer
- 15,000-FT Military Airport Buffer

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.579058°W 18.348824°N

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/15/2023
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps



Attachment 2

Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map



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

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

Coastal Barrier Resources (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

1. Is the project located in a CBRS Unit?

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

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

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

- Consultation with the FWS
- Cancel the project

Worksheet Summary

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

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

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

The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Lares Municipio. The closest CBRS unit, Penon Brusi, is located



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

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50,571 ft (10 miles) from the project site. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.



REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

Applicant ID: PR-RGRW-04078

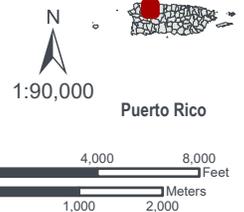


- Site
- Otherwise Protected Area
- System Unit

Carretra 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
 Parcel Center: 66.845492°W 18.411758°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
 Base Map: ESRI ArcGIS Online, accessed June 2023
 Updated: 6/15/2023
 Layout: Coastal Barrier Resources System



Attachment 3

Flood Insurance Partner Worksheet and Flood Insurance Rate Map



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

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

Flood Insurance (CEST and EA) – PARTNER

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

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

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

→ Continue to the Worksheet Summary.

Yes → Continue to Question 2.

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

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

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

No → Continue to the Worksheet Summary.

Yes → Continue to Question 3.

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

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

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

→ Continue to the Worksheet Summary.

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

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

→ Continue to the Worksheet Summary.

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

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

Worksheet Summary

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

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

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

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C0580H (effective date 4/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078

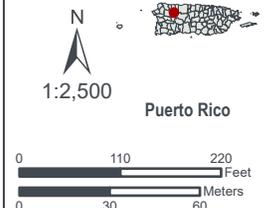


- Site
- Site Parcel
- Project Footprint (Option)
- Base Flood Elevations
- Zone A
- Zone AE
- Zone AH
- Zone AO
- Zone VE
- Floodway
- Zone X - Shaded (500-year floodplain)
- Zone X - Unshaded
- Area Not Included
- Open Water

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.853496°W 18.342549°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps



Attachment 4

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



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

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

Air Quality (CEST and EA) – PARTNER

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

- 1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes → Continue to Question 2.

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

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

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

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

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

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

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

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

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

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

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project site is in Lares Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Project activities include the purchase and installation of four (4) new greenhouses and a new warehouse. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule *de minimis* thresholds. No further evaluation is required. The project is in compliance with the Clean Air Act.



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

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

Data is current as of February 28, 2023

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

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

Important Notes

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

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

Important Notes

Discover.

Connect.

Ask.

Follow.

2023-02-28



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078



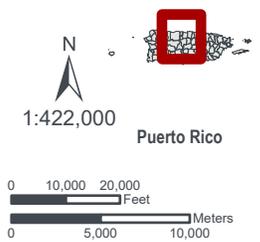
- Site
- 8-Hour Ozone (2015 Standard)*
- Lead (2008 Standard)
- PM-2.5 (2012 Standard)*
- Sulfur Dioxide (2010 Standard)

*No Data in Puerto Rico

Carretera 4454, Interior, Sector
las Campanas, Bo. Callejones
Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center:
66.554238°W 18.394293°N

Data Source: https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic_fgdb/MapServer
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/15/2023
Layout: Clean Air
Aprx: 72428_ReGrowTier2Maps



Attachment 5

Coastal Zone Management Partner Worksheet and Coastal Zone Map



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

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

Coastal Zone Management Act (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

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

Yes → Continue to Question 2.

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

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

Yes → Continue to Question 3.

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

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

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

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

No → Project cannot proceed at this location.

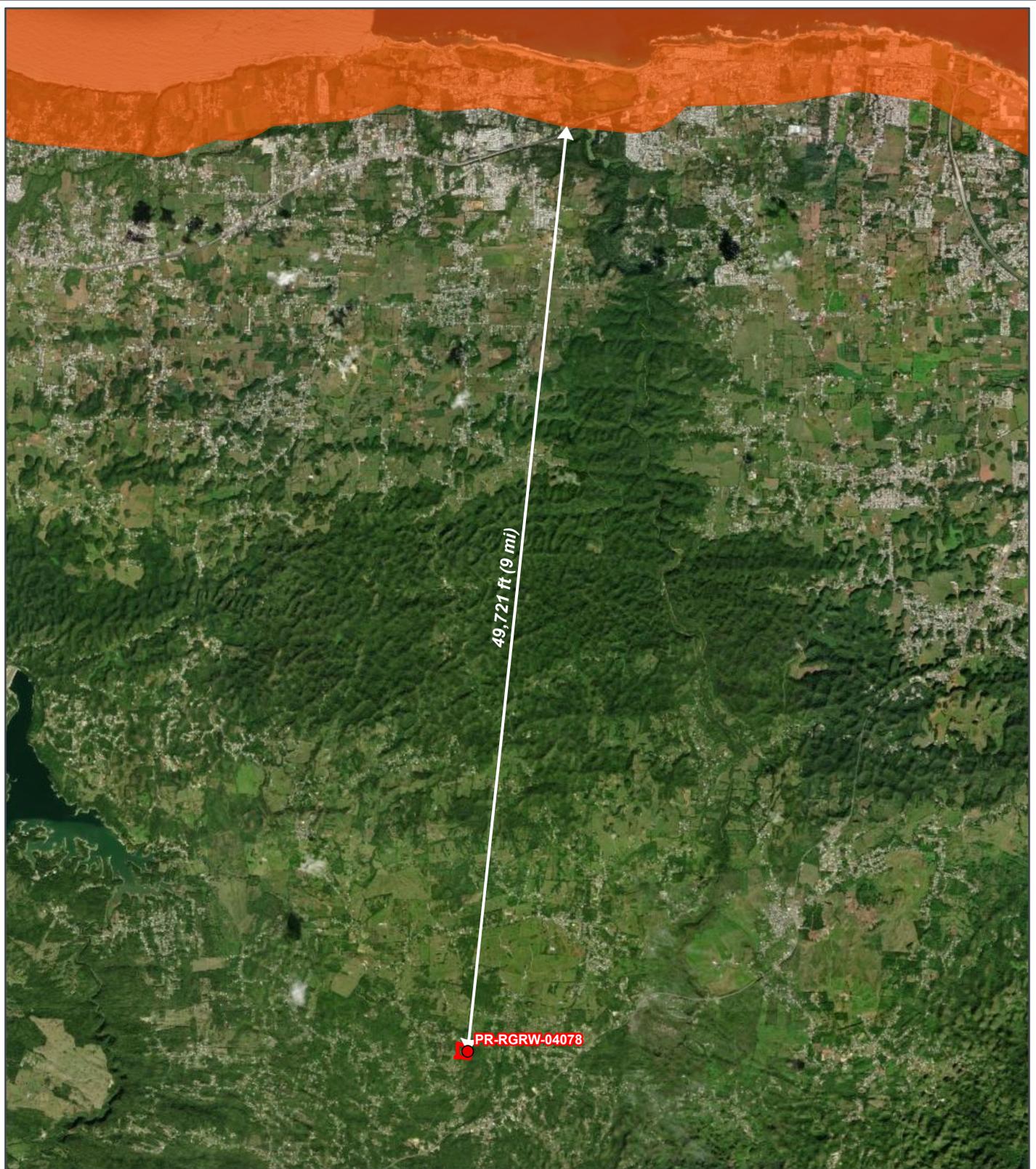
Worksheet Summary

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

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

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

The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 49,721 ft (9 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.



REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

Applicant ID: PR-RGRW-04078



- Site
- Coastal Management Zone

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
 Parcel Center: 66.846018°W 18.410636°N

Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/BaseMap>: ESRI ArcGIS Online, accessed June 2023
 Updated: 6/15/2023
 Layout: Coastal Zone Management Aprx: 72428_ReGrowTier2Maps

N

1:89,000

Puerto Rico

Attachment 6
Contamination and Toxics Substances
Partner Worksheet and Map



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

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

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

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

1. How was site contamination evaluated? ¹ Select all that apply.

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

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

Continue to Question 2.

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

- No → Explain below.

A desktop review of USEPA databases, NEPAAssist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not identify any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property.

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

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

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

3. Can adverse environmental impacts be mitigated?

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

Yes, adverse environmental impacts can be eliminated through mitigation.
→ Provide all mitigation requirements² and documents. Continue to Question 4.

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls³, or use of institutional controls⁴.

[Click here to enter text.](#)

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

- Complete removal
 Risk-based corrective action (RBCA)

→ Continue to the Worksheet Summary.

Worksheet Summary

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

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

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

The project site was evaluated for potential contamination by conducting a field site inspection on 06/09/2023 to identify any onsite hazards including, but not limited to, soil staining, above ground

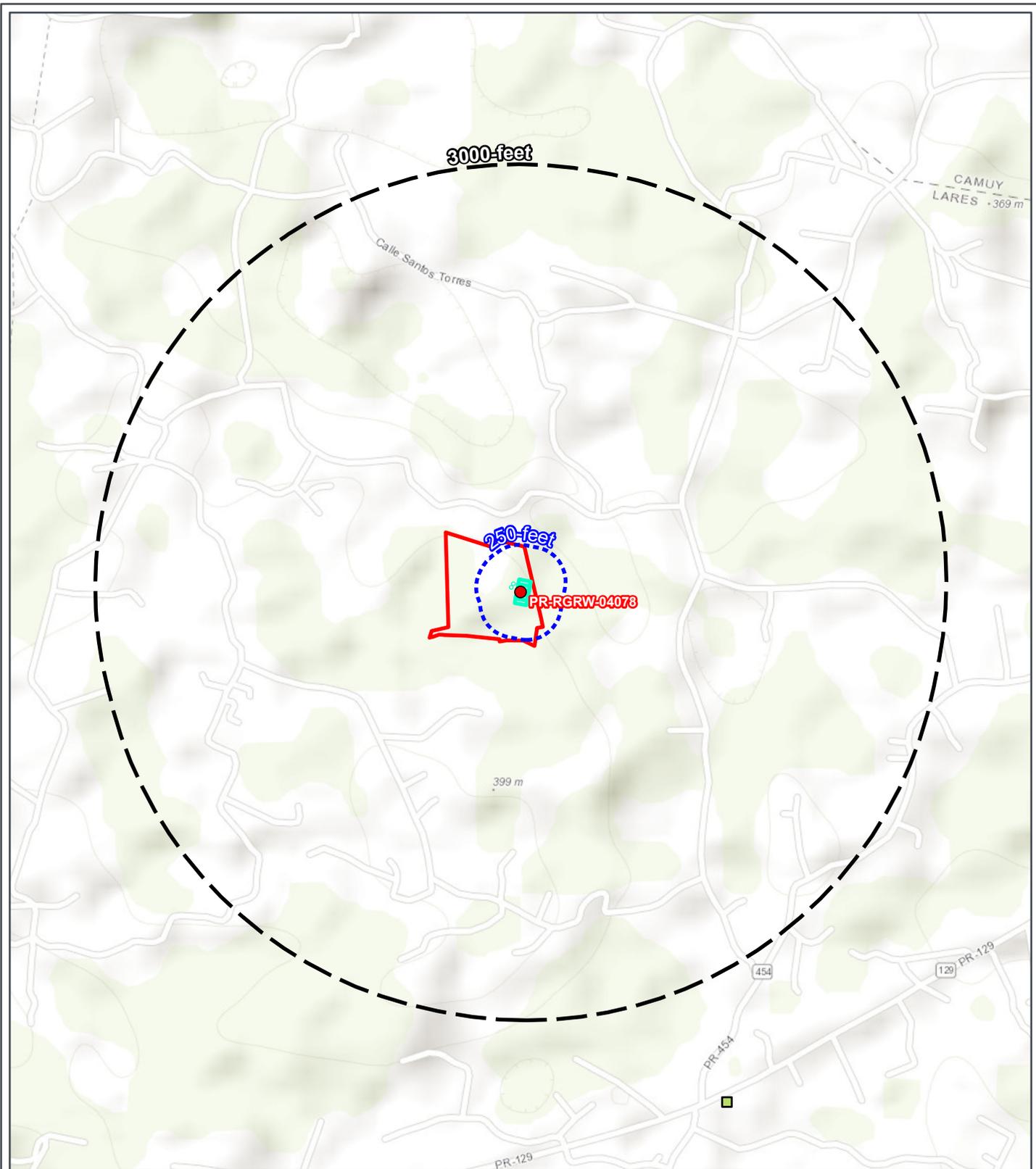
² Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

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

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

storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards.

In addition, a desktop review of USEPA databases, NEPAAssist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not identify any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078

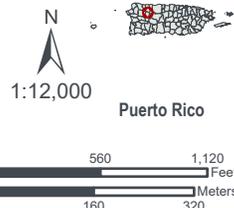


- Site
- Site Parcel
- Project Footprint (Option)
- Buffer (250-feet)
- Buffer (3000-feet)
- Water dischargers
- Toxic Substances Control Act
- Toxic releases
- Superfund
- Hazardous waste
- Brownfields
- Air pollution

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.853496°W 18.342549°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/ajp/points/MapServer>
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: Contamination and Toxic Substances



Attachment 7

**Endangered Species Act Partner
Worksheet, Threatened and
Endangered Species Request for
Consultation and Concurrence
including USFWS IPaC Species List, and
Critical Habitat Map**



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

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

Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

Click here to enter text.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) Tool and the Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges database. In addition, critical species habitat was reviewed through the USFWS IPaC, Critical Habitat Portal, and the DNER Puerto Rico State Wildlife Action Plan, a Ten-Year Review database. The review identified four federally listed species, the Puerto Rican broad-winged hawk (*Buteo platypterus brunnescens*), Puerto Rican parrot (*Amazona vittata*), Puerto Rican boa (*Chilabothrus inornatus*), and *Cordia bellonis* and one state listed species, the brown pelican (*Pelecanus occidentalis*), with the potential to occur within the project area.

Based on the site inspection and proposed project activities, the project will have *no effect* on the Puerto Rican broad-winged hawk, Puerto Rican parrot, *Cordia alliodora*, or designated critical habitat and *no impact* to any state listed species. Due to the generalist nature of the Puerto Rican boa, forested habitat surrounding the project areas, and dense ground cover present throughout the review area, the Puerto Rican boa may occur within the project area. The applicant will employ the conservation measures outlined in the USFWS 2023 General Project Design Guidelines for the Puerto Rican boa. As such, it is anticipated that the project *may affect, but is not likely to adversely affect* the Puerto Rican boa. See the attached USFWS informal consultation request and subsequent concurrence, received on September 6, 2023.



United States Department of the Interior

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



In Reply Refer to:
FWS/R4/CESFO/72081-Gen

Via Electronic Mail (jcperez@vivienda.pr.gov)

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

Re: PR-RGRW-04078 Brazos de Oro LLC.,
Lares, Puerto Rico

Dear Mr. Pérez-Bofill

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

The Puerto Rico Department of Housing (PRDOH) is proposing to install a new multi-tunnel greenhouse and a new warehouse on PR-4454 Int. las Campanas Sector, Barrio Callejones (18°20'36.4"N 66°51'14.1"W) in the municipality of Lares, Puerto Rico. The construction of the greenhouse will require vegetation removal and tree removal; therefore, Brazos de Oro LLC (the Applicant) is coordinating with the Puerto Rico Department of Natural and Environmental Resources (PRDNER) to obtain the appropriate permits for tree removal.

Using the Information for Planning and Consultation (IPaC) system the proponent has determined that the proposed project lies within the range of Puerto Rican boa (*Epicrates inornatus* now known as *Chilabothrus inornatus*), Puerto Rican parrot (*Amazona vittata*), Puerto Rican broad-winged hawk (*Buteo platypterus brunnescens*) and *Cordia bellonis*.

Based on the nature of the project, scope of work, information available and analysis of the existing habitat, the proponent has determined that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa with the implementation of the conservation measures following that if a Puerto Rican boa is encountered during the project activities, it should not be captured. If a boa needs to be moved out of harm's way, they will contact Puerto Rico Department of Natural and Environmental Resources (PRDNER) for safe capture and relocation. As for the Puerto

Rican parrot, Puerto Rican broad-winged hawk and *Cordia alliodora* the proponent has determined that the proposed project actions will have no effect (NE) on these species.

We have reviewed the information provided in your letter and our files, and concur with your determination that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa with the implementation of the conservation measures.

We acknowledge receipt of your NE determination for the Puerto Rican parrot, Puerto Rican broad-winged hawk and *Cordia alliodora*. Currently we do not have any information to refute your determination. Because you made a NE determination, you are not required to conduct formal or informal section 7 consultation with the Service, and the Service is not required to concur with your NE determination.

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

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

Sincerely yours,

Edwin E. Muñiz
Field Supervisor

drr

cc:
SWCA



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August 15, 2023

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

Re: Federally Listed Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-04078 Project/ SWCA Project No. 72428

Dear Mr. Muñiz:

SWCA Environmental Consultants (SWCA), on behalf of the Puerto Rico Department of Housing, is requesting informal consultation under Section 7(a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 *et seq.*), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 *et seq.*) for the proposed ReGrow PR-RGRW-04078 Project (project). The Project is located on 10.2 acres at Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, Puerto Rico, 00669 (18.343451, -66.853919).

The proposed Project involves the installation of a new multi-tunnel greenhouse and a new warehouse. Construction of the greenhouse will require vegetation removal and tree removal. The Applicant is coordinating with the Puerto Rico Department of Natural and Environmental Resources (PRDNER) to obtain the appropriate permits for tree removal.

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

Species	Listing Status
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	Endangered
Puerto Rican Parrot (<i>Amazona vittata</i>)	Endangered
<i>Cordia bellonis</i>	Endangered

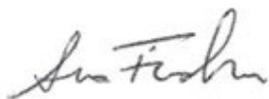
No designated or proposed critical habitat for any listed species was identified within the project area. Based on the nature of the project, scope of work, information available, and a careful analysis of the existing habitat, we have made the following effects determinations:

Species	Effect Determination	Conservation Measures to be Implemented
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Not likely to adversely affect (NLAA)	Puerto Rican Boa General Project Design Guidelines
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	No effect (NE)	No Conservation Measures
Puerto Rican Parrot (<i>Amazona vittata</i>)	No effect (NE)	No Conservation Measures
<i>Cordia alliodora</i>	No effect (NE)	No Conservation Measures

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

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

Sincerely,



Susan Fischer
Wildlife Ecologist
SWCA Environmental Consultants

Attachments: Threatened and Endangered Species Technical Memorandum



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TECHNICAL MEMORANDUM

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

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

Date: August 15, 2023

Re: **Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-04078 Project/ SWCA Project No. 72428**

Project Description

Brazos de Oro LLC, the applicant, is proposing to construct a new multi-tunnel greenhouse and a warehouse 10.2-acre property in the Municipio of Lares, Puerto Rico (project) (Appendix A, Figure 1). The project is located at Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, Puerto Rico, 00669, in a rural area. Each tunnel of the new greenhouse will be approximately 3,010 square feet in size (86 feet by 35 feet) for a total greenhouse footprint of 12,040 square feet (86 feet x 140 feet). The warehouse will be approximately 3,010 square feet in size (86 feet by 35 feet) (Appendix A, Figure 2).

Existing conditions

The existing habitat conditions at the proposed greenhouse and warehouse locations consist of dense vegetative ground cover interspersed with shrubs, banana trees (*Musa spp.*), and vanilla plants (*Vanilla spp.*). Forested areas surround the greenhouse and warehouse locations. Construction of the greenhouses and warehouse would require removal of the vegetation within the proposed project area, including multiple banana trees, as well as using existing soil to grade the area. Some trees will be transplanted. The applicant is also coordinating with the Puerto Rico Department of Natural and Environmental Resources (PRDNER) to obtain the appropriate permits for tree removal. Representative photographs of the proposed locations are provided in Appendix B.

Federal and State Protected Species

SWCA obtained a federal threatened and endangered species list from the USFWS (2023a) Information for Planning and Consultation (“IPaC”) website for a 100-foot buffer around the greenhouse and warehouse locations (review area) (Appendix C). The IPaC automatically generates a list of species and other resources of concern, such as critical habitat, that are known or expected to be in the specified area and could potentially be directly or indirectly affected. According to the IPaC query for the project, four federally listed endangered species has the potential to occur in the review area; the Puerto Rican broad-winged hawk (*Buteo platypterus brunnescens*), Puerto Rican Parrot (*Amazona vittata*), Puerto Rican boa (*Chilabothrus*

inornatus), and *Cordia alliodora*. SWCA also evaluated the review area for potential habitat for bald eagles (*Haliaeetus leucocephalus*) and golden eagles (*Aquila chrysaetos*) as they are protected by the Bald and Golden Eagle Protection Act of 1940 (“BGEPA”).

SWCA accessed the PRDNER Species Ranges, and Puerto Rico State Wildlife Action Plan_a Ten Year Review online mapping databases (PRDNER 2023a, PRDNER 2023b) and referenced the *Puerto Rico State Wildlife Action Plan: Ten Year Review* (PRDNER 2015) to compile a list of state threatened and endangered species with ranges that overlap with the review area. The review identified one additional listed species with the potential to occur within the review area: the state listed endangered brown pelican (*Pelecanus occidentalis*).

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

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

Common Name (Scientific Name)	Status*	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effects/Impacts
Birds				
Brown Pelican (<i>Pelecanus occidentalis</i>)	D/EN	The brown pelican is a common resident to Puerto Rico, inhabiting shallow inshore waters, estuaries, and bays, but is also present in inland freshwater reservoirs (Birds of Puerto Rico 2023).	<i>Unlikely to occur.</i> There are no waterbodies located in the project area.	<i>No impact.</i> There is no suitable habitat for the brown pelican
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	FE/CR	The Puerto Rican broad-winged hawk occurs in elfin woodland, sierra palm, caimitillo-granadillo, and tabonuco forest types of the Río Abajo Commonwealth Forest, Carite Commonwealth Forest, and El Yunque National Forest as well as within hardwood plantations, shade coffee plantations, and mature secondary forests (USFWS 2019).	<i>Unlikely to occur.</i> There are no mature forests within the project area.	<i>No effect.</i> There is no suitable habitat for Puerto Rican broad-winged hawk in the project area.
Puerto Rican Parrot (<i>Amazona vittata</i>)	FE/CR	The Puerto Rican parrot is a frugivorous cavity nester. It depends on mature forests with large cavity forming trees (USFWS 2009). It is currently confined to the Maricao Forest, El Yunque National Forest, and the Río Abajo Forest (USDA Forest Service 2023).	<i>Unlikely to occur.</i> There are no mature forests within the project area. Additionally, the review area does not fall within the PRDNER known range for this species (PRDNER 2023a).	<i>No effect.</i> There is no suitable habitat for Puerto Rican parrots in the project area.
Reptiles				
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	FE/CR	Considered to be a habitat generalist, the Puerto Rican boa tolerates a wide variety of terrestrial and arboreal habitats, including rocky areas, haystack hill, trees and branches, rotting stumps, caves, plantations, various types of forested areas such as karst and mangrove forests,	<i>May occur.</i> The project area contains wooded areas, and dense vegetative ground	<i>May affect, but not likely to adversely affect.</i> See discussion below.

Common Name (Scientific Name)	Status*	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effects/Impacts
		forested urban and rural areas, and along streams and road edges (USFWS 2011).	cover is present throughout.	
Plants				
<i>Cordia alliodora</i>	FE/--	Occurs on mountain slopes and serpentine hills where it has been found in serpentine soils at road edges, on river margins, on steep slopes, on sunny banks along dirt roads growing in thickets of vegetation, and in open saddles between limestone hills. It is currently restricted to three public forests: the Maricao Commonwealth Forest in the municipality of Maricao, the Susúa Commonwealth Forest in the municipality of Susúa, and the Río Abajo Commonwealth Forest in the municipalities of Utuado and Arecibo (USFWS 1999).	<i>Unlikely to occur.</i> The project area does not fall within the municipalities of Maricao, Susúa, Utuado, or Arecibo.	<i>No effect.</i> The review area is located outside of the species' current range.

*Status Definitions:

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

Federally Protected Species

Based on a site visit and habitat evaluations, the Puerto Rican broad-winged hawk, Puerto Rican parrot, and *Cordia alliodora* are considered unlikely to occur due to lack of suitable habitat within the project areas. Therefore, the project will have *no effect* on these federally listed species. Due to the generalist nature of the Puerto Rican boa, forested habitat surrounding the project areas, and dense ground cover present throughout the review area, the Puerto Rican boa may occur within the project area. The applicant will employ the conservation measures outlined in the 2023 USFWS General Project Design Guidelines for the Puerto Rican boa (Appendix D), including but not limited to issuing a stop work if a Puerto Rican boa were to occur within the project area, and contacting the PRDNER for safe capture and relocation of the individual if such action is required. Consequently, it is anticipated that the project *may affect, but is not likely to adversely affect* the Puerto Rican boa. The USFWS Consistency Letter obtained through IPaC is included in Appendix E.

State Protected Species

Based on a site visit and habitat evaluations, there is no suitable habitat for the brown pelican within the project area. Therefore, the project will have *no impact* on state listed species.

Critical Habitat and National Wildlife Refuges

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

LITERATURE CITED

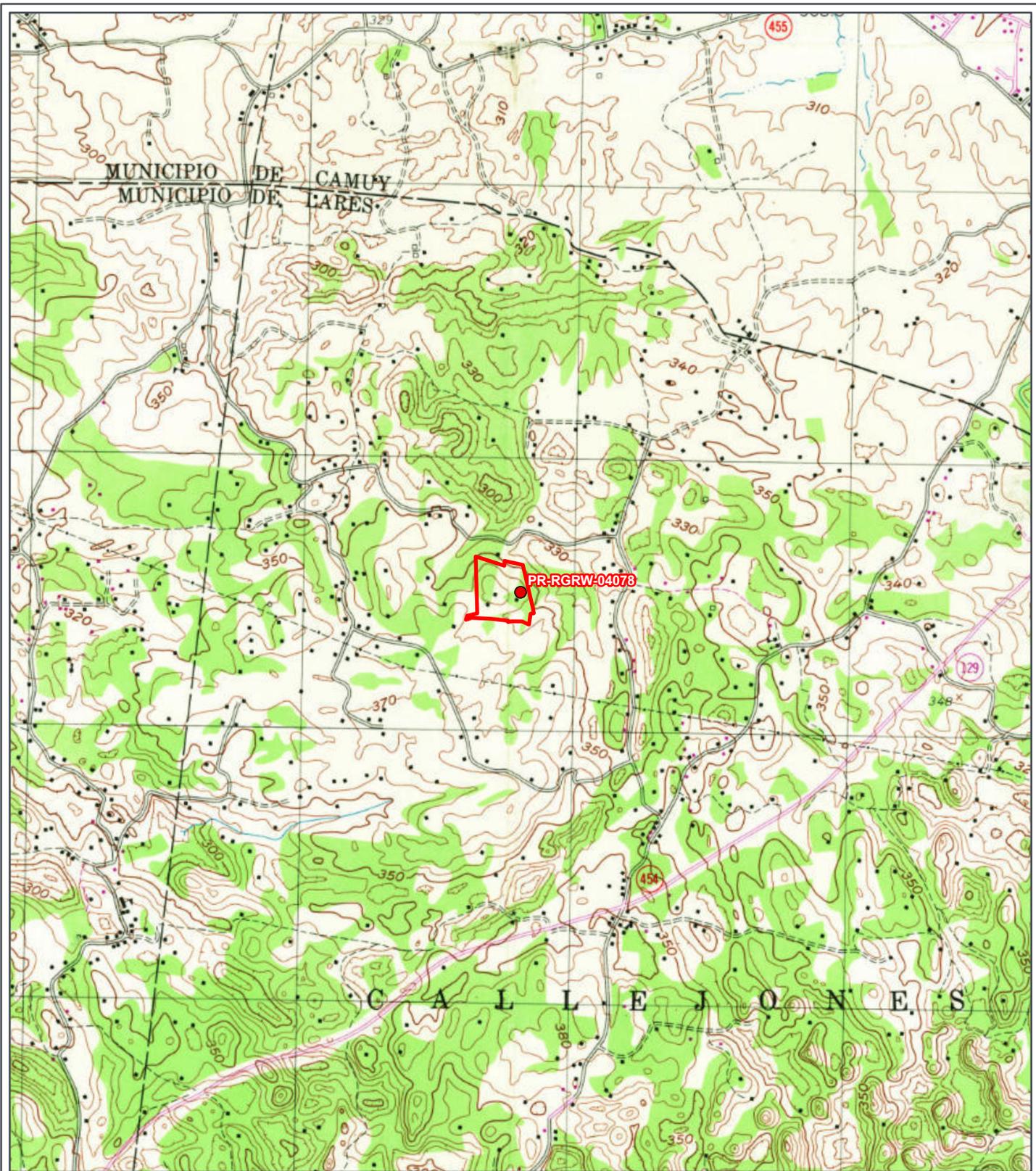
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APPENDIX A

Maps

Figure 1

USGS Topographic Map



REGROW PROGRAM

USGS Topographic Map

Applicant ID: PR-RGRW-04078



- Site
- Site Parcel

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998

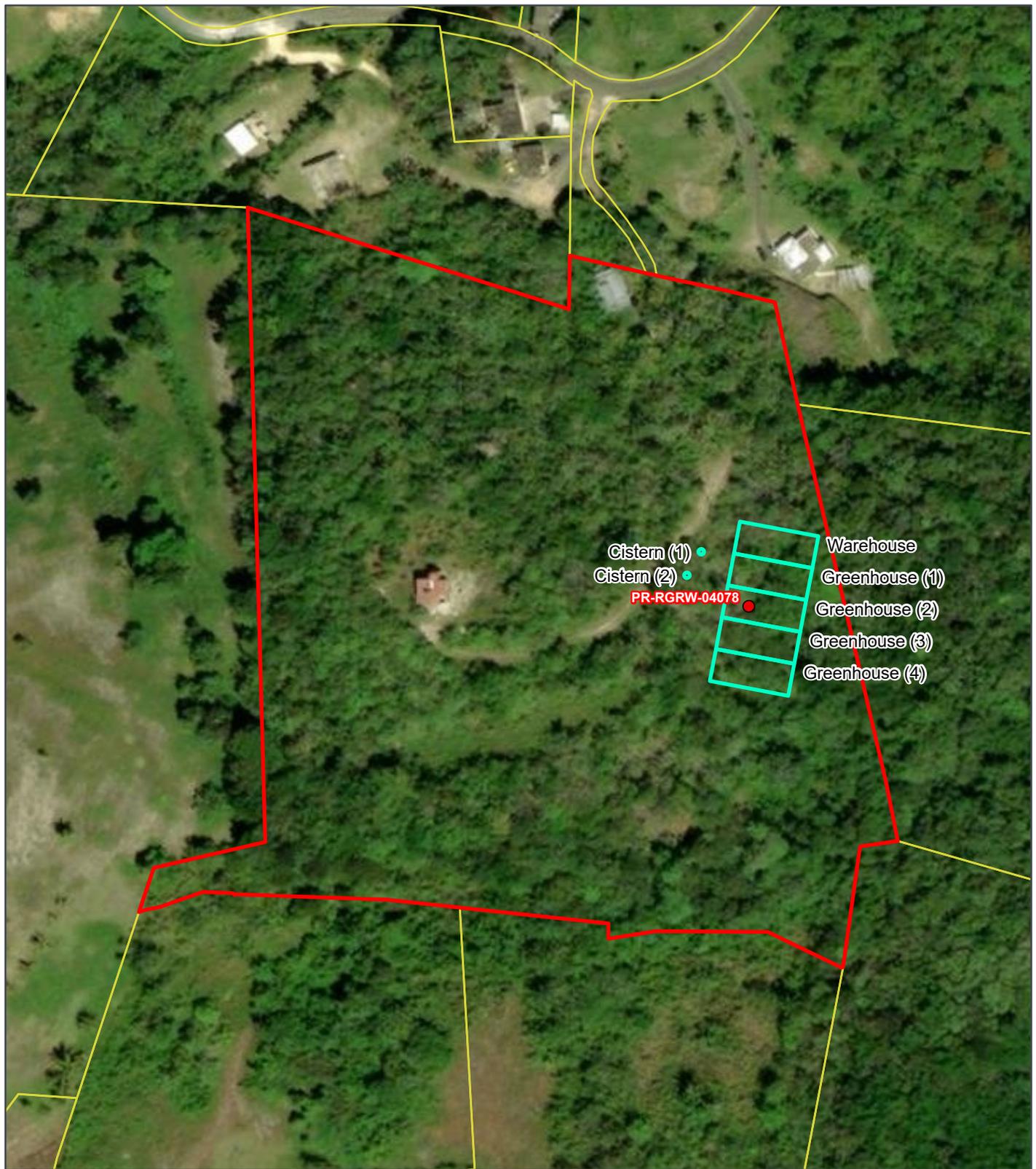
Parcel Center:
66.853496°W 18.342549°N

Base Map: ESRI ArcGIS Online, accessed July 2023
Updated: 7/21/2023

Layout: USGS Topographic Map
Aprx: 72428_ReGrowTier2Maps



Figure 2
Site Vicinity Map



Cistern (1) ●
 Cistern (2) ●
 PR-RGRW-04078 ●
 Warehouse
 Greenhouse (1)
 Greenhouse (2)
 Greenhouse (3)
 Greenhouse (4)

REGROW PROGRAM

Site Vicinity

Applicant ID: PR-RGRW-04078

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



Carretra 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
 Parcel Center: 66.854212°W 18.342603°N

Base Map: ESRI ArcGIS Online, accessed June 2023
 Updated: 6/26/2023
 Layout: Site Vicinity
 Aprx: 72428_ReGrowTier2Maps

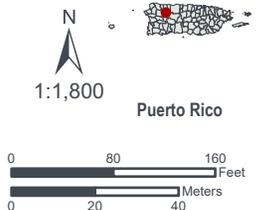
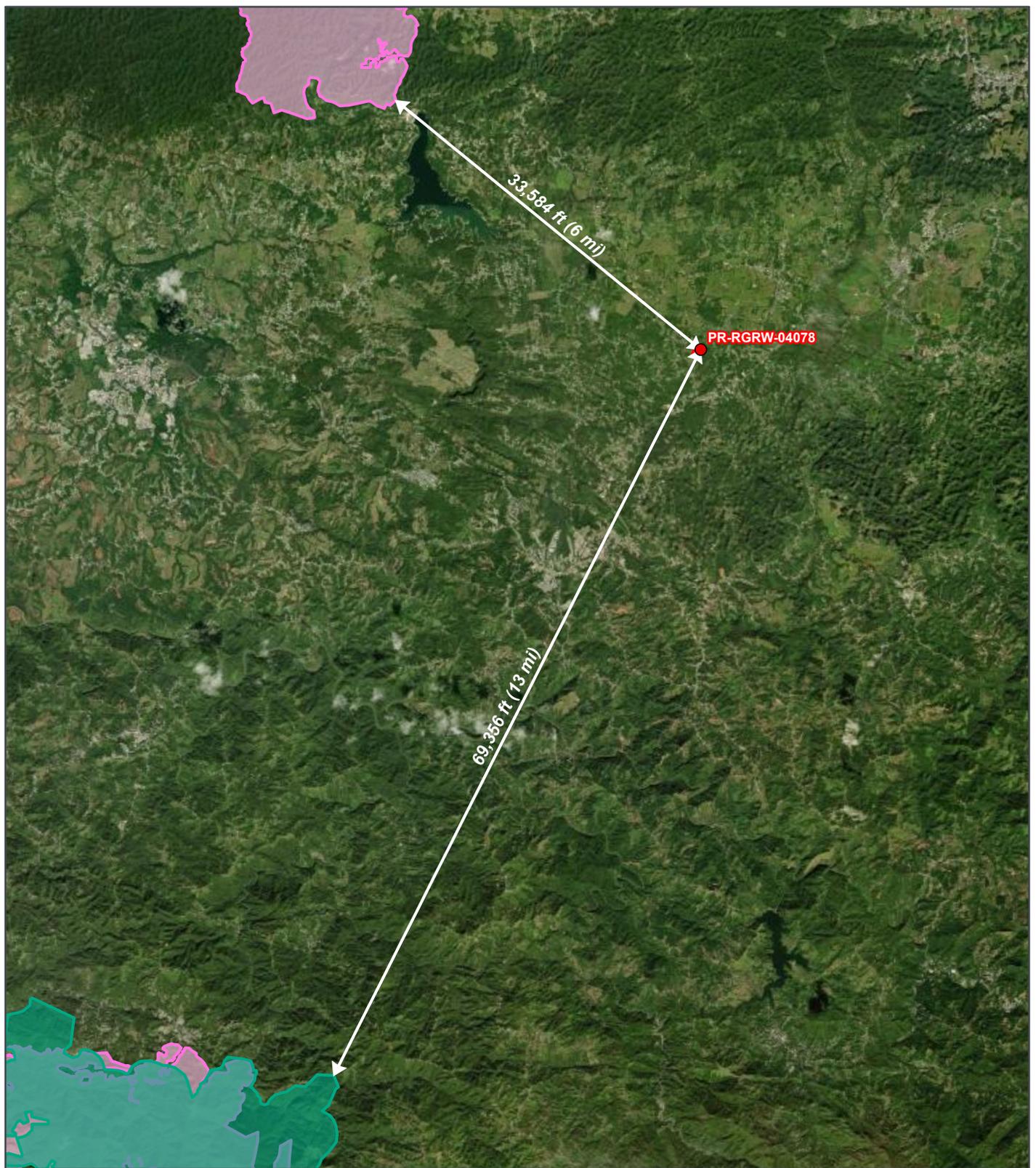


Figure 3
Critical Habitat Map



REGROW PROGRAM

Critical Habitat Map

Applicant ID: PR-RGRW-04078

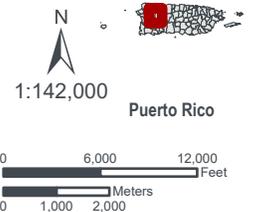


- Site
- Site Parcel
- Buffer (100-ft)
- Critical Habitat - Final
- Critical Habitat - Proposed
- National Wildlife Refuges

Carretra 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.898462°W 18.286482°N

Data Source: https://services.arcgis.com/OVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/15/2023
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps



APPENDIX B

Photographic Log

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 01	Date: 06/09/ 2023
Photo Direction: Southeast	
Description: This picture is an overview of the site location for one warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla. All the proposed structures measure 86x35ft with a depth of 1.5 to 2ft for each post; the corners of each structure will have concrete bases. The area that is been cordoned off with the caution tape is where the applicant plans to clear the trees.	



Photo #: 02	Date: 06/09/ 2023
Photo Direction: Southeast	
Description: This picture is an overview taken from the northwest corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is specifically where the warehouse, which is also the drying area for the vanilla, will be located.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 03	Date: 06/09/ 2023
Photo Direction: Southwest	
Description: This picture is an overview taken from the northeast corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is specifically where the warehouse, which is also the drying area for vanilla, will be located.	



Photo #: 04	Date: 06/09/ 2023
Photo Direction: Northwest	
Description: This picture is an overview taken from the southeast corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 05	Date: 06/09/ 2023	
Photo Direction: Northeast		
Description: This picture is an overview taken from the southwest corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation.		

Photo #: 06	Date: 06/09/ 2023	
Photo Direction: North		
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; the applicant will transplant some trees, like the plantain; natural debris will be used as organic material.		

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 07	Date: 06/09/ 2023
Photo Direction: East	
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; natural debris will be used as organic material.	



Photo #: 08	Date: 06/09/ 2023
Photo Direction: South	
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; natural debris will be used as organic material.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 09	Date: 06/09/ 2023
Photo Direction: West	
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; natural debris will be used as organic material.	



Photo #: 10	Date: 06/09/ 2023
Photo Direction: South	
Description: This picture overviews the site location for two 200-gallon cisterns that will be west of the greenhouses. The applicant prefers the cistern to be horizontal to be able to collect more rainwater through the greenhouse's gutters and use gravity to fill them up. No need for grading because this area is already bedrock.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 11	Date: 06/09/ 2023
Photo Direction: North	
Description: This picture overviews the site location for two 200-gallon cisterns that will be west of the greenhouses. The applicant prefers the cistern to be horizontal to be able to collect more rainwater through the greenhouse's gutters and use gravity to fill them up. No need for grading because this area is already bedrock. The picture shows a partial view of the access road with a vehicle.	

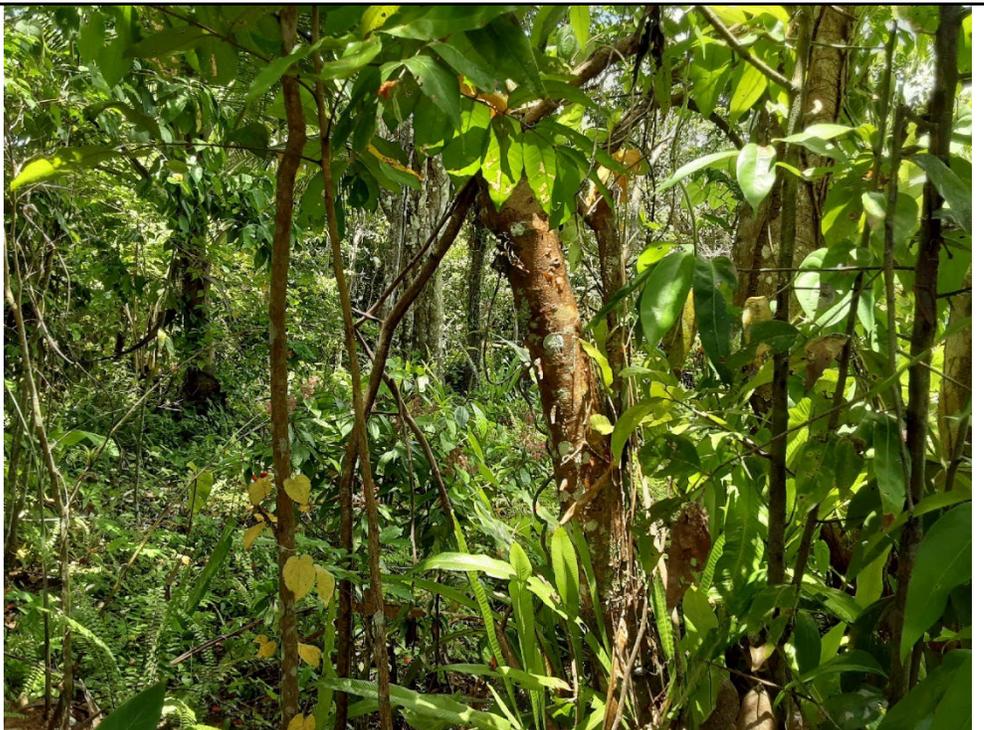


Photo #: 12	Date: 06/09/ 2023
Photo Direction: East	
Description: This picture overviews the site location for two 200-gallon cisterns that will be west of the greenhouses. The applicant prefers the cistern to be horizontal to be able to collect more rainwater through the greenhouse's gutters and use gravity to fill them up. No need for grading because this area is already bedrock.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 13	Date: 06/09/ 2023	
Photo Direction: West		
Description: This picture presents a 200-gallon cistern the applicant uses to water the vanilla in the area filled with rainwater and an intermittent flow of water next to it through the rocks, like a small spring water flow.		

Photo #: 14	Date: 06/09/ 2023	
Photo Direction: Northeast		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the northwest of the site.		

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 15	Date: 06/09/ 2023	
Photo Direction: Southeast		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the northeast of the site.		

Photo #: 16	Date: 06/09/ 2023	
Photo Direction: Northeast		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the southeast of the site.		

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 17	Date: 06/09/ 2023	
Photo Direction: Northwest		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the southeast of the site.		

Photo #: 18	Date: 06/09/ 2023	
Photo Direction: Southwest		
Description: This picture is an overview taken from the southeast corner of the project location of the area the applicant will impact, he will push the soil to fill the area and grade it. Natural debris, like branches and trees, is going to be used as organic material for growing vanilla.		

APPENDIX C

USFWS Information for Planning and Consultation



United States Department of the Interior



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

In Reply Refer To:
Project Code: 2023-0116910
Project Name: PR-RGRW-04078

August 15, 2023

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

To Whom It May Concern:

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

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

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

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

to caribbean_es@fws.gov. To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

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

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

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

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

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

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

This species list is provided by:

Caribbean Ecological Services Field Office
caribbean_es@fws.gov

Post Office Box 491
Boqueron, PR 00622-0491
(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

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

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491
Boqueron, PR 00622-0491
(787) 834-1600

PROJECT SUMMARY

Project Code: 2023-0116910
Project Name: PR-RGRW-04078
Project Type: Disaster-related Grants
Project Description: Installation of greenhouse and warehouse.
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.34251295,-66.85340181568026,14z>



Counties: Lares County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

BIRDS

NAME	STATUS
Puerto Rican Broad-winged Hawk <i>Buteo platypterus brunnescens</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5512	Endangered
Puerto Rican Parrot <i>Amazona vittata</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3067	Endangered

REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/2LOS5AS42BHNZHTQLGNPMYVITI/documents/generated/6941.pdf	Endangered

FLOWERING PLANTS

NAME	STATUS
<i>Cordia bellonis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/7228	Endangered

CRITICAL HABITATS

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

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

MIGRATORY BIRDS

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

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

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

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

MIGRATORY BIRDS FAQ

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

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

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

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

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

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

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

APPENDIX D

Project Design Guidelines for the Puerto Rican Boa

General Project Design Guidelines (1 Species)

Generated August 15, 2023 02:49 AM UTC, IPaC v6.96.0-rc4



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Species Document Availability

Species with general design guidelines

Puerto Rican Boa *Chilabothrus inornatus*

Species without general design guidelines available

Cordia bellonis

Puerto Rican Broad-winged Hawk *Buteo platypterus brunnescens*

Puerto Rican Parrot *Amazona vittata*

General Project Design Guidelines - *Cordia bellonis* and 3 more species

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

Cordia bellonis

Puerto Rican Parrot *Amazona vittata*

Puerto Rican Boa *Chilabothrus inornatus*

Puerto Rican Broad-winged Hawk *Buteo platypterus brunnescens*



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

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

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

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



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

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

Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. The PR boa is considered more active at night. Thus, in order to maximize its detection, the species should be searched at nights prior to habitat disturbance.
5. Once the area has been searched for PR boas, vegetation should first be cleared by hand to the maximum extent possible. Vegetation should be cut about one meter above ground prior to the use of heavy machinery for land clearing. Cutting vegetation by hand will allow boas present on site to move away on their own to adjacent available habitat. Any stone walls or naturally occurring rock piles must be carefully dismantled by hand as these are refuges for the snake. This will allow any boas present to vacate the site without injury.
6. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

7. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #6). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #: ((787) 724-5700, (787) 230-5550, (787) 771-1124). If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm's way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue.
8. If a PR boa is captured by the PRDNER, record the name of the PRDNER staff and information on where the PR boa will be taken. This information should be reported to the Service.
9. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #7). If not possible, the animal should be left alone until it leaves the vehicle on its own.
10. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
11. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #6). If the PR boa was accidentally? killed as part of the project actions, please include information on what conservation measures had been implemented and what actions that will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
12. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

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

- Marelisa Rivera, Deputy Field Supervisor
 - Email: marelisa_rivera@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1814
- José Cruz-Burgos, Endangered Species Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1386

APPENDIX E

USFWS Consistency Letter



United States Department of the Interior



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

In Reply Refer To:
Project code: 2023-0116910
Project Name: PR-RGRW-04078

August 15, 2023

Subject: Consistency letter for the project named 'PR-RGRW-04078' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On August 15, 2023, Susan Fischer used the Caribbean DKey; dated February 08, 2023, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-04078'. The project is located in Lares County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.34251295,-66.85340181568026,14z>



The following description was provided for the project 'PR-RGRW-04078':

Installation of greenhouse and warehouse.

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

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

Consultation with the Service is not complete. The above effect determination(s) becomes applicable when the lead federal action agency or designated non-federal representative submits them as a request to the Service to rely on the Caribbean DKey in order to satisfy the agency's consultation requirements for this project.

Please provide this consistency letter to the lead federal action agency or its designated non-federal representative with a request for its review, and as the agency deems appropriate, to submit for concurrence verification through the IPaC system. The lead federal action agency or designated non-federal representative should log into IPaC using their agency email account and click "Search by record locator." They will need to enter the record locator **597-130404934**

Note: Projects located within the range of the Puerto Rican boa or the Virgin Islands tree boa might encounter these species during project activities. **This letter does not provide take to handle or move these species.** If relocation of the species is needed, please contact either the Puerto Rico Department of Natural Resources (DNER) at 787-724-5700, 787-230-5550, or 787-771-1124 for projects in Puerto Rico, or the Virgin Islands Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) at 340-775-6762 for projects in the Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office (caribbean_es@fws.gov) to determine whether the consultation needs to be reinitiated.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and **are not** covered by this conclusion. Effects to the other federally listed species or critical habitat as listed below should be considered as part of your ESA review for the project.

- *Cordia bellonis* Endangered
- Puerto Rican Broad-winged Hawk *Buteo platypterus brunnescens* Endangered
- Puerto Rican Parrot *Amazona vittata* Endangered

If the proposed project is located within species range where a DKey has not been developed for those species, please follow the established guidance for initiating section 7 consultation Caribbean Ecological Services Field Office.

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

Action Description

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

1. Name

PR-RGRW-04078

2. Description

The following description was provided for the project 'PR-RGRW-04078':

Installation of greenhouse and warehouse.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.34251295,-66.85340181568026,14z>



QUALIFICATION INTERVIEW

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

No

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

No

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

No

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

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

No

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

No

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

No

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

No

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

No

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

No

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

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

Yes

11. Is the project area more than 1 acre?

No

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

No

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

Yes

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

Automatically answered

Yes

15. Will the proposed project implement the U.S. Fish and Wildlife [Puerto Rican boa Conservation Measures](#)?

Yes

IPAC USER CONTACT INFORMATION

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

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

Attachment 8
Explosive and Flammable Hazards Partner
Worksheet



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

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

Explosive and Flammable Hazards (CEST and EA) – PARTNER

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

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

No

→ Continue to Question 2.

Yes

Explain:

Click here to enter text.

→ Continue to Question 5.

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

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

Yes → Continue to Question 3.

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

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

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

Yes → Continue to Question 4.

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project includes the purchase and installation of four (4) new greenhouses and a new warehouse. The project itself is not the development of a hazardous facility nor will the project increase residential densities. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.

Attachment 9
Farmlands Protection Partner Worksheet
and Prime Farmland Map



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

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

Farmlands Protection (CEST and EA) - PARTNER

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

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes → *Continue to Question 2.*

No

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

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

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

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

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

Yes → *Continue to Question 3.*

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

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

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

Project will proceed with mitigation.

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

[Click here to enter text.](#)

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

Project will proceed without mitigation.

Explain why mitigation will not be made here:

[Click here to enter text.](#)

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

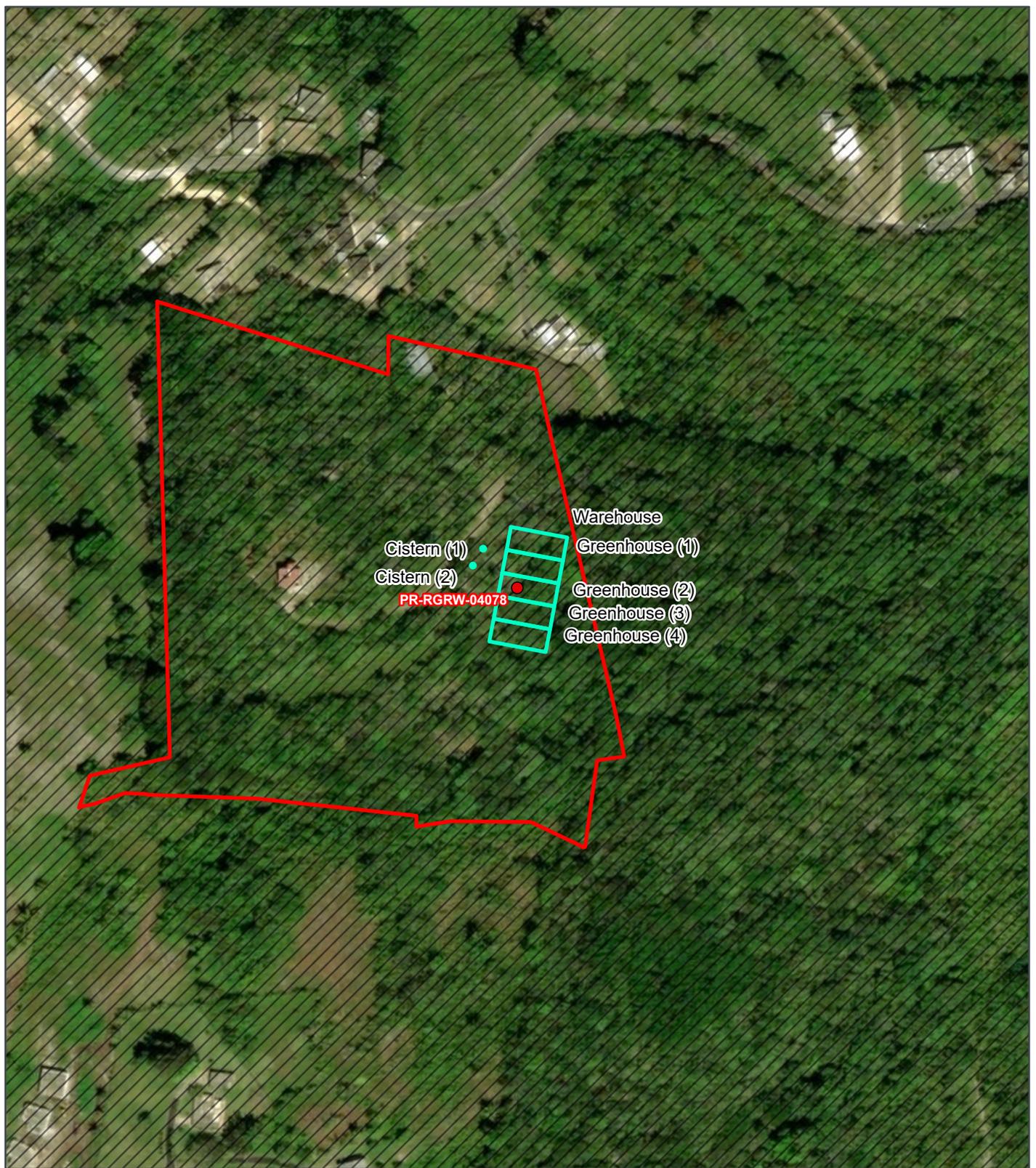
Worksheet Summary

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

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

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

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



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078

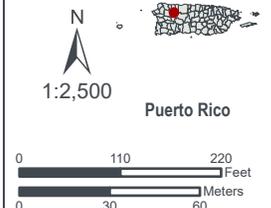


- Site
- Site Parcel
- Project Footprint (Option)
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained
- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime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

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.853496°W 18.342549°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: Prime Farmland
Aprx: 72428_ReGrowTier2Maps



Attachment 10

Floodplain Management Partner Worksheet and Advisory Base Flood Elevation Map



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

Floodplain Management (CEST and EA) – PARTNER

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

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

Yes

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

Click here to enter text.

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

No → Continue to Question 2.

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

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

Does your project occur in a floodplain?

No → Continue to the Worksheet Summary below.

Yes

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

Floodway → Continue to Question 3, Floodways

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

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

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

3. **Floodways**

Is this a functionally dependent use?

Yes

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

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

4. Coastal High Hazard Area

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

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

- No

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

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

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

- No, this action concerns only existing construction.

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

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

5. 500-year Floodplain

Is this a critical action?

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

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

6. 8-Step Process.

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

- 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

Click here to enter text.

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

Worksheet Summary

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

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

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

A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C0580H (effective date 4/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078



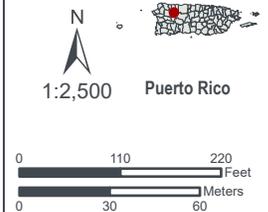
- Site
- Site Parcel
- Project Footprint (Option)
- Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone X (500-year floodplain)
- Zone/BFE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

Carretra 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center:
66.853496°W 18.342549°N

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

Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps



Attachment 11
Historic Preservation Partner Worksheet
and SHPO Consultation



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

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

Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

The Section 106 Process

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

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

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

Step 1 - Initiate Consultation

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

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

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

[Click here to enter text.](#)

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

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

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the location of the base for the greenhouse tunnels and the warehouse plus a 15-meter horizontal buffer to allow for some variation in final placement during construction and the visual APE is the viewshed of the proposed project.

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

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

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

The results of the Record Search and the Site Inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE.

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

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

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

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

Additional notes:

[Click here to enter text.](#)

No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. ([36 CFR 800.5](#)) Consider direct and indirect effects as applicable as per HUD guidance.

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

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

No Historic Properties Affected

Document reason for finding:

No historic properties present.

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

No Adverse Effect

Document reason for finding and provide any comments below.

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

[Click here to enter text.](#)

Adverse Effect

Document reason for finding:

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

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

[Click here to enter text.](#)

Provide any comments below:

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



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

August 8, 2023

Lauren Bair Poche

HORNE

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

SHPO 07-24-23-06 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:
PR-RGRW-04078- BRAZOS DE ORO, LLC – CARRETERA 4454, INTERIOR,
SECTOR LAS CAMPANAS, BARRIO CALLEJONES, LARES, PUERTO RICO

Dear Ms. Bair,

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

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

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

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/MB



July 24, 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-04078 – Brazos de Oro LLC – Carretera 4454, Interior, Sector las Campanas, Barrio Callejones, Lares, 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 Brazos de Oro LLC in Bo. Callejones at Carretera 4454, Interior, Sector las Campanas in the municipality of Lares. The proposed activities include the purchase and installation of a new multi-tunnel greenhouse with four tunnels, and a new warehouse. Both activities are located within an active agricultural farm. The greenhouse and warehouse will be installed in the eastern portion of the parcel. Each tunnel of the new greenhouse will be approximately 3,010 square feet (sq. ft) in size (86 ft by 35 ft) for a total greenhouse footprint of 12,040 sq. ft (86 ft x 140 ft). The greenhouse will be placed on bare ground and secured with concrete footers extending 2 ft deep into the ground. Within the greenhouse, blocks will be used to create vertical benches that will be used for cultivation of vanilla plants. In addition, fences will be installed within each greenhouse to further facilitate cultivation of vanilla plants. The purchase of fences and blocks is not included in the applicant's Intended Use of Grant Funds application.

The new warehouse will be installed in the eastern portion of the project site, directly west of the proposed greenhouse. The warehouse will be approximately 3,010 sq. ft in size (86 ft by 35 ft). The new warehouse will be used to dry the vanilla plants and may eventually be used to host workshops to educate others on vanilla production. In the future, the Applicant intends to build a fence and gate around the project site. The

future purchase and construction of a fence and gate are not included in the applicant's Intended Use of Grant Funds application.

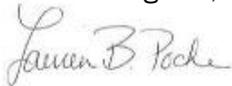
Rainwater will be collected using two 200-gallon cisterns that will be used to irrigate the greenhouse. The irrigation system will be integrated with the greenhouse using canals on each side of the structures and using gravity to reach the plants. If necessary, the Applicant will install solar panels to pump the water. The potential future purchase of solar panels is not included in the applicant's Intended Use of Grant Funds application. The roof of each greenhouse will be waterproof and will allow for natural sunlight to be used for cultivation of vanilla plants. Therefore, electrical connections are not proposed.

The project will have some ground disturbance as well as vegetation clearing, pruning, and tree removal. The Applicant is coordinating with Department of Natural and Environmental Resources (DNER) to obtain permits for tree removal. Construction waste in the form of organic material will be used on-site as fertilizer for cultivation of vanilla plants. A separate staging area is not proposed. The applicant owns the property, and it is currently used for agricultural purposes; therefore, no acquisition or conversion is required.

Based on the submitted documentation, the Program requests a concurrence that a determination of No Historic Properties Affected is appropriate for this proposed project.

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

Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, Historic Preservation Senior Manager

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGrow PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Brazos de Oro LLC		
Case ID: PR-RGRW-04078		City: Lares

Project Location: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	
Project Coordinates: Greenhouse Tunnel No.1: 18.342637, -66.853429 Greenhouse Tunnel No.2: 18.342542, -66.853448 Greenhouse Tunnel No.3: 18.342447, -66.853466 Greenhouse Tunnel No.4: 18.342352, -66.853485 Warehouse: 18.342731, -66.853411	
TPID (Número de Catastro): 102-000-007-16-998	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): Owner's house: ca. 2014 Neighboring building: ca. 1980	Property Size (acres): 10.21 total acres Greenhouse Tunnel No.1: 0.0691 acres, 3010 sq. ft. Greenhouse Tunnel No.2: 0.0691 acres, 3010 sq. ft. Greenhouse Tunnel No.3: 0.0691 acres, 3010 sq. ft. Greenhouse Tunnel No.4: 0.0691 acres, 3010 sq. ft. Warehouse: 0.0691 acres, 3010 sq. ft.

SOI-Qualified Architect/Architectural Historian: Erin Edwards, M.P.S.
Date Reviewed: July 11, 2023
SOI-Qualified Archaeologist: Delise Torres Ortiz, M. A.
Date Reviewed: July 11 th , 2023

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

Project Description (Undertaking)

The proposed project includes the purchase and installation of a new multi-tunnel greenhouse with four tunnels and a new warehouse. Both activities are located within an active agricultural farm. The greenhouse and warehouse will be installed in the eastern portion of the parcel, approximately 100 feet (ft) east of the existing access road. Each tunnel of the new greenhouse will be approximately 3,010 square feet (sq. ft) in size (86 ft by 35 ft) for a total greenhouse footprint of 12,040 sq. ft (86 ft x 140 ft). The greenhouse will be placed on bare ground and secured with concrete footers extending 2 ft deep into the ground. Within the greenhouse, blocks will be used to create vertical benches that will be used for cultivation of vanilla plants. In addition, fences will be installed within each

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Brazos de Oro LLC	
Case ID: PR-RGRW-04078	City: Lares

greenhouse to further facilitate cultivation of vanilla plants. The purchase of fences and blocks is not included in the applicant's Intended Use of Grant Funds application.

The new warehouse will be installed in the eastern portion of the project site, directly west of the proposed greenhouse. The warehouse will be approximately 3,010 sq. ft in size (86 ft by 35 ft). The new warehouse will be used to dry the vanilla plants and may eventually be used to host workshops to educate others on vanilla production. In the future, the Applicant intends to build a fence and gate around the project site. The future purchase and construction of a fence and gate are not included in the applicant's Intended Use of Grant Funds application.

Rainwater will be collected using two 200-gallon cisterns that will be used to irrigate the greenhouse. The irrigation system will be integrated with the greenhouse using canals on each side of the structures and using gravity to reach the plants. If necessary, the Applicant will install solar panels to pump the water. The potential future purchase of solar panels is not included in the applicant's Intended Use of Grant Funds application. The roof of each greenhouse will be waterproof and will allow for natural sunlight to be used for cultivation of vanilla plants. Therefore, electrical connections are not proposed.

The project will have some ground disturbance as well as vegetation clearing, pruning, and tree removal. The Applicant is coordinating with Department of Natural and Environmental Resources (DNER) to obtain permits for tree removal. Construction waste in the form of organic material will be used on-site as fertilizer for cultivation of vanilla plants. A separate staging area is not proposed. The applicant owns the property, and it is currently used for agricultural purposes; therefore, no acquisition or conversion is required. Based on a review of historical aerial imagery at <https://www.historicaerials.com/viewer>, the general area has been used for agriculture since at least 1967, the earliest date for which aerial data is present.

Area of Potential Effects

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the location of the base for the greenhouse tunnels and the warehouse plus a 15-meter horizontal buffer to allow for some variation in final placement during construction and the visual APE is the viewshed of the proposed project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REgROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Brazos de Oro LLC	
Case ID: PR-RGRW-04078	City: Lares

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information by a Program contracted archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña (ICP) which shows that there are four (4) archaeological investigations with archaeological materials or significant cultural properties within or immediately adjacent to the half-mile (mi) radius of the project location. The research at SHPO provided three (3) reports located on a paper map between 0.50 to 0.65 miles south of the project location. The closest one is the archaeological evaluation report Código #06-12-07-02 from 2007 which is a Phase IA-IB for a Sprint PCS Wireless telecommunication tower with no archaeological materials found during their survey. The second archaeological evaluation was Código #03-08-10-04, a 2010 Phase IA conducted for a telecommunication tower by QMC Telecom with no cultural resources found. The third investigation was a 2009 Phase IA-IB archaeological study to build a telecommunication tower on Highway PR-454, km. 4.5 in Barrio Callejones, Lares, with the name Código #11-16-09-01. The ICP consultation provided one (1) investigation conducted between 0.50 to 0.60 miles south of the project location. The report Código ICP-CAT-LR-15-07-04, an archaeological investigation Phase IA from 2015, for the division of ten plots at Highway PR-129, Km. 21.9 in the Callejones neighborhood, Lares, 0.50 miles south of the project location; no cultural resources were found during this investigation.

The proposed project is in the mountainous northwest central area at Highway 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, Puerto Rico, 00669 at an elevation of 1195 ft (353 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses one (1) mapped soil series: SrE —Soller-Limestone rockland complex, 20 to 40 percent slopes. The general project area and APE is located on the North Coast Limestone aquifer system in Puerto Rico which provides fertile soil for agriculture with herbaceous vegetation, mixed forest, and open pasture areas. The closest freshwater source is Rio Camuy, located 1.23 miles (mi; 1.99 kilometers [km]) northeast of the project area. The north coast is approximately 10.1 mi (16.5 km) from the project area.

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Brazos de Oro LLC	
Case ID: PR-RGRW-04078	City: Lares

that the project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There have been three (3) surveys for SHPO performed within the area, but they are barely within the 0.50 review area to the south, southwest, and southeast. Código SHPO 06-12-07-02 is directly south of the project area approximately 0.50 miles. This survey was performed in 2007 for a Sprint Wireless site and the results were negative. SHPO Código 11-16-09-01 was for another wireless company, Innovation Wireless, in 2009. The findings were negative. Código SHPO 03-08-10-04 was performed by another wireless company, QMC Telecom, in 2010. The findings were negative as well. ICP reports two (2) surveys. Codigo number ICP/CAT-LR-15-07-04 was performed in 2015 for a succession matter for Pagan Martinez, and the findings were negative. ICP-CAT-LR-13-07-02 was performed in 2013 for a water distribution improvement. The findings were negative.

The project area is in a rural area of Lares, in the northern portion of Callejones. The area is mountainous with dense tropical vegetation. The 10.21-acre project site sits at the top of a hill with vegetation encircling and completely covering the property. Buildings on the property date to ca. 2014 (the owner's house) and ca. 1980 a building at the northern portion of the property that is completely encircled with vegetation. These dates were determined using Google Earth (<https://www.googleearth.com>) and NETR Online (<https://www.historicaerials.com/viewer>). Buildings to the north that appear in 1967, 1968, and 1972 aerials are no longer extant as of 2023. None of the properties that are currently in the area, excluding the owner's new house, will be able to see the project site as it is completely encircled by heavy vegetation.

Determination

The following historic properties have been identified within the APE:

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

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There are no reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. No known archaeological sites or NRHP

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: Brazos de Oro LLC	
Case ID: PR-RGRW-04078	City: Lares

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-04078 is located. The closest freshwater body is approximately 1.23 mi (1.99 km) of the project area. The size of the proposed project activities is very small (0.0691 acres each) and construction of a private and public roads, and residential and agricultural infrastructure has 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: Brazos de Oro LLC	
Case ID: PR-RGRW-04078	City: Lares

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

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

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

This Section is to be Completed by SHPO Staff Only

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

Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

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



REGROW PROGRAM

Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-04078



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

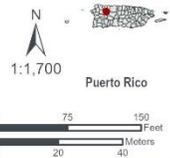
Carretra 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998

Parcel Center: 66.853496°W 18.342549°N

Base Map: ESRI ArcGIS Online, accessed July 2023, Updated: 7/10/2023

Layout: APE, Aprx: 72428_RerGrowTier2Maps



Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

Project (Parcel) Location - Aerial Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-04078

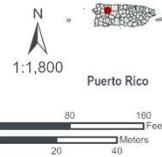


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)

Carretera 4454, Interior, Sector
las Campanas, Bo. Callejones
Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center:
66.854212°W 18.342603°N

Base Map: ESRI ArcGIS Online,
accessed June 2022
Updated: 6/26/2023
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

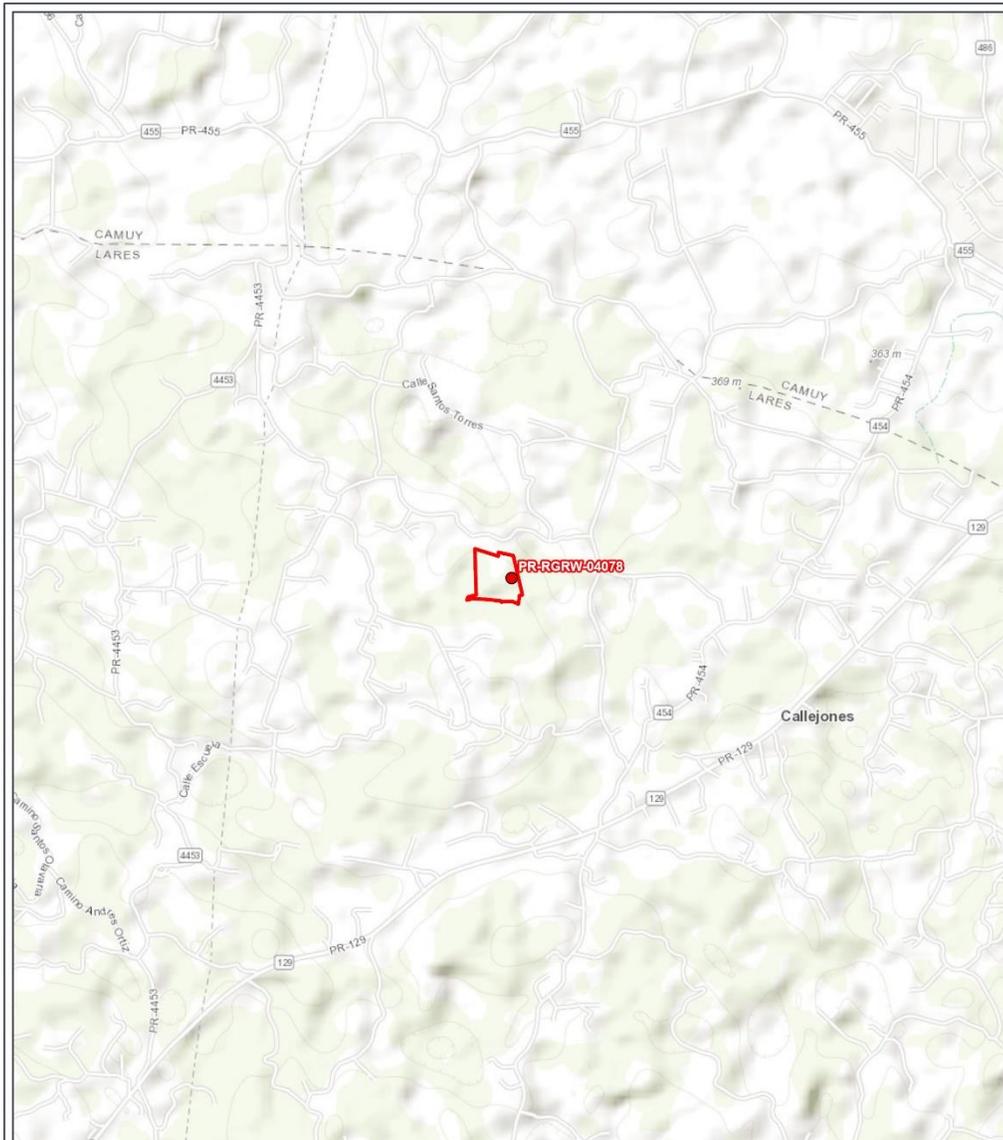


Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

Figure A-1: Site Location

Applicant ID: PR-RGRW-04078

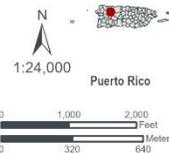


- Site
- ▭ Site Parcel

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.853496°W 18.342549°N

Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps

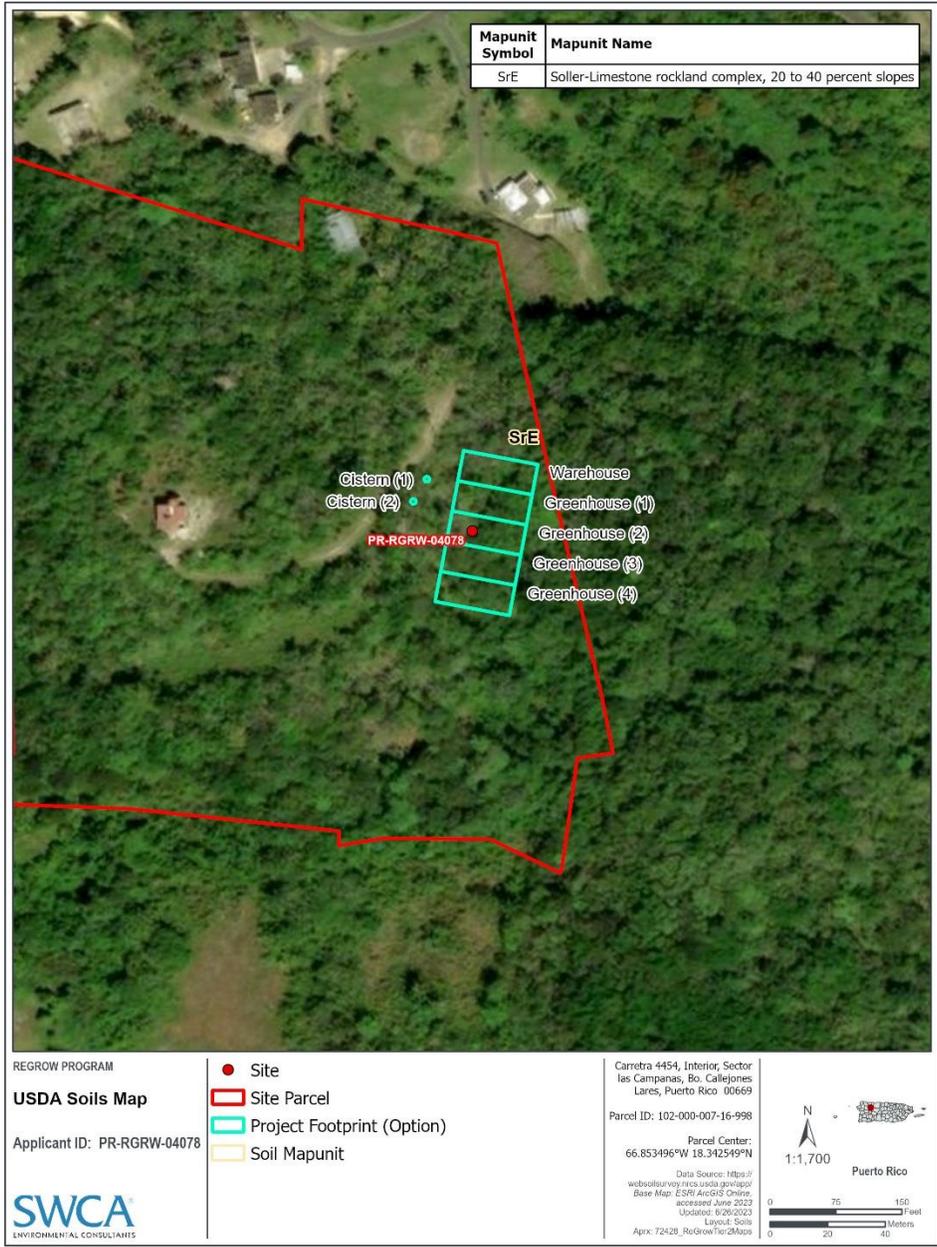


Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

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



Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

Applicant ID: PR-RGRW-04078



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

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.853496°W 18.342549°N

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

Base Map: ESRI ArcGIS Online, accessed July 2023, Updated: 7/14/2023

Layout: Previous Investigation Apr. 7/24/23, RegGrow/ter/Maps

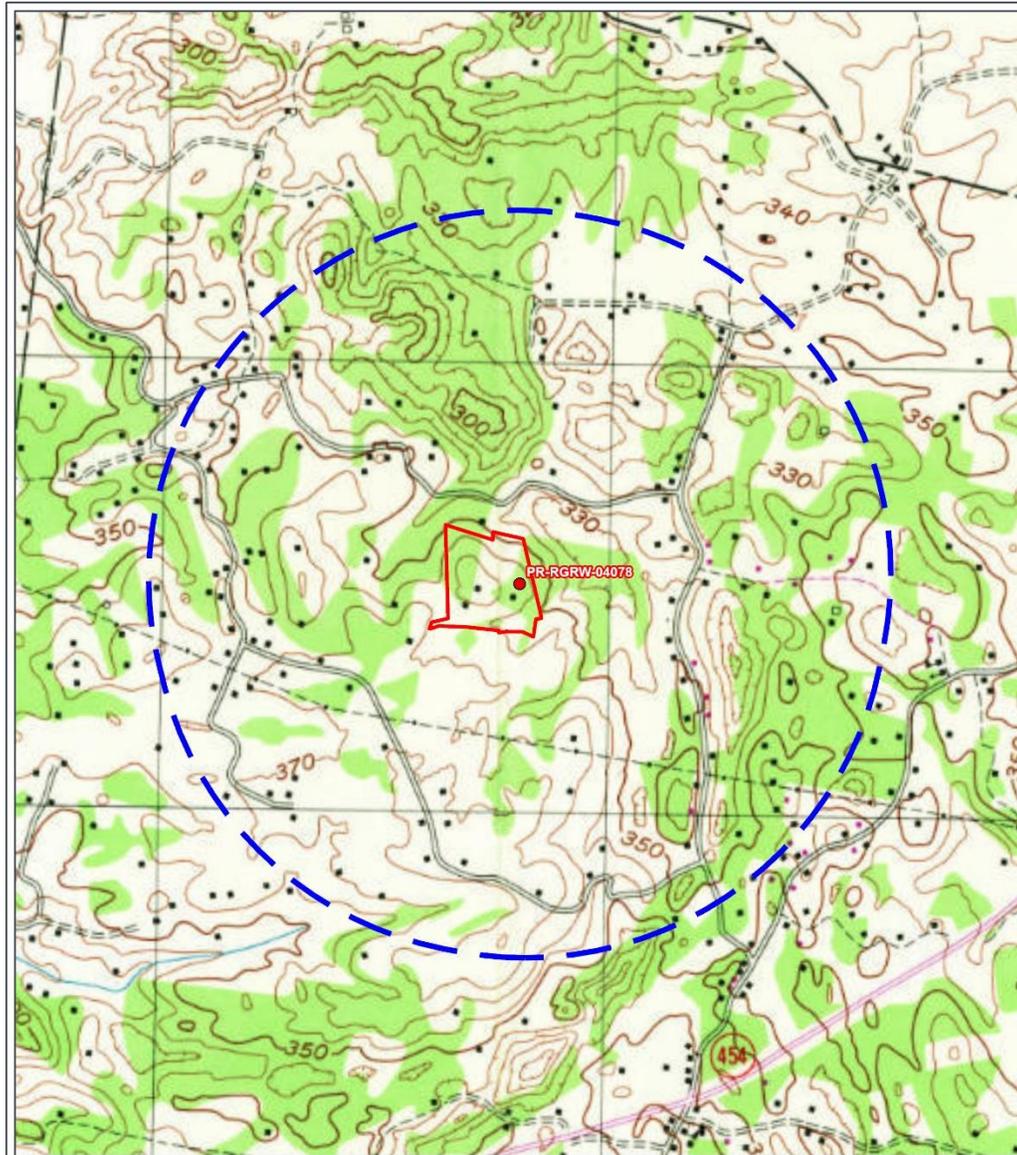


Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

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



REGROW PROGRAM

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

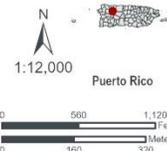
Applicant ID: PR-RGRW-04078



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

Carretera 4454, Interior, Sector
Las Campanas, Bo. Callejones
Lares, Puerto Rico 00669
Parcel ID: 102-000-007-16-998
Parcel Center:
66.853496°W 18.342549°N

Data Source: State Historic
Preservation Office and Puerto Rico
Institute of Culture
Base Map: ESRI ArcGIS Online,
accessed July 2023
Updated: 7/6/2023
Layout: Cultural Resources
Aprx: 72428, ReGrowTier2Maps



Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

Photograph Key



Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

<p>Photo #: 01</p>	<p>Date: 06/09/ 2023</p>	
<p>Photo Direction: Southeast</p>		
<p>Description: Overview of the site location for one warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla. All structures measure 86x35ft with a depth of 1.5 to 2ft for each post; the corners of each structure will have concrete bases. The area that is been cordoned off with the caution tape is where the applicant plans to clear trees.</p>		
<p>Photo #: 02</p>	<p>Date: 06/09/ 2023</p>	
<p>Photo Direction: Southeast</p>		
<p>Description: This picture is an overview taken from the northwest corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is specifically where the warehouse, which is also the drying area for the vanilla, will be located.</p>		

Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

<p>Photo #: 03</p>	<p>Date: 06/09/ 2023</p>	
<p>Photo Direction: Southeast</p>		
<p>Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the northeast of the site.</p>		
<p>Photo #: 04</p>	<p>Date: 06/09/ 2023</p>	
<p>Photo Direction: Northeast</p>		
<p>Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the southeast of the site.</p>		

Applicant: Brazos de Oro LLC

Case ID: PR-RGRW-04078

City: Lares

<p>Photo #: 05</p>	<p>Date: 06/09/ 2023</p>	
<p>Photo Direction: Northwest</p>		
<p>Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the southeast of the site.</p>		
<p>Photo #: 06</p>	<p>Date: 06/09/ 2023</p>	
<p>Photo Direction: Southwest</p>		
<p>Description: Overview taken from the southeast corner of the project location of the area the applicant will impact, he will push the soil to fill the area and grade it. Natural debris, like branches and trees, is going to be used as organic material for growing vanilla.</p>		



October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

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

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

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

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

Attachment 12
Wetlands Protection Partner Worksheet
and Map



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

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

Wetlands (CEST and EA) – Partner

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

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

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

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

Yes → *Continue to Question 2.*

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

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

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

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

No, the 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

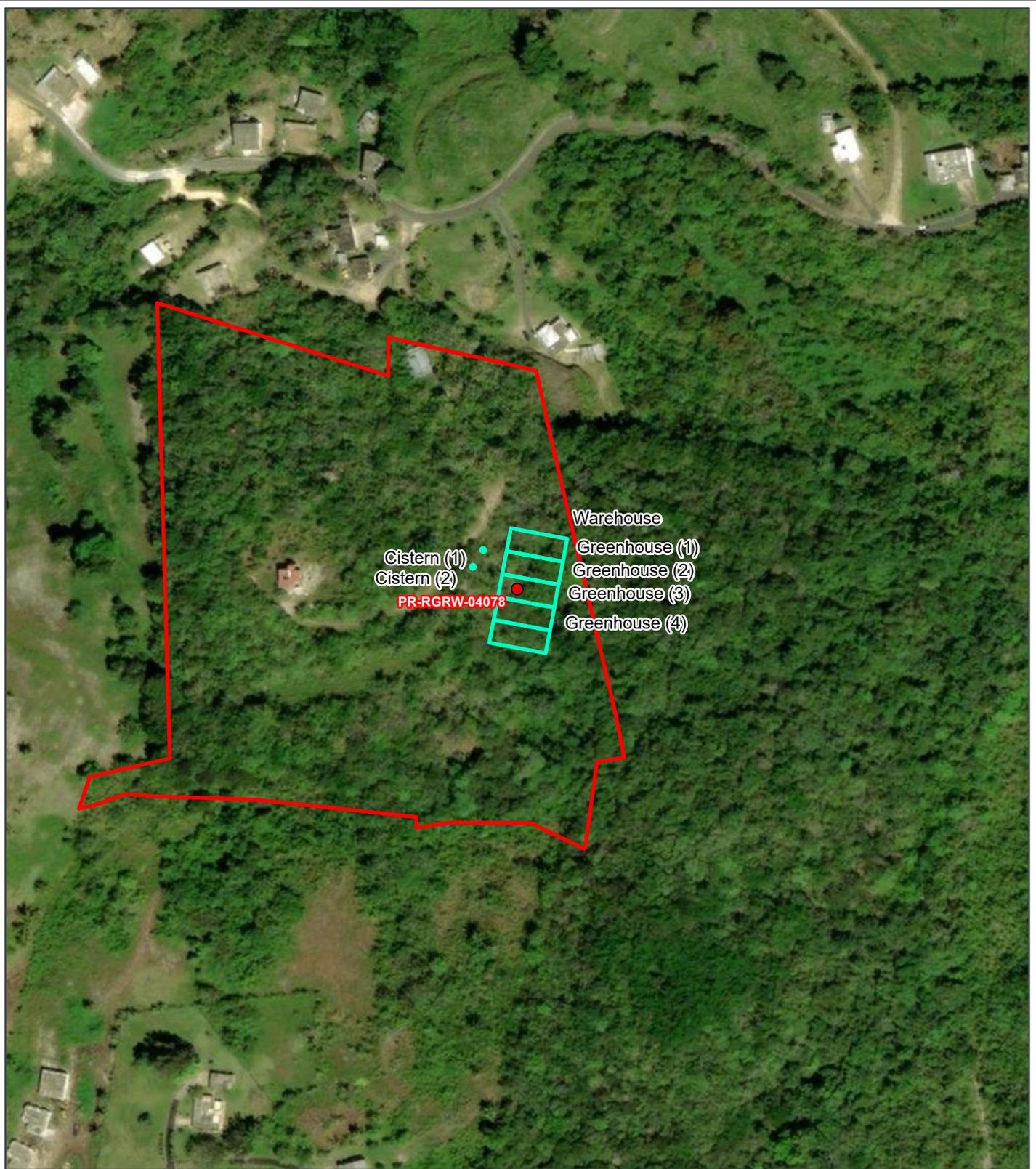
Worksheet Summary

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

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

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

The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection. No wetlands were determined to be present on site. No further evaluation is required. The project is in compliance with Executive Order 11990.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078



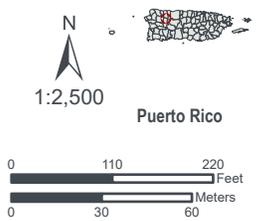
- Site
- Site Parcel
- Project Footprint (Option)
- — NHD Stream
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Carretera 4454, Interior, Sector las Campanas, Bo. Callejones Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center: 66.853496°W 18.342549°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>
<https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: ESRI ArcGIS Online, accessed June 2023
Updated: 6/26/2023
Layout: Wetlands Protection



Attachment 13

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

Wild and Scenic Rivers (CEST and EA) – PARTNER

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

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

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

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

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

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

No

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

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

→ Continue to Question 2.

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

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

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

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

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

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

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

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

Worksheet Summary

Compliance Determination

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

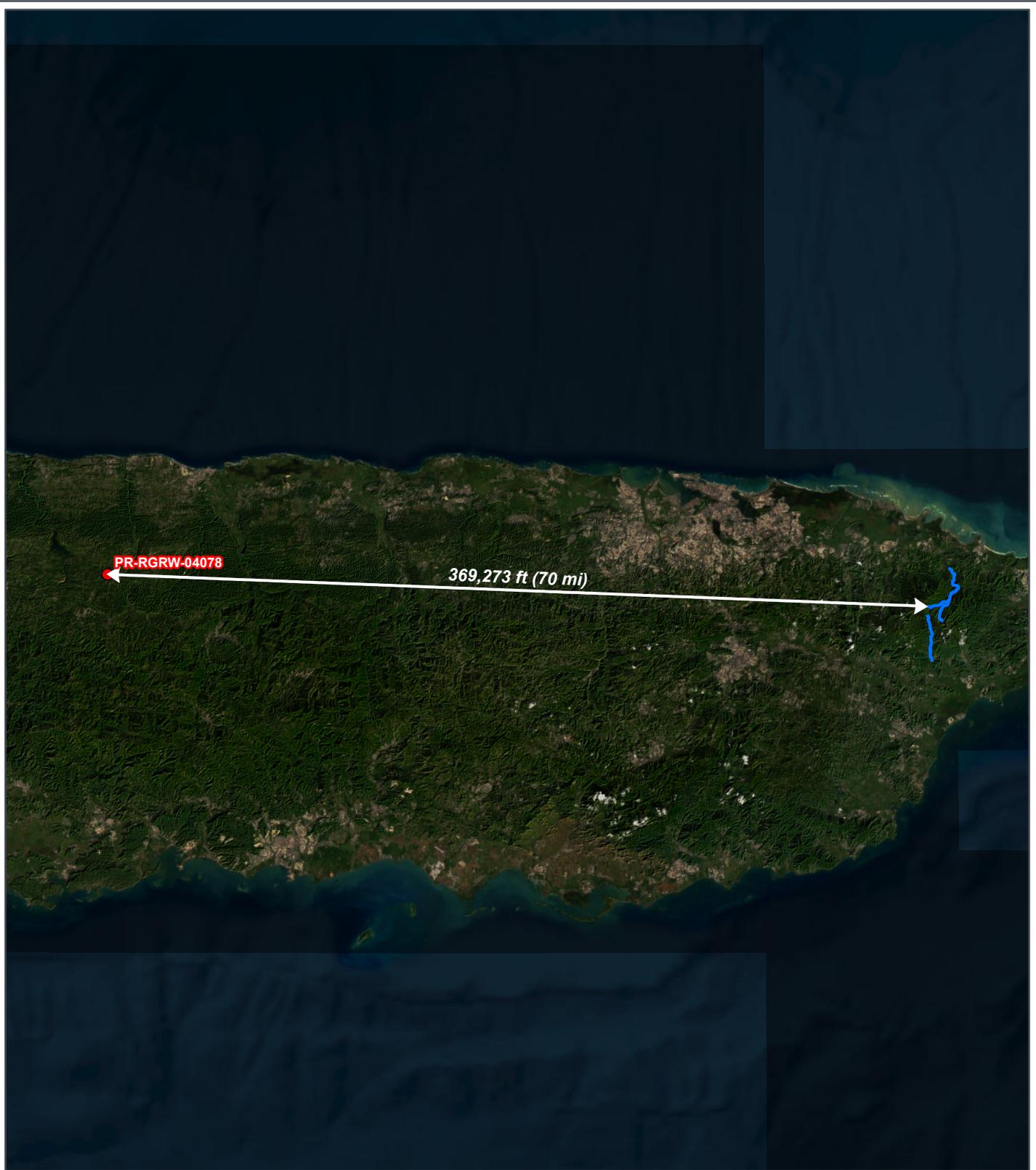
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Lares Municipio. The closest Wild and Scenic River segment is located 369,273 ft (70 miles) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.

Are formal compliance steps or mitigation required?

Yes

No



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04078



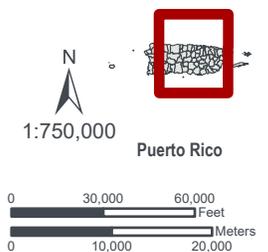
- Site
- National Wild and Scenic River

Carretra 4454, Interior, Sector
las Campanas, Bo. Callejones
Lares, Puerto Rico 00669

Parcel ID: 102-000-007-16-998
Parcel Center:
66.321478°W 18.323165°N

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

Base Map: *ESRI ArcGIS Online*,
accessed June 2023
Updated: 6/15/2023
Layout: Wild and Scenic Rivers



Attachment 14
Environmental Justice Partner Worksheet
and EJScreen Report



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

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

Environmental Justice (CEST and EA) – PARTNER

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

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

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

Yes → *Continue to Question 2.*

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

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

Yes

Explain:

Click here to enter text.

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

No

Explain:

Click here to enter text.

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

Worksheet Summary

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

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

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

The project intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by *improving agricultural production*. The project would not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. The project is in compliance with Executive Order 12898.

Appendix C
Environmental Site Inspection Report



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Applicant Name: Brazos de Oro LLC	Program ID: PR-RGRW-04078
Project Coordinates: 18.343451, -66853919	
Parcel Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones,	Municipio: Lares
Zip Code: 00669	

Inspector Name: Delise Torres-Ortiz	Inspection Date: June 9 th , 2023
-------------------------------------	--

General Site Conditions

Was property accessible by vehicle?	Yes	Comment:
Access issues?	No	Comment: None / Examples of manual entry: Dogs, Locked gate, Traffic hazards, Uncooperative residents, Confrontational Neighbors.
Are water wells present?	No	Comment:
Are creeks or ponds present?	No	Comment:
Are any potential wetlands on-site or visible on adjacent parcel?	No	Comment:

Parcel Conditions

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

Do any of the proposed project work areas show evidence of site preparation?	No	Comment: If yes, ask applicant when the preparation work was completed.
Are commercial or industrial hazardous facilities at parcel or within visual sight?	No	Comment:
Are there signs of underground storage tanks?	No	Comment:
Are above-ground tanks >10 gallons present? If Yes, also state condition.	Yes	Comment: Cistern (200-gallon)



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Are 55-gallon drums present? If Yes, also state condition.	No	Comment:
Are abandoned vehicles or electrical equipment present?	No	Comment:
Is other potential environmentally hazardous debris on the parcel?	No	Comment:
Is there non-environmentally hazardous debris on the parcel?	No	Comment:
Are any leaks, soil stains, or stressed vegetation present associated with any of the above or separately?	No	Comment:
Are there any pungent, foul or noxious odors?	No	Comment:
Are there any potentially hazardous trees that could fall?	Yes	Comment: The applicant has applied and is waiting to get the DNRA permits for the tree clearing in the area.
Are any bird nests visible?	No	Comment:
Are there any animal burrows visible?	No	Comment:
Are there any buildings in direct visual sight of the project locations?	No	Comment:



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

Additional Needs Analysis

Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental hazard is present?	No	Comment:
--	----	----------

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

Delise Torres Ortiz
{Delise Torres-Ortiz}
{June 9th, 2023}



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Following pages are used for:

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

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

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 01	Date: 06/09/ 2023
Photo Direction: Southeast	
Description: This picture is an overview of the site location for one warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla. All the proposed structures measure 86x35ft with a depth of 1.5 to 2ft for each post; the corners of each structure will have concrete bases. The area that is been cordoned off with the caution tape is where the applicant plans to clear the trees.	



Photo #: 02	Date: 06/09/ 2023
Photo Direction: Southeast	
Description: This picture is an overview taken from the northwest corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is specifically where the warehouse, which is also the drying area for the vanilla, will be located.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 03	Date: 06/09/ 2023
Photo Direction: Southwest	
Description: This picture is an overview taken from the northeast corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is specifically where the warehouse, which is also the drying area for vanilla, will be located.	



Photo #: 04	Date: 06/09/ 2023
Photo Direction: Northwest	
Description: This picture is an overview taken from the southeast corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 05	Date: 06/09/ 2023	
Photo Direction: Northeast		
Description: This picture is an overview taken from the southwest corner of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation.		

Photo #: 06	Date: 06/09/ 2023	
Photo Direction: North		
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; the applicant will transplant some trees, like the plantain; natural debris will be used as organic material.		

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 07	Date: 06/09/ 2023
Photo Direction: East	
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; natural debris will be used as organic material.	



Photo #: 08	Date: 06/09/ 2023
Photo Direction: South	
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; natural debris will be used as organic material.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 09	Date: 06/09/ 2023
Photo Direction: West	
Description: This picture is an overview taken from the center of the site location for a warehouse and four gothic-style greenhouses with two 200-gallon cisterns to cultivate vanilla showing the area's vegetation. This area is expected to be impacted by: tree clearing, grading, and filling; natural debris will be used as organic material.	



Photo #: 10	Date: 06/09/ 2023
Photo Direction: South	
Description: This picture overviews the site location for two 200-gallon cisterns that will be west of the greenhouses. The applicant prefers the cistern to be horizontal to be able to collect more rainwater through the greenhouse's gutters and use gravity to fill them up. No need for grading because this area is already bedrock.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 11	Date: 06/09/ 2023
Photo Direction: North	
Description: This picture overviews the site location for two 200-gallon cisterns that will be west of the greenhouses. The applicant prefers the cistern to be horizontal to be able to collect more rainwater through the greenhouse's gutters and use gravity to fill them up. No need for grading because this area is already bedrock. The picture shows a partial view of the access road with a vehicle.	



Photo #: 12	Date: 06/09/ 2023
Photo Direction: East	
Description: This picture overviews the site location for two 200-gallon cisterns that will be west of the greenhouses. The applicant prefers the cistern to be horizontal to be able to collect more rainwater through the greenhouse's gutters and use gravity to fill them up. No need for grading because this area is already bedrock.	



Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 13	Date: 06/09/ 2023	
Photo Direction: West		
Description: This picture presents a 200-gallon cistern the applicant uses to water the vanilla in the area filled with rainwater and an intermittent flow of water next to it through the rocks, like a small spring water flow.		

Photo #: 14	Date: 06/09/ 2023	
Photo Direction: Northeast		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the northwest of the site.		

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 15	Date: 06/09/ 2023	
Photo Direction: Southeast		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the northeast of the site.		

Photo #: 16	Date: 06/09/ 2023	
Photo Direction: Northeast		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the southeast of the site.		

Project #: PR-RGRW-04078	Photographer: Delise Torres-Ortiz
Location Address: Carretera 4454, Interior, Sector las Campanas, Bo. Callejones, Lares, PR 00669	Coordinates: 18.343451, -66.853919

Photo #: 17	Date: 06/09/ 2023	
Photo Direction: Northwest		
Description: This picture is an overview of the area the applicant will impact grading it, starting south and ending north of the project location taken from the southeast of the site.		

Photo #: 18	Date: 06/09/ 2023	
Photo Direction: Southwest		
Description: This picture is an overview taken from the southeast corner of the project location of the area the applicant will impact, he will push the soil to fill the area and grade it. Natural debris, like branches and trees, is going to be used as organic material for growing vanilla.		