



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

## Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)

### Project Information

**Project Name:** PR-RGRW-00550-W-RE

**HEROS Number:** 900000010396306

**Start Date:** 05/02/2024

**State / Local Identifier:**

**Project Location:** , Santa Isabel, PR 00769

### **Additional Location Information:**

The project is located at latitude 18.022296, longitude -66.337084 at the address given above. Tax ID Number: 393-026-005-93-000 & 393-026-005-94-000

### **Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

This project (PR-RGRW-00550-W-RE) entails the award of a grant to Dr. Agroempresas Inc., an agricultural business, at Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR 00769. Tax ID Numbers: 393-026-005-93-000 & 393-026-005-94-000. Coordinates (18.022296, -66.337084). This project had an original CENST review which included the purchase of farm equipment including a tractor for project cost of \$30,600.00. See attached CENST environmental review. This review includes a scope item previously considered as an EA level of review (fencing, greenhouses, and a storage warehouse) which is now evaluated as CEST level of review in accordance with FR-6492-N-01 with a project cost of \$68,855.00. The proposed project includes the purchase and installation of two greenhouses, a fence replacement, and a storage warehouse. The two new greenhouses will be approximately 2,000 square feet (sq ft) in size (100 feet [ft] by 20 ft). Each greenhouse will be built on top of a plastic tarp. The greenhouses will be secured by 2-ft-wide galvanized steel posts dipped in concrete inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 10 ft around the perimeter of the footprint of each structure. There will be approximately 24 posts per greenhouse. The greenhouse locations are undeveloped and will require grading and minor vegetation clearing. The greenhouses will not require electricity. The greenhouses will adjoin existing greenhouses and will share the same water system. All water connections will be above ground and are not included in the Intended Use of Grant Funds. The proposed fence replacement will be approximately 663 ft long along the east border of the parcel. The fence will be constructed out of galvanized round posts and cyclone chain link. The fence posts will be located 10 ft apart and will extend 2 ft below ground surface. There will be approximately 67 fence posts in total. The storage warehouse will be approximately 180 sq. ft. in size (15 ft by 12 ft). The warehouse will be constructed on bare ground surface. It will be constructed out of galvanized posts and a roof. The posts will be approximately 2 ft wide and will be inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 6-7.5

ft around the structure. There will be approximately 8 posts in total. There are two location options for the warehouse, both of which are located in the southwest portion of the parcel. Option 1 is located 30 ft directly northwest of the northwest face of Greenhouse 1 and will not require grading. Option 2 is located 6 ft southwest of Option 1 will require minor grading. The warehouse will not require water or electricity. No tree clearing is required for construction, and the project will include grading and ground disturbance. The applicant rents the property; however, no acquisition is required. The project Dr. Agroempresas Inc., PR-RGRW-00550-W-RE has been evaluated in accordance with FR-6492-N-01. The activities identified CE: #6 - 6. 7 CFR 799.32 (d) (3) (i): Fence installation and replacement. HUD Level of Review: CENST. Potential application to HUD activities: Fence installation and replacement that support agricultural needs, without ground disturbance, CE: #7 - 7. 7 CFR 799.32(e) (2) (iii): Construction of a new farm storage facility. HUD Level of Review: CEST. Potential application to HUD activities: Construction of a new farm storage facility with ground disturbance, and CE: #8 - 8. 7 CFR 799.32(e) (2) (xi): Grading, leveling, shaping, and filling in areas or to depths not previously disturbed. HUD Level of Review: CEST. Potential application to HUD activities: Grading, leveling, shaping, and filling in areas or to depths not previously disturbed for agricultural efforts have been classified as CENST and CEST under the waiver.

**Level of Environment Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: 58.35(a)(3)(iii)

**Funding Information**

Grant Number	HUD Program	Program Name	
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00

**Estimated Total HUD Funded Amount:** \$68,855.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$68,855.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are 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.

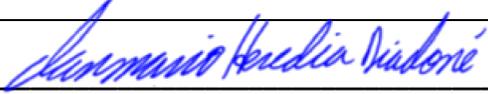
Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Endangered	If project activities must be conducted in	N/A	

Species Act	forested areas during the Puerto Rican nightjar nesting season, prior to any construction activities, a qualified biologist or personnel with experience on the species will survey the area for presence of eggs or nesting birds. If nests are detected, the applicant will notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and establish a minimum 50-foot buffer around the nest. Additionally, the applicant will employ the conservation measures outlined in the 2024 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.			
Wetlands Protection	The project would result in minimal impacts to the area, allowing water to continue flowing freely, the project will further minimize potential impacts by requiring applicant contractors to implement appropriate best management practices ([BMPs] including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization) during construction activities.	N/A		

**Determination:**

<input type="checkbox"/>	This categorically excluded activity/project converts to <b>EXEMPT</b> per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; <b>Funds may be committed and drawn down after certification of this part</b> for this (now) EXEMPT project; OR
<input checked="" type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, <b>publish NOI/RROF and obtain “Authority to Use Grant Funds”</b> (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR

<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).
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Preparer Signature:  Date: April.9.2025

Name / Title/ Organization: Ianmario Heredia / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature:  Date: 4/9/2025

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 Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).**

**Environmental Review for Activity/Project that is  
Categorically Excluded Subject to Section 58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** PR-RGRW-00550-W-RE

**HEROS Number:** 900000010396306

**Start Date:** 05/02/2024

**Responsible Entity (RE):** Department of Housing - Puerto Rico, P.O. Box 21365 San  
Juan PR, 00928

**State / Local Identifier:**

**RE Preparer:** Ianmario Heredia

**Certifying Office  
r:**

**Grant Recipient (if different than Responsible Ent  
ity):**

**Point of Contact:**

**Point of Contact:** Justin Neely

**Consultant (if applicable):** HORNE LLP

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

**Project Location:** , Santa Isabel, PR 00769

**Additional Location Information:**

The project is located at latitude 18.022296, longitude -66.337084 at the address given above. Tax ID Number: 393-026-005-93-000 & 393-026-005-94-000

**Direct Comments to:** environmentcdbg@vivienda.pr.gov

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

This project (PR-RGRW-00550-W-RE) entails the award of a grant to Dr. Agroempresas Inc., an agricultural business, at Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR 00769. Tax ID Numbers: 393-026-005-93-000 & 393-026-005-94-000. Coordinates (18.022296, -66.337084). This project had an original CENST review which included the purchase of farm equipment including a tractor for project cost of \$30,600.00. See attached CENST environmental review. This review includes a scope item previously considered as an EA level of review (fencing, greenhouses, and a storage warehouse) which is now evaluated as CEST level of review in accordance with FR-6492-N-01 with a project cost of \$68,855.00. The proposed project includes the purchase and installation of two greenhouses, a fence replacement, and a storage warehouse. The two new greenhouses will be approximately 2,000 square feet (sq ft) in size (100 feet [ft] by 20 ft). Each greenhouse will be built on top of a plastic tarp. The greenhouses will be secured by 2-ft-wide galvanized steel posts dipped in concrete inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 10 ft around the perimeter of the footprint of each structure. There will be approximately 24 posts per greenhouse. The greenhouse locations are undeveloped and will require grading and minor vegetation clearing. The greenhouses will not require electricity. The greenhouses will adjoin existing greenhouses and will share the same water system. All water connections will be above ground and are not included in the Intended Use of Grant Funds. The proposed fence replacement will be approximately 663 ft long along the east border of the parcel. The fence will be constructed out of galvanized round posts and cyclone chain link. The fence posts will be located 10 ft apart and will extend 2 ft below ground surface. There will be approximately 67 fence posts in total. The storage warehouse will be approximately 180 sq. ft. in size (15 ft by 12 ft). The warehouse will be constructed on bare ground surface. It will be constructed out of galvanized posts and a roof. The posts will be approximately 2 ft wide and will be inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 6-7.5 ft around the structure. There will be approximately 8 posts in total. There are two location options for the warehouse, both of which are located in the southwest portion of the parcel. Option 1 is located 30 ft directly northwest of the northwest face of Greenhouse 1 and will not require grading. Option 2 is located 6 ft southwest of Option 1 will require minor grading. The warehouse will not require water or electricity. No tree clearing is required for construction, and the project will include

grading and ground disturbance. The applicant rents the property; however, no acquisition is required. The project Dr. Agroempresas Inc., PR-RGRW-00550-W-RE has been evaluated in accordance with FR-6492-N-01. The activities identified CE: #6 - 6. 7 CFR 799.32 (d) (3) (i): Fence installation and replacement. HUD Level of Review: CENST. Potential application to HUD activities: Fence installation and replacement that support agricultural needs, without ground disturbance, CE: #7 - 7. 7 CFR 799.32(e) (2) (iii): Construction of a new farm storage facility. HUD Level of Review: CEST. Potential application to HUD activities: Construction of a new farm storage facility with ground disturbance, and CE: #8 - 8. 7 CFR 799.32(e) (2) (xi): Grading, leveling, shaping, and filling in areas or to depths not previously disturbed. HUD Level of Review: CEST. Potential application to HUD activities: Grading, leveling, shaping, and filling in areas or to depths not previously disturbed for agricultural efforts have been classified as CENST and CEST under the waiver.

**Maps, photographs, and other documentation of project location and description:**

[ReEvaluation Memo .docx](#)

[PR-RGRW-00550-W-RE Site Map.pdf](#)

[PR-RGRW-00550-W-RE IUGF CEST.pdf](#)

[PR-RGRW-00550 CENST ERR.pdf](#)

[PRDOH Regrow Puerto Rico Program - 5836 Waiver \(002\).pdf](#)

[Farm Service Agency Adopted Categorical Exclusions Identified in FR-6492-N-01.pdf](#)

[PR-RGRW-00550-W-RE EFOR.pdf](#)

**Level of Environmental Review Determination:**

**Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:**

58.35(a)(3)(iii)

**Determination:**

	This categorically excluded activity/project converts to <b>EXEMPT</b> per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; <b>Funds may be committed and drawn down after certification of this part</b> for this (now) EXEMPT project; OR
✓	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

**Approval Documents:**[00550-SIG-PAGE\(1\).pdf](#)**7015.15 certified by Certifying Officer**

on:

**7015.16 certified by Authorizing Officer**

on:

**Reevaluation of a Completed Review**

The environmental findings of a completed environmental review were re-evaluated to determine if the original findings are still valid for all of the three scenarios below:

- a. Substantial changes in the nature, magnitude, or extent of the project, including adding new activities not anticipated in the original scope of the project are proposed.
- b. There are new circumstances and environmental conditions which may affect the project or have a bearing on its impact, such as concealed or unexpected conditions discovered during the implementation of the project, or
- c. The selection of an alternative not in the original finding is proposed.

It was determined that the original findings were still valid.

**Statement or memo documenting determination:**

The project Dr. Agroempresas Inc., PR-RGRW-00550-W-RE has been evaluated in accordance with FR-6492-N-01. The activities identified CE: #6 - 6. 7 CFR 799.32 (d) (3) (i): Fence installation and replacement. HUD Level of Review: CENST. Potential application to HUD activities: Fence installation and replacement that support agricultural needs, without ground disturbance, CE: #7 - 7. 7 CFR 799.32(e) (2) (iii): Construction of a new farm storage facility. HUD Level of Review: CEST. Potential application to HUD activities: Construction of a new farm storage facility with ground disturbance, and CE: #8 - 8. 7 CFR 799.32(e) (2) (xi): Grading, leveling, shaping, and filling in areas or to depths not previously disturbed. HUD Level of Review: CEST. Potential application to HUD activities: Grading, leveling, shaping, and filling in areas or to depths not previously disturbed for agricultural efforts have been classified as CENST and CEST under the waiver.

[PR-RGRW-00550 CENST ERR\(1\).pdf](#)[PRDOH Regrow Puerto Rico Program - 5836 Waiver \(002\)\(1\).pdf](#)

[Farm Service Agency Adopted Categorical Exclusions Identified in FR-6492-N-01\(1\).pdf](#)  
[ReEvaluation Memo \(1\).docx](#)

**Funding Information**

<b>Grant / Project Identification Number</b>	<b>HUD Program</b>	<b>Program Name</b>	<b>Funding Amount</b>
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$68,855.00

**Estimated Total Project Cost:** \$68,855.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	<b>Are formal compliance steps or mitigation required?</b>	<b>Compliance determination (See Appendix A for source determinations)</b>
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest civil primary or commercial service airport, Mercedita, is located 75,432 ft (14 miles [mi]) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 186,738 ft (35 mi) from the project site. The project is in compliance with Airport Hazards requirements.

<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. It is at 18,378 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number 72000C1715H, effective on 4/19/2005: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 13,212 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. At the time of this review, this section has not been updated in HEROS to include questions regarding radon. A review of science-based radon data offered a lack of data for the project site and radon

		testing was determined to be infeasible or impracticable. See attached radon documents.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number 72000C1715H, effective on 4/19/2005 : This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Santa Isabel; therefore, PFIRM information was not available for the area and therefore not considered in the review. At the time of this review, this section has not been updated in HEROS to include questions regarding FFRMS. This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(ca. 2016) Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

<p><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.</p>
<p><b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>The project is not located on a sole source aquifer area. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The project results will impact on- or off-site wetlands. An 8 Step Process has been completed. With mitigation, identified in the mitigation section of this review, the project will be in compliance with Executive Order 11990.</p>
<p><b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>This project is not within proximity of a NWSRS river. The project is located 206,777 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.</p>
<p><b>HUD HOUSING ENVIRONMENTAL STANDARDS</b></p>		
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b> Executive Order 12898</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.</p>

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

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

<b>Law, Authority, or Factor</b>	<b>Mitigation Measure or Condition</b>	<b>Comments on Completed Measures</b>	<b>Mitigation Plan</b>	<b>Complete</b>
Endangered Species Act	If project activities must be conducted in forested areas during the Puerto Rican nightjar nesting season, prior to any construction activities, a qualified biologist or personnel with experience on the species will survey the area for presence of eggs or nesting birds. If nests are detected, the applicant will notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and establish a minimum 50-foot buffer around the nest. Additionally, the applicant will employ the conservation measures outlined in the 2024 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.	N/A		
Wetlands Protection	The project would result in minimal impacts to the area, allowing water to continue flowing freely, the project will further minimize potential impacts by requiring applicant contractors to implement	N/A		

	appropriate best management practices ([BMPs] including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization) during construction activities.			
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**Project Mitigation Plan**

Should new ground disturbance occur the Karst zone must be evaluated and when necessary DNER must be consulted prior to construction activities. If project activities must be conducted in forested areas during the Puerto Rican nightjar nesting season, prior to any construction activities, a qualified biologist or personnel with experience on the species will survey the area for presence of eggs or nesting birds. If nests are detected, the applicant will notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and establish a minimum 50-foot buffer around the nest. Additionally, the applicant will employ the conservation measures outlined in the 2024 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. The project would result in minimal impacts to the area, allowing water to continue flowing freely, the project will further minimize potential impacts by requiring applicant contractors to implement appropriate best management practices ([BMPs] including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization) during construction activities.

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

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

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

### Screen Summary

#### Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest civil primary or commercial service airport, Mercedita, is located 75,432 ft (14 miles [mi]) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 186,738 ft (35 mi) from the project site. The project is in compliance with Airport Hazards requirements.

#### Supporting documentation

[PR-RGRW-00550-W-RE Airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

## Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**1. Is the project located in a CBRS Unit?**

No

Document and upload map and documentation below.

Yes

### Screen Summary

#### **Compliance Determination**

This project is not located in a CBRS Unit. It is at 18,378 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

#### **Supporting documentation**

[PR-RGRW-00550-W-RE CBRS.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

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

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[PR-RGRW-00550-W-RE FIRM.pdf](#)

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). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

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

✓ No

Based on the response, the review is in compliance with this section.

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

### **Screen Summary**

#### **Compliance Determination**

Flood Map Number 72000C1715H, effective on 4/19/2005: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

#### **Supporting documentation**

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

## Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**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

✓ No

Based on the response, the review is in compliance with this section.

### Screen Summary

#### **Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

#### **Supporting documentation**

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

## Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

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

Yes

No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### Screen Summary

#### **Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 13,212 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

#### **Supporting documentation**

[PR-RGRW-00550-W-RE CZM.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No

## Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
<b>Reference</b>		
<a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>		

**1. How was site contamination evaluated?\* 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

\* 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.

**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:

There are no toxic sites within 3,000 feet of the applicant location. The environmental field observation did not note any items of concern. See the attached environmental field observation report. A google earth review of the area shows no visible hazards. The past land use for the last 10-15 year is rural.

Yes

### **Screen Summary**

#### **Compliance Determination**

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. At the time of this review, this section has not been updated in HEROS to include questions regarding radon. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. See attached radon documents.

#### **Supporting documentation**

[Radon Attachments.pdf](#)

[Radon Attachments.pdf](#)

[PR-RGRW-00550-W-RE Toxics.pdf](#)

[PR-RGRW-00550-W-RE Radon Memo.docx](#)

[PR-RGRW-00550-W-RE EFOR\(1\).pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

✓ No

## Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service (“FWS” and “NMFS” or “the Services”).	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**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.

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

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

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

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

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

**3. What effects, if any, will your project 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. in the action area.

- ✓ 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.

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

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

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 mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

If project activities must be conducted in forested areas during the Puerto Rican nightjar nesting season, prior to any construction activities, a qualified biologist or personnel with experience on the species will survey the area for presence of eggs or nesting birds. If nests are detected, the applicant will notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and establish a minimum 50-foot buffer around the nest. Additionally, the applicant will employ the conservation measures outlined in the 2024 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.

No mitigation is necessary.

### **Screen Summary**

#### **Compliance Determination**

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

#### **Supporting documentation**

[PR-RGRW-00550-W-RE USFWS Consultation Package.pdf](#)

[PR-RGRW-00550-W-RE USFWS Consultation Package.pdf](#)

[PR-RGRW-00550-W-RE USFWS Concurrence Letter.pdf](#)

**Are formal compliance steps or mitigation required?**

✓ Yes

No



## Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

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

No

Yes

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

No

Based on the response, the review is in compliance with this section.

Yes

### Screen Summary

#### **Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

#### **Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

No

## Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

**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

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The proposed project includes the construction of a fence, two greenhouses, and a storage warehouse. The project site locations are classified as Rural General (R-G) and Area Rural Desarrollada (ARD) land use. The proposed action is continued agricultural use of property, which is compatible with zoning and existing land use.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### **Screen Summary**

#### **Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

#### **Supporting documentation**

[PR-RGRW-00550-W-RE Farmlands.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No



## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

55.12(c)(3)

55.12(c)(4)

55.12(c)(5)

55.12(c)(6)

55.12(c)(7)

55.12(c)(8)

55.12(c)(9)

55.12(c)(10)

55.12(c)(11)

None of the above

2. Upload a FEMA/FIRM map showing the site here:

[PR-RGRW-00550-W-RE FIRM.pdf](#)

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). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

Does your project occur in a floodplain?

No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

Flood Map Number 72000C1715H, effective on 4/19/2005 : This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Santa Isabel; therefore, PFIRM information was not available for the area and therefore not considered in the review. At the time of this review, this section has not been updated in HEROS to include questions regarding FFRMS. This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

**Supporting documentation**

[PR-RGRW-00550-W-RE ABFE.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Historic Preservation**

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 “Protection of Historic Properties” <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

**Threshold**

**Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

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)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

**Step 1 – Initiate Consultation**

**Select all consulting parties below (check all that apply):**

- ✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

**Describe the process of selecting consulting parties and initiating consultation here:**

Only SHPO was consulted as No Historic Properties Affected was determined and no Tribal Lands were identified.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

- Yes
- No

**Step 2 – Identify and Evaluate Historic Properties**

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
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**Additional Notes:**

No Historic Properties present within the APE

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

- Yes
- ✓ No

**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 guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

**Document reason for finding:**

No historic properties present.

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

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

(ca. 2016) Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

**Supporting documentation**

[PR-RGRW-00550-W-RE SHPO Consultation Package.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

### **Screen Summary**

#### **Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

#### **Supporting documentation**

#### **Are formal compliance steps or mitigation required?**

Yes

No



## Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

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

< No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

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

Yes

No

**Screen Summary****Compliance Determination**

The project is not located on a sole source aquifer area. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[PR-RGRW-00550-W-RE Sole Source Aquifers.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**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" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

No

Yes

**2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.**

**"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."**

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.

Document and upload the completed 8-Step Process as well as all documents used to

make your determination, including a map below. Be sure it includes the early public notice and the final notice with your documentation.

**3. 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. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.**

The project would result in minimal impacts to the area, allowing water to continue flowing freely, the project will further minimize potential impacts by requiring applicant contractors to implement appropriate best management practices ([BMPs] including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization) during construction activities.

**Which of the following mitigation actions have been or will be taken? Select all that apply:**

Permeable surfaces

Natural landscape enhancements that maintain or restore natural hydrology through infiltration

Native plant species

Bioswales

Evapotranspiration

Stormwater capture and reuse

Green or vegetative roofs with drainage provisions

Natural Resources Conservation Service conservation easements

Compensatory mitigation

Other

Based on the response, the review is in compliance with this section.

#### **Screen Summary**

#### **Compliance Determination**

The project results will impact on- or off-site wetlands. An 8 Step Process has been completed. With mitigation, identified in the mitigation section of this review, the project will be in compliance with Executive Order 11990.

**Supporting documentation**

[PR-RGRW-00550-W-RE Wetlands.pdf](#)

[PR-RGRW-00550-W-RE 8-step Step 7 Proof of Publication.pdf](#)

[PR-RGRW-00550-W-RE 8-step Step 2 Proof of Publication.pdf](#)

[PR-RGRW-00550-W-RE 8-Step Process.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Wild and Scenic Rivers Act

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

### 1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

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

### Screen Summary

#### **Compliance Determination**

This project is not within proximity of a NWSRS river. The project is located 206,777 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

#### **Supporting documentation**

[PR-RGRW-00550-W-RE Wild and Scenic.pdf](#)

#### **Are formal compliance steps or mitigation required?**

Yes

No

## Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

**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

No

Based on the response, the review is in compliance with this section.

### Screen Summary

#### **Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

#### **Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

No



PUERTO RICO DEPARTMENT OF HOUSING PR-  
RGRW-00550  
SANTA ISABEL, PUERTO RICO

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

The Puerto Rico Department of Housing (PRDOH) intends to use U.S. Department of Housing and Urban Development (HUD) - Community Development Block Grant (CDBG) funding to engage in construction of two greenhouses, a warehouse, and a fence on an agricultural property. The PR-RGRW-00550 project is proposed to take place at Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR 00769; 18.022434, -66.337285.

The proposed project includes the purchase and installation of two greenhouses, a fence, and a storage warehouse utilizing federal funding on a farm that is approximately 2.5 acres. The proposed fence is the only project activity that will intersect the nearby wetland. The fence will extend approximately 663 ft along the eastern border of the parcel. The fence will be constructed out of galvanized round posts and cyclone chain link. The fence will cross a Freshwater Forested/Shrub Wetland in the northern section. The fence will pass through 0.000547 acres of the wetland.

Pursuant to Executive Orders (EOs) 11988 and 11990, the PRDOH has determined based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and Advisory Base Flood Elevation (ABFE) map that all portions of this project are outside the Federal Flood Risk Management Standard (FFRMS) floodplain, but some project activities are mapped as occurring in a potential wetland. Therefore EO 11988 does not apply to this project, but EO 11990 does apply, which was enacted "*in order to avoid to the extent possible the long and short term adverse impacts associated with the destruction or modification of wetlands and to avoid direct or indirect support of new construction in wetlands wherever there is a practicable alternative*". Based on the attached map (Figure 1) that includes National Wetlands Inventory (NWI) and National Hydrography Datasets (NHD), the proposed improvement lies within mapped wetland areas.

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

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

Regarding EO 11990, approximately 0.000547 acres of the proposed activity areas are located within a mapped NWI and/or NHD wetland (see Figure 1). Wetland impacts are expected to be minimal as a result of this action, as the cyclone fence will allow water to pass through and Best Management Practices (BMPs) will be utilized. Regarding EO 11988, the project area was determined to not be within the floodplain based on current Federal Flood Risk Management Standard (FFRMS) using the .2 percent flood approach.

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

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

Based on the program goals, it was determined for Santa Isabel that this project, **the construction of two greenhouses, a storage warehouse, and the construction of a fence** would be beneficial to the surrounding community. For the improvements, the Municipality of Santa Isabel and PRDOH notified the public of the proposed actions located within the potential wetlands through an Early Floodplain and Wetlands Notice in local newspapers, for purposes of eliciting public comments for consideration during this review.

Copies of the Early Floodplain and Wetlands Notice were sent to potentially interested parties, such as the Environmental Protection Agency, State Environmental Natural Resources Department, Puerto Rico Planning Board, Puerto Rico Department of Economic Development Commerce, Federal Emergency Management Agency, the National Oceanic and Atmospheric Administration, U.S. Department of Housing and Urban Development, Fish and Wildlife Service, the United States Department of Agriculture Natural Resource Conservation Service, the State Department of Transportation and Public Works. A copy of the Early Floodplain Notice has been included within the Environmental Review Record for this action. One comment was received during the 15-day public comment period applicable to the Early Floodplain and Wetlands Notice, a response was issued, and the commenter did not object.

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

This project includes **the construction of two greenhouses, a storage warehouse, and a fence**. The project aims to **improve Puerto Rico's economy as well as improving food security**. In accordance with the Department of Housing and Urban Development guidelines, practical alternatives to locating the proposed action in a wetland were identified and evaluated. These included the following alternatives:

- 1) Locating the actions outside of wetlands;
- 2) Finding alternative methods to accomplish the proposed objectives;  
and
- 3) Impact of taking no action.

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

### **Alternative 1**

Locating the actions outside of the wetland - The fence will be realigned to start and stop on opposite sides of the riverine and Freshwater Forested/ Shrub Wetland. This would result in negligible to equivocal improvements to natural values as the wetland would remain untouched. Social values would be unaffected by this alternative on the basis of aesthetics as this portion of the fence will be obstructed by trees. This alternative would negatively affect economic values because it would not allow the applicant to enclose the entire property and serve its intended purpose. The purpose of the fence is to create a border along the property line, and this alternative would diminish the function of the fence.

### **Alternative 2**

Finding alternative methods to accomplish the proposed objectives – The fence will be constructed out of a different material, for example wood. Wooden fences are more expensive than chain link. Therefore, this alternative reduces the economic value of the project because it would raise the cost of construction. Social values would be negatively affected by this alternative on the basis of environmental justice as wooden fences are more expensive and would not allow the applicant recover as efficiently. Constructing the fence with wood planks would allow some flood waters to pass but would be a significant obstruction compared to the proposed material, cyclone chain link; thus negatively impacting natural values.

### **Alternative 3**

No Action – Under the No Action Alternative, no wetlands would be impacted. The applicant would not receive federal funding to construct a new fence, two new greenhouses, and a storage structure. This alternative would have no effect on natural values. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivocal positive impact on environmental conditions. Consequently, the applicant may not be able to recover and continue agricultural production. Given the degree of need for greater agricultural capacity in Puerto Rico following Hurricanes Irma and María, the costs of foregoing the project would exceed the benefits.

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

Potential direct and indirect impacts resulting from the proposed action on the wetland are anticipated to be the loss of 0.000547 acres of the wetland and the potential to indirectly disturb or alter water quality during short-term construction activities. The loss of wetlands could increase severity of future flood and the destruction of natural areas. This is not anticipated to be a great risk as the fence will allow the passage of flood waters and the size of the relevant area is very small in absolute and relative terms. Flooding can cause a loss of lives, businesses, and personal property, though this is not anticipated to be an outcome of the proposed project. The livelihood of the applicant and business is anticipated to improve because of the proposed project. No long-term or permanent impacts are

anticipated. The project areas are not located within the FFRMS floodplain, therefore, floodplains will not be impacted under this action.

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

BMPs, such as proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization will be followed to minimize potential impacts to wetlands.

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

The project is not located within the FFRMS floodplain, and therefore, there will not be any adverse impacts that would be considered under Executive Order 11988, as amended by Executive Order 13690. With respect to wetlands and waters of the United States, the proposed project actions do lie within approximately 0.000547 acres of wetlands as identified by the NWI and/or NHD. Based on the type of project activities and the property's current use as agricultural land, prohibiting future construction or renovations in this area is not practical due to existing severe need within Puerto Rico for developing additional agricultural capacity and the minimal impacts that are anticipated to result under the project activities.

Based on a review of the practical alternatives and their implementation wherever possible, the proposed action of the **PR-RGRW-00550** project is deemed to be the most appropriate and is selected as the final action. This determination is made on the basis of feasibility, cost, enhancement of quality of life, features for the community, land availability, current land use and lack of significant impacts to wetlands.

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

In our reevaluation we have determined that there is no other practical alternative to the proposed actions. Therefore, a Final Floodplain and Wetland Explanation Notice for the **PR-RGRW-00550** project was published in the local newspapers in Santa Isabel, Puerto Rico. This notice cites the reasons why the proposed actions must be located within the mapped wetlands, a list of the alternatives considered, and the design modifications taken to minimize adverse impacts.

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

The proposed action is anticipated to begin in calendar year 2025.



## United States Department of the Interior

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



In Reply Refer to:  
FWS/R4/CESFO/72133-Gen

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

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

Re: CDBG-DR-PR-RGRW-00550 Dr. Agroempresas  
Inc., Santa Isabel, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated July 30, 2024, requesting informal consultation 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 the purchase and installation of two greenhouses (100 Feet (FT) x 20 FT), a fence (663 FT long), and a storage warehouse (15 FT x 12 FT). The project will be located on a 2.5-acre property at State Road PR-154, Lomas Expresos, La Pica Sector (18°01'18.8"N 66°20'15.8"W) in the municipality of Santa Isabel. Grading and ground disturbance will occur, but no tree clearing is required.

Using the Information for Planning and Consultation (IPaC) system PRDOH has determined that the proposed project (Project code: 2024-0113849) lies within the range of Puerto Rican boa (*Epicrates inornatus* now known as *Chilabothrus inornatus*) and Puerto Rican nightjar (*Antrostomus noctitherus*).

The PRDOH has determined that based on the nature of the project, scope of work and that the existing habitat is adjacent to forested areas, the proposed actions may affect, but are not likely to adversely affect the Puerto Rican boa and Puerto Rican nightjar. Conservation measures will be implemented prior to and during the project activities to avoid or minimize impacts to these species in case an encounter occur.

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 and Puerto Rican nightjar with the implementation of the conservation measures.

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

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

Sincerely,

LOURDES  
MENA  Digitally signed by  
LOURDES MENA  
Date: 2024.08.22  
14:07:51 -04'00'

Lourdes Mena  
Field Supervisor

drr

cc:  
Susan Fischer, SWCA  
HUD  
DNER



<b>Applicant Name:</b>	Albano Ramirez		
<b>App ID:</b>	PR-RGRW-00550	<b>ETO</b>	29
<b>Project Name:</b>	Dr.Agroempresas Inc.	<b>Municipio:</b>	Santa Isabel
<b>Address:</b>	Carretera 154 km Lomas Expresos	<b>Zip Code:</b>	00769
<b>Parcel ID(s):</b>	393-026-005-93-000 & 393-026-005-	<b>Lat:</b>	18.022434
<b>Project Budget:</b>	\$68,855.00	<b>Long:</b>	-66.337285

**\*\*\*Pay attention to the color coding – this will indicate what you are responsible for filling in\*\*\***

Task:	Name:	Date Completed:	Notes:
➤ <b>Pre-Site Inspector</b>	Armando Ramos	06/17/2024	
❖ <b>Site-Inspector</b>	Armando Ramos	06/25/2024 11am	
<b>Communication Log:</b> (this is used by anyone who wants to record contact with the applicant)	Staff who called or emailed	Date & Time	Form of communication (email, phone, etc.) and which email /number/etc.used)

**Canopy Document Notes/Summary:**

▪ <b>EA Preparer</b>	Hannah Danek
<b>Scope of Work from IUGF:</b>	Fence, greenhouses, storage warehouse
<ul style="list-style-type: none"> <li>- The IUGF includes “greenhouses”, can you please clarify how many there will be?</li> <li>- What will the fence be constructed out of?</li> <li>- What will the fence be used for?</li> <li>- Will the greenhouse/s require water connections and electricity?                             <ul style="list-style-type: none"> <li>▪ Above or below ground?</li> <li>▪ If so, where will the water and electricity connections originate from?</li> </ul> </li> <li>- Will the storage warehouse require water connections and electricity?                             <ul style="list-style-type: none"> <li>▪ Above or below ground?</li> <li>▪ If so, where will the water and electricity connections originate from?</li> </ul> </li> <li>- What kind of foundation for the greenhouse and warehouse?</li> </ul>	
<ul style="list-style-type: none"> <li>• There is a freshwater forested/shrub running across the northern portion of the parcel</li> </ul>	



▪ GIS review Wetlands?	Within parcel	Y	next to parcel	Y			
❖ Were any onsite wetlands identified?	Y						
❖ Will project activities occur within any wetlands?	Y/N						
▪ GIS review Floodplain?	Floodway on/near parcel	N	100-year on/near parcel	N	500-year on/near parcel	N	
❖ Will project activities occur within a Floodway?	N						
❖ Will project activities occur within a 100-year Floodplain?	N						



❖ Site-Visit Form

❖ General Site Conditions and Field Notes:			
Does the address match the parcel location?	Yes	Does the lat/long match the parcel location?	Yes
Comments on location:			
<b><u>Question</u></b>	<b><u>Yes /No</u></b>	<b><u>Comments:</u></b>	
<b>Was property accessible by vehicle?</b>	Yes		
<b>Were there any access issues?</b> Examples of access issues: Dogs, Locked gate, Traffic hazards, Uncooperative residents, Confrontational Neighbors, *If no access issues please indicate with "None"	No		
<b>Are water wells present?</b> *please include lat/long of water well so it can be denoted on the sitemap	Yes	Currently inaccessible and the applicant rarely uses it.	
<b>Are creeks or ponds present?</b> *please include lat/long of water well so it can be denoted on the sitemap	No		
<b>Are any potential wetlands on-site or visible on adjacent parcel?</b> *please include lat/long of water well so it can be denoted on the sitemap	No		
<p>❖ Parcel Conditions</p> <p>Note – for Any Yes answers specify type, contents, and location (get photo points) (These questions are mostly concerned with contamination – all HUD activities must be “free and clear of contamination” and while it’s important to be able to show there is no site-contamination we also have to keep in mind what the HUD funded project is and the regulatory requirements of the activity)</p>			
<b>Are commercial or industrial hazardous facilities at parcel or within visual sight?</b>	No		



<p><b>Are there signs of underground storage tanks?</b></p>	<p>No</p>	
<p><b>Are any above-ground tanks (relevant to the activities in the IUGF *unless they are a source of contamination) &gt;10 gallons present? If yes, what are the contents and conditions of each tank?</b></p>	<p>No</p>	
<p><b>Are 55-gallon drums present? If yes, what are the content and conditions of each tank?</b></p>	<p>Yes</p>	<p>One in good condition</p>
<p><b>Are abandoned vehicles or electrical equipment present?</b></p>	<p>No</p>	
<p><b>Are there any signs of illegal dumping within or next to the applicant parcel?</b></p>	<p>No</p>	
<p><b>Is other potential environmentally hazardous debris on the parcel?</b></p>	<p>No</p>	
<p><b>Is there non-environmentally hazardous debris on the parcel?</b></p>	<p>No</p>	
<p><b>Are any leaks, soil stains, or stressed vegetation present? If yes, what is the source of the staining/stress?</b></p>	<p>No</p>	



Are there any pungent, foul or noxious odors?	No	
<b>Other Components Related to Project</b> (e.g., gas tanks, cisterns, water tanks, abandoned vehicles, etc.)		
<b>Type</b>	<b>Details</b>	
Are there any potentially hazardous trees that could fall?	No	
Are any bird nests visible?	No	
Are there any animal burrows visible?	No	
Are there any signs of potential/preferred T&E habitat in the area?	Yes	
<b>Natural Resources</b> (e.g., endemic plants, endangered species, water bodies, wetlands, etc.) {include the ones inside the property and in direct sight view of the site location}		
<b>Type or Species</b>	<b>Description</b>	
Are there any buildings in direct visual sight of the project locations? Take photo and ask applicant when the structure was built)	Yes	



<b>Structures</b> (e.g., residences, commercial buildings, etc.) {include the ones inside the property and in direct sight view of the site location}	
<b>Built Date</b>	<b>Type of Construction</b>
After 2017	Concrete office
<b>❖ Additional Environmental Hazards Analysis</b>	
<b>Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental hazard is present?</b>	No

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

Inspector Signature *Armando Ramos*  
 {Inspector Name} Armando Ramos  
 {Inspection Date} 06/25/2024

Following pages are used for:  
 Location Map with parcel boundaries and building point (Aerial base with streets labelled)  
 Photos taken during inspection, with Date / Type / Direction associated with the photo



**Site-Visit Tips:**

Tips before going to the field:

1. Confirm with the applicant the appointment the same week, the day prior, or the same day hours before leaving for the site inspection.
2. Check the vehicle, and equipment (e.g. did you download the field map)
3. Don't leave the field without the contact information of the applicant, you may need directions along the way.
4. Make sure you read the Pre-Site Environmental Questionnaire.
  - a. It is good practice to ask the EA writer and the Project Manager (PM) if they want us to pay attention or to ask something in particular.
5. The RFA document might give you what the funds were requested for, this is important because sometimes the applicants will keep talking about the projects, but not mention who's going to pay what.
6. Sign the JHA; make sure the PM has the time to prepare the document.

For the following always take pictures:

1. If there is a sign of site preparation, please ask when it happened and what they did (e.g. grading, filling, etc.)
2. Tree clearing – ask them about permits, and what type of tree it is.
3. When an applicant is not sure about the exact location of the project, make sure you take several overview pictures or a central point with N, E, S, and W views.
  1. Please be prepared to let the applicant know where wetlands are located within their parcel boundaries. This will help ensure they do not try and plan to locate any activities within wetlands (and/or ensure we know which permits will be required).
4. Ask about any organic debris (grasses, dirt, etc.) and other materials such as construction materials, buckets, tarps, etc., and what they plan to do to them.
5. Structures with a direct view of the project (ask when it was built).
6. Natural resources – water bodies, burrows, birds or nests, wetlands, erosion, landslides, etc.

Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.022434, -66.337285

<b>Photo #:</b> 01	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> Northeast		
<b>Description:</b> Overview of location for 2 Greenhouses 20x100ft each.		

<b>Photo #:</b> 02	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> North		
<b>Description:</b> South corner of location for 2 Greenhouses 20x100.		

Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.022434, -66.337285

<b>Photo #:</b> 03	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> South		
<b>Description:</b> North corner of location for 2 Greenhouses 20x100.		

<b>Photo #:</b> 04	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> West		
<b>Description:</b> East corner of location for 2 Greenhouses 20x100.		

Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.022434, -66.337285

<b>Photo #:</b> 05	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> North		
<b>Description:</b> Overview of location for warehouse 12x15ft. Preferred option is where truck currently is.		

<b>Photo #:</b> 06	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> North		
<b>Description:</b> South corner of location for warehouse 12x15ft.		

Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.022434, -66.337285

<b>Photo #:</b> 07	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> East		
<b>Description:</b> West corner of location for warehouse 12x15ft.		

<b>Photo #:</b> 08	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> South		
<b>Description:</b> North corner of location for warehouse 12x15ft.		

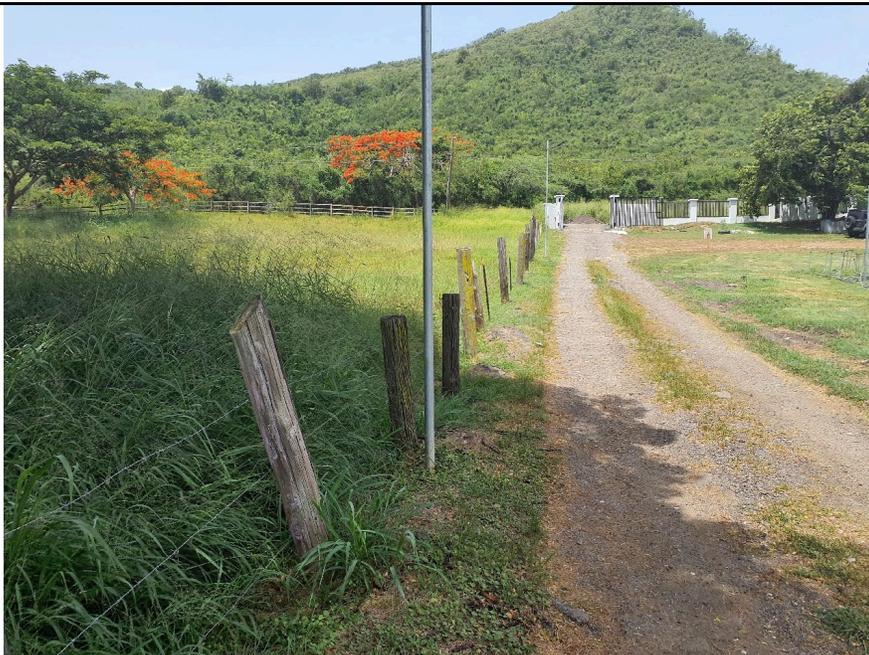
Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.022434, -66.337285

<b>Photo #:</b> 09	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> West		
<b>Description:</b> East corner of location for warehouse 12x15ft.		

<b>Photo #:</b> 10	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> Northeast		
<b>Description:</b> Location for fence.		

Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.022434, -66.337285

<b>Photo #:</b> 11	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> Northeast		
<b>Description:</b> Location for fence.		

<b>Photo #:</b> 12	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> Southwest		
<b>Description:</b> Location for fence.		

Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.022434, -66.337285

<b>Photo #:</b> 13	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> West		
<b>Description:</b> Electricity source for greenhouses.		

<b>Photo #:</b> 14	<b>Date:</b> 06/25/20 24	
<b>Photo Direction:</b> Northwest		
<b>Description:</b> Office built less than 10 years ago.		



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www.swca.com

July 17, 2024

Robert Tawes  
Division Supervisor, Environmental Review  
U.S. Fish and Wildlife Service  
Southeast Regional Office  
1875 Century Boulevard  
Atlanta, GA 30345  
Email: [robert\\_tawes@fws.gov](mailto:robert_tawes@fws.gov)

**Re: Federally Listed Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-00550 Project/ SWCA Project No. 72428**

Dear Mr. Tawes:

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-00550 Project (project). The Project is located on 2.5-acre parcel at Carretera 154 km Lomas Expresos, Santa Isabel, Puerto Rico 00769 (18.02190641, -66.33772174).

The proposed Project includes the purchase and installation of two greenhouses, a fence, and a storage warehouse. Two optional locations are being evaluated for the new storage warehouse and one location for each greenhouse and fence. No tree clearing is required for construction, and the project will include grading and ground disturbance.

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 Nightjar ( <i>Antrostomus noctitherus</i> )	Endangered

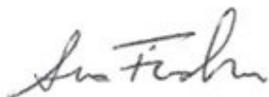
No designated or proposed critical habitat for any listed species was identified within the project area. Based on the nature of the project, scope of work, information available, and a careful analysis of the existing habitat, we have made the following effects determinations:

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 Nightjar ( <i>Antrostomus noctitherus</i> )	Not likely to adversely affect (NLAA)	Preconstruction Surveys

If project activities must be conducted in forested areas during the Puerto Rican nightjar nesting season, prior to any construction activities, a qualified biologist or personnel with experience on the species will survey the area for presence of eggs or nesting birds. If nests are detected, the applicant will notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and establish a minimum 50-foot buffer around the nest. In accordance with the 2024 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 PRDNER and ask for them to relocate the PR Boa.

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

Sincerely,



Susan Fischer  
Wildlife Ecologist  
SWCA Environmental Consultants

Attachments: Threatened and Endangered Species Technical Memorandum



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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:** July 17, 2024

**Re:** **Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-00550 Project/ SWCA Project No. 72428**

---

### Project Description

Albano Ramirez (Dr. Agroempresas Inc.), the applicant, is proposing to install a new fence, greenhouses, and storage warehouse on a 2.5-acre property in the Municipio of Santa Isabel, Puerto Rico (project) (Appendix A, Figure 1). The project is located at Carretera 154 km Lomas Expresos, Santa Isabel, Puerto Rico 00769, in a rural area. The estimated dimensions of the two new greenhouses will be approximately 100 feet by 20 feet (2,000 square feet), the storage warehouse will be approximately 15 feet by 12 feet (180 square feet), and the fence will be approximately 663 feet long. Two optional locations are being evaluated for the storage warehouse (Appendix A, Figure 2).

### Existing conditions

The existing habitat conditions at the proposed fence, greenhouses, and storage warehouse location consist primarily of previously cleared land. Forested areas lie adjacent to the northwest of the warehouse location options. One stream and forested wetland are mapped along the northeastern boundary of the subject property (Appendix A, Figure 3). No tree clearing is required for construction, and the project will include grading and ground disturbance. Representative photographs of the proposed locations are provided in Appendix B.

### Federally Protected Species

SWCA obtained a federal threatened and endangered species list from the USFWS (2024a) Information for Planning and Consultation (“iPaC”) website for a 100-foot buffer around the fence, greenhouses, and storage warehouse (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, two federally listed endangered species have the potential to occur in the review area; the Puerto Rican nightjar (*Antrostomus noctitherus*) and the Puerto Rican boa (*Chilabothrus inornatus*). SWCA also evaluated the

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

The bald and golden eagle’s range do not extend into Puerto Rico (Cornell Lab of Ornithology 2024); 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. Federally Listed Species Range and/or Habitat Requirements**

Common Name (Scientific Name)	Status*	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effects/Impacts
<b>Birds</b>				
Puerto Rican Nightjar ( <i>Caprimulgus noctitherus</i> )	FE	Found in the coastal dry scrub forests in localized areas of southwestern Puerto Rican from Cabo Rojo to Guayama. Typical habitat includes xeric limestone forests along the southwestern coast, dry deciduous and semideciduous forests with dense leaf litter, evergreen forests, and sometimes riparian areas and plantations. Nesting occurs directly on a dense leaf litter layer on the forest floor, often under a low bush. (Birds of Puerto Rico 2024). Nesting season is generally from late February to late July (Cornell Lab of Ornithology 2024).	<i>May occur.</i> The northeaster portion of the project area is located within and adjacent to forested areas.	<i>May affect, but not likely to adversely affect.</i> See discussion below.
<b>Reptiles</b>				
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	FE/CR	Considered to be a habitat generalist, the Puerto Rican boa tolerates a wide variety of terrestrial and arboreal habitats, including rocky areas, haystack hill, trees and branches, rotting stumps, caves, plantations, various types of forested areas such as karst and mangrove forests, forested urban and rural areas, and along streams and road edges (USFWS 2011).	<i>May occur.</i> The northeaster portion of the project area is located within and adjacent to forested areas.	<i>May affect, but not likely to adversely affect.</i> See discussion below.

\*Status Definitions:  
FE = Federally listed endangered

The forested habitat within the northeastern portion of the project area may provide suitable habitat for the Puerto Rican nightjar and the Puerto Rican boa. If project activities must be conducted in forested areas during the Puerto Rican nightjar nesting season, prior to any construction activities, a qualified biologist or personnel with experience on the species will survey the area for presence of eggs or nesting birds. If nests are detected, the applicant will notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and establish a minimum 50-foot buffer around the nest. Additionally, the applicant will employ the conservation measures outlined in the 2024 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 nightjar and Puerto Rican boa. The USFWS Consistency Letter obtained through IPaC is included in Appendix E.

## **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 4) (USFWS 2024b).

## LITERATURE CITED

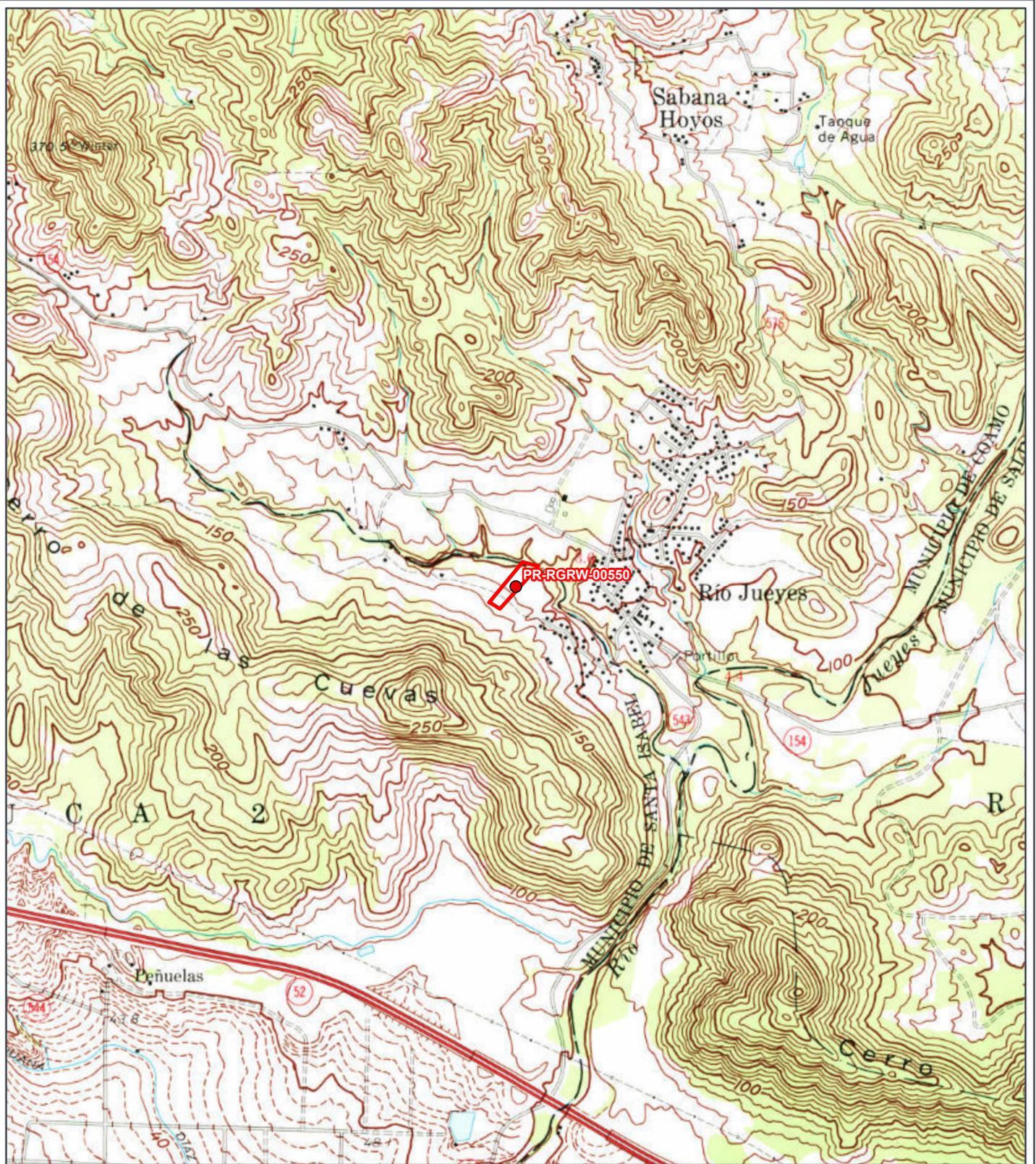
- Birds of Puerto Rico. 2024. Puerto Rican Nightjar (*Antrostsomus noctitherus*). Available at: <https://birdsofpuertorico.com/bird/86/Puerto-Rican-Nightjar>. Accessed July 2024.
- Cornell Lab of Ornithology. 2024. All About Birds. Available at: <https://www.allaboutbirds.org/guide/>. Accessed July 2024.
- U. S. Fish and Wildlife Service (USFWS). 2011. *Puerto Rican Boa (Epicrates inornatus) 5-Year Review: Summary and Evaluation*. U.S. Fish and Wildlife Service, Southeast Region. Boquerón, Puerto Rico.
- . 2024a. Information for Planning and Consultation System (IPaC). Available at: <http://ecos.fws.gov/ipac/>. Accessed July 2024.
- . 2024b. Critical Habitat for Threatened & Endangered Species [USFWS]. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>. Accessed July 2024.

## **APPENDIX A**

### **Maps**

**Figure 1**

**USGS Topographic Map**

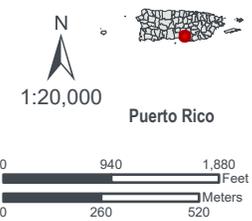


REGROW PROGRAM  
**USGS Topographic Map**  
 Applicant ID: PR-RGRW-00550

- Site
- Site Parcel

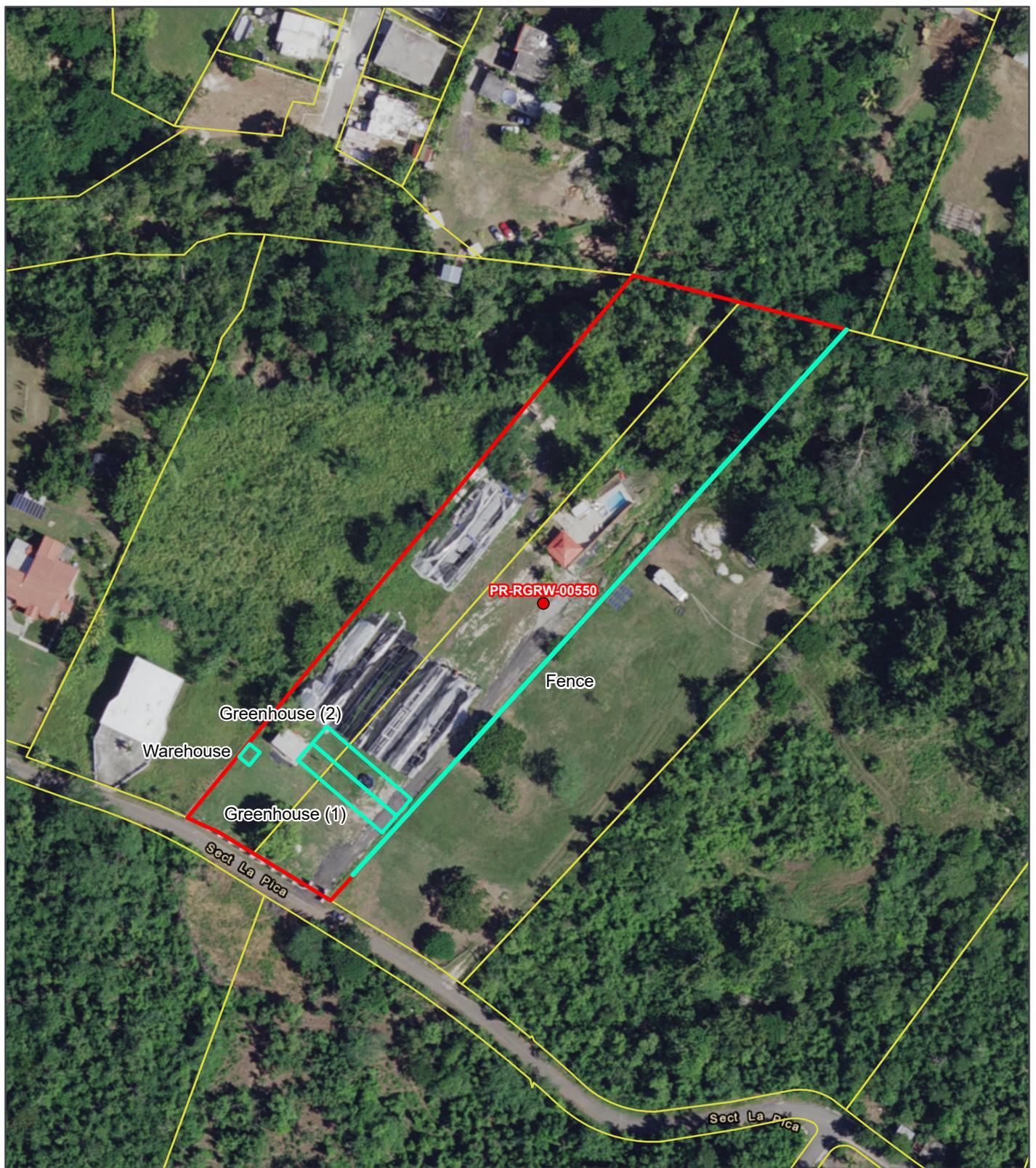


Carretera 154 km Lomas Expresos  
 Sector La Pica Finca 135 B  
 Santa Isabel, PR. 00769  
 Parcel ID: 393-026-005-93-000 &  
 393-026-005-94-000  
 Center of Map:  
 66.337084°W 18.022296°N



Base Map: ESRI ArcGIS Online,  
 accessed July 2024  
 Updated: 7/3/2024  
 Layout: USGS Topographic Map  
 Aprx: 72428\_ReGrowTier2Maps

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



REGROW PROGRAM

**Site Vicinity**

Applicant ID: PR-RGRW-00550



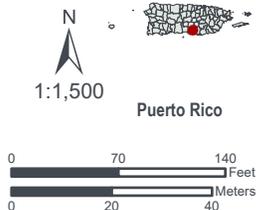
- Site
- Site Parcel
- Project Footprint (Option)

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769

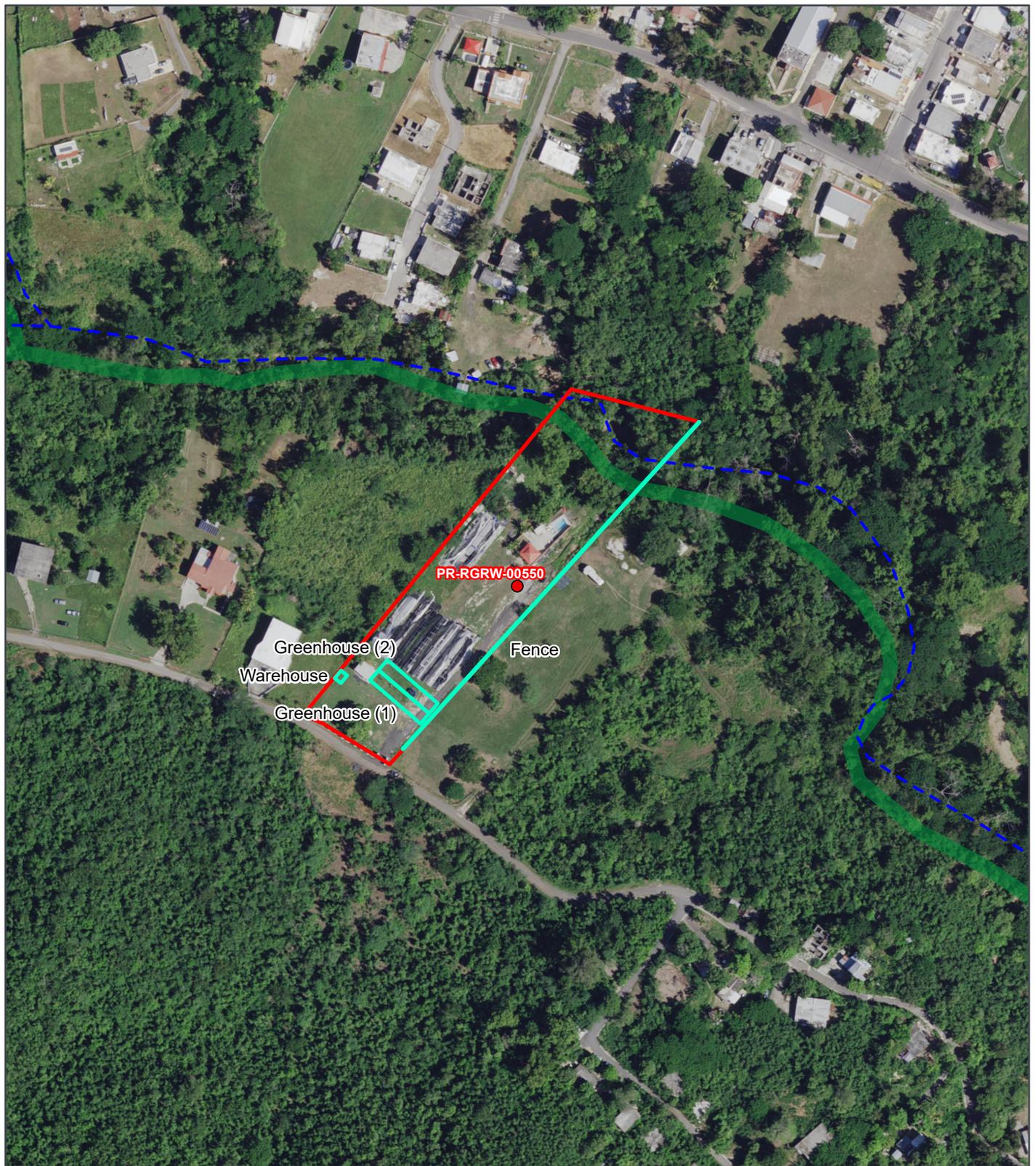
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337151°W 18.022334°N

Base Map: USA NAIIP Imagery  
Imagery Year: 2022  
Updated: 6/27/2024

Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps



**Figure 3**  
**Wetlands Map**



REGROW PROGRAM

### Wetlands Protection Map

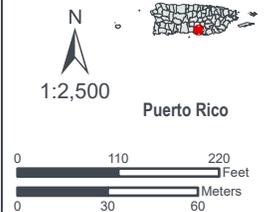
Applicant ID: PR-RGRW-00550



- 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 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>  
<https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 6/27/2024  
Layout: Wetlands Protection



**Figure 4**  
**Critical Habitat Map**



REGROW PROGRAM

### Critical Habitat Map

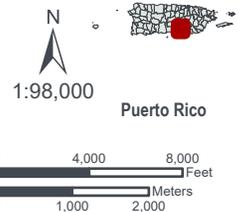
Applicant ID: PR-RGRW-00550



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

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.265438°W 18.048587°N

Data Source: [https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS\\_Critical\\_Habitat/](https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/)  
Base Map: *ESRI ArcGIS Online*,  
accessed June 2024  
Updated: 6/27/2024  
Layout: Critical Habitat  
Aprx: 72428\_ReGrowTier2Maps



## **APPENDIX B**

### **Photographic Log**

Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.02190641, -66.33772174

<b>Photo #:</b> 01	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> Northeast	
<b>Description:</b> Overview of location for 2 Greenhouses 20x100ft each.	



<b>Photo #:</b> 02	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> North	
<b>Description:</b> South corner of location for 2 Greenhouses 20x100.	



Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.02190641, -66.33772174

<b>Photo #:</b> 03	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> South	
<b>Description:</b> North corner of location for 2 Greenhouses 20x100.	



<b>Photo #:</b> 04	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> West	
<b>Description:</b> East corner of location for 2 Greenhouses 20x100.	



Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.02190641, -66.33772174

<b>Photo #:</b> 05	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> North	
<b>Description:</b> Overview of location for warehouse 12x15ft. Preferred option is where truck currently is.	



<b>Photo #:</b> 06	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> North	
<b>Description:</b> South corner of location for warehouse 12x15ft.	



Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.02190641, -66.33772174

<b>Photo #:</b> 07	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> East	
<b>Description:</b> West corner of location for warehouse 12x15ft.	



<b>Photo #:</b> 08	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> South	
<b>Description:</b> North corner of location for warehouse 12x15ft.	



Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.02190641, -66.33772174

<b>Photo #:</b> 09	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> West	
<b>Description:</b> East corner of location for warehouse 12x15ft.	



<b>Photo #:</b> 10	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> Northeast	
<b>Description:</b> Location for fence.	



Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.02190641, -66.33772174

<b>Photo #:</b> 11	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> Northeast	
<b>Description:</b> Location for fence.	



<b>Photo #:</b> 12	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> Southwest	
<b>Description:</b> Location for fence.	



Project #: PR-RGRW-00550	Photographer: Armando Ramos
Location Address: Carretera 154 km Lomas Expresos sector La Pica Finca 135 B, Santa Isabel, PR, 00769	Coordinates: 18.02190641, -66.33772174

<b>Photo #:</b> 13	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> West	
<b>Description:</b> Electricity source for greenhouses.	



<b>Photo #:</b> 14	<b>Date:</b> 06/25/2024
<b>Photo Direction:</b> Northwest	
<b>Description:</b> Office built less than 10 years ago.	



## **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: (939) 320-3135 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:

07/10/2024 14:04:09 UTC

Project Code: 2024-0113849

Project Name: PR-RGRW-00550 ETO-029

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

This species list is provided by:

Caribbean Ecological Services Field Office

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

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

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

## OFFICIAL SPECIES LIST

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

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(939) 320-3135

## PROJECT SUMMARY

Project Code: 2024-0113849

Project Name: PR-RGRW-00550 ETO-029

Project Type: Disaster-related Grants

Project Description: The proposed project includes the purchase and installation of two greenhouses, a fence, and a storage warehouse.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.0224355,-66.33787580704617,14z>



Counties: Coamo and Santa Isabel counties, Puerto Rico

## ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

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

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

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

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

## BIRDS

NAME	STATUS
Puerto Rican Nightjar <i>Antrostomus noctitherus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6972">https://ecos.fws.gov/ecp/species/6972</a>	Endangered

## REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/4f3JXCQTDBDOJFBU5P5OQYBZEQ/documents/generated/7159.pdf">https://ipac.ecosphere.fws.gov/project/4f3JXCQTDBDOJFBU5P5OQYBZEQ/documents/generated/7159.pdf</a>	Endangered

## CRITICAL HABITATS

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

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

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

## BALD & GOLDEN EAGLES

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

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

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

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

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

## MIGRATORY BIRDS

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

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

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

## WETLANDS

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

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

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

FRESHWATER FORESTED/SHRUB WETLAND

- PFO3A

## **IPAC USER CONTACT INFORMATION**

Agency: SWCA

Name: Rachel Howsmon

Address: 13 Palafox Pl

City: Pensacola

State: FL

Zip: 32502

Email: rachel.howsmon@swca.com

Phone: 8504948710

## **APPENDIX D**

### **Project Design Guidelines**

# General Project Design Guidelines (1 Species)

Generated July 15, 2024 12:40 PM UTC, IPaC v6.112.0-rc2



# Table of Contents

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

# Species Document Availability

## Species with general design guidelines

Puerto Rican Boa *Chilabothrus inornatus*

## Species without general design guidelines available

Puerto Rican Nighthjar *Antrostomus noctitherus*

# General Project Design Guidelines - Puerto Rican Nightjar and 1 more species

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

Puerto Rican Nightjar *Antrostomus noctitherus*

Puerto Rican Boa *Chilabothrus inornatus*

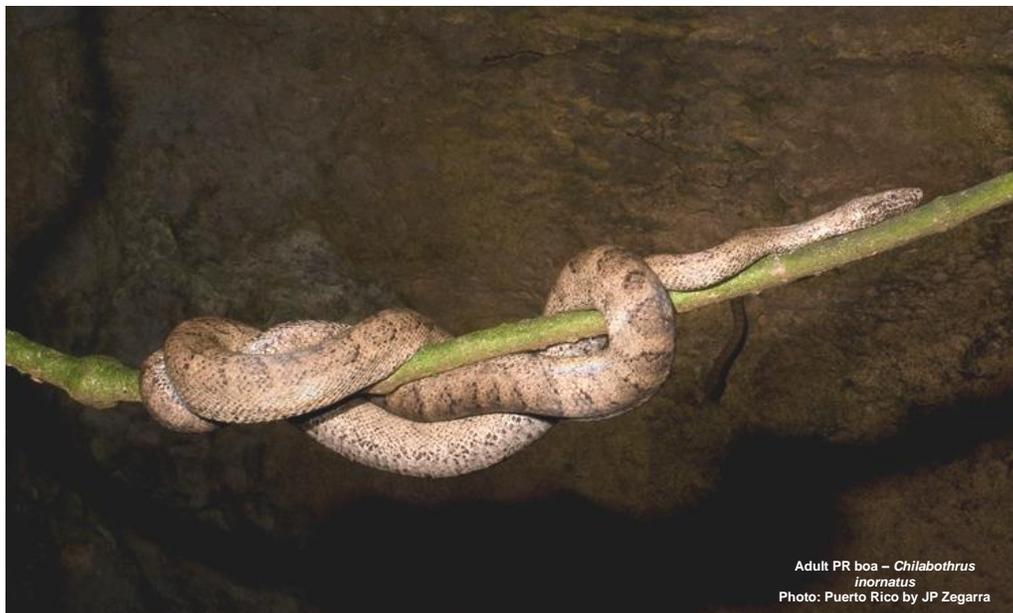


## U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

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

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

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



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

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

#### Conservation Measures:

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

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

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

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

**APPENDIX E**

**USFWS Consistency Letter**



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (939) 320-3135 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:

07/10/2024 14:07:36 UTC

Project code: 2024-0113849

Project Name: PR-RGRW-00550 ETO-029

Subject: Consistency letter for the project named 'PR-RGRW-00550 ETO-029' 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 July 10, 2024, Rachel Howsmon used the Caribbean DKey; dated April 03, 2024, 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-00550 ETO-029'. The project is located in Coamo and Santa Isabel counties, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.0224355,-66.33787580704617,14z>



The following description was provided for the project 'PR-RGRW-00550 ETO-029':

The proposed project includes the purchase and installation of two greenhouses, a fence, and a storage 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:

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

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

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

## Action Description

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

### 1. Name

PR-RGRW-00550 ETO-029

### 2. Description

The following description was provided for the project 'PR-RGRW-00550 ETO-029':

The proposed project includes the purchase and installation of two greenhouses, a fence, and a storage warehouse.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.0224355,-66.33787580704617,14z>



## 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, shopping malls etc.)

**Note:** Urban and developed areas has one or more of the following characteristics: Presence of existing buildings, residential areas, and commercial establishments. Well-established infrastructure including roads, utilities, and urban facilities. High population density. Established neighborhoods and urban amenities ("urbanizaciones"). Developed landscape with paved surfaces, parking lots, and industrial areas. Signs of human activity and urbanization, such as shopping centers and recreational facilities. Location within the boundaries of a city or town ("casco urbano"). High concentration of built-up structures and limited open spaces. Aerial imagery might be requested to the applicant. .

*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?

*No*

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

**Automatically answered**

*Yes*

## **IPAC USER CONTACT INFORMATION**

Agency: SWCA

Name: Rachel Howsmon

Address: 13 Palafox Pl

City: Pensacola

State: FL

Zip: 32502

Email: rachel.howsmon@swca.com

Phone: 8504948710

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Department of Housing and Urban Development



# GOVERNMENT OF PUERTO RICO

## STATE HISTORIC PRESERVATION OFFICE

Executive Director | Carlos A. Rubio Cancela | [carubio@prshpo.pr.gov](mailto:carubio@prshpo.pr.gov)

Monday, August 26, 2024

**Lauren B Poche**

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-08-22-24-02 PR-RGRW-00550 (Santa Isabel), Dr. Agroempresas Inc.

Dear Ms. Poche,

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

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

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

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

CARC/GMO/OJR



Cuartel de Ballajá (Tercer Piso), Calle Norzagaray, Esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

April 30, 2024

**Arch. Carlos A. Rubio Cancela**

Executive Director

Puerto Rico State Historic Preservation Office

Cuartel de Ballajá, Third Floor

San Juan, Puerto Rico 00901

**Re: Authorization to Submit Documents for Consultation**

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 review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

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,

**Aldo A. Rivera Vázquez, PE**

Director

Division of Environmental Permitting and Compliance

Office of Disaster Recovery

August 22, 2024

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-00550 – Dr. Agroempresas Inc.– Carretera 154 km Lomas Expresos Sector La Pica Finca 135 B, Santa Isabel, Puerto Rico – *No Historic Properties Affected***

Dear Architect Rubio Cancela,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced projects on behalf of the Puerto Rico Department of Housing (PRDOH). On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds were approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (Housing) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents.

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, HORNE is submitting documentation for activities proposed by Dr. Agroempresas Inc. located at Carretera 154 km Lomas Expresos Sector La Pica Finca 135 B, in the municipality of Santa Isabel. The undertaking for this project includes the purchase and installation of two greenhouses, a fence, and a storage warehouse.

The two new greenhouses will be approximately 2,000 square feet (sq ft) in size (100 feet [ft] by 20 ft). Each greenhouse will be built on top of a plastic tarp. The greenhouses will be secured by galvanized steel posts dipped in concrete and inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 10 ft around the perimeter of the footprint of each structure. There will be approximately 24 posts per greenhouse. The greenhouse locations are undeveloped and will require grading and minor vegetation clearing.

The greenhouses will not require electricity. The greenhouses will adjoin existing greenhouses and will share the same water system. All water connections will be above ground.

The proposed fence will be approximately 663 ft long along the east border of the parcel. The fence will be constructed out of galvanized round posts and cyclone chain link. The fence posts will be located 10 ft apart and will extend 2 ft below ground surface. There will be approximately 67 fence posts in total.

The storage warehouse will be approximately 180 sq. ft. in size (15 ft by 12 ft). The warehouse will be constructed on bare ground surface. It will be constructed out of galvanized posts and a roof. The posts will be inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 6-7.5 ft around the structure. There will be approximately eight posts in total. There are two location options for the warehouse, both of which are in the southwest portion of the parcel. Option 1 is located 30 ft directly northwest of the northwest face of Greenhouse 1 and will not require grading. Option 2 is located 6 ft southwest of Option 1 and will require minor grading. The warehouse will not require water or electricity.

Based on the submitted documentation, the Program requests a concurrence that a finding of no historic properties affected is appropriate for this proposed project.

Please contact me by email at [lauren.poche@horne.com](mailto:lauren.poche@horne.com) or phone at 225-405-7676 with any questions or concerns.

Kindest regards,

A handwritten signature in cursive script that reads 'Lauren B. Poche'.

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

Architectural Historian, EHP Senior Manager  
LBP/JLE/JCO

Attachments

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		
<b>Applicant: Dr. Agroempresas Inc.</b>		
<b>Case ID: PR-RGRW-00550</b>		<b>City: Santa Isabel</b>

Project Location: Carretera 154 km Lomas Expresos Sector La Pica Finca 135 B, Santa Isabel, PR 00769	
Project Coordinates: (as provided by applicant during field visit) Greenhouse (1): 18.021838, -66.337592 Greenhouse (2): 18.021880, -66.337555 Warehouse: 18.021921, -66.337846 Fence: 18.022298, -66.336938	
TPID (Número de Catastro): 393-026-005-93-000 and 393-026-005-94-000	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): ca. 2016	Property Size (acres): <b>2.463 acres total</b> Greenhouse (1): 0.046 acre (2,000 sq ft) Greenhouse (2): 0.046 acre (2,000 sq ft) Warehouse: 0.004 acre (180 sq ft) Fence: 0.015 acre (663 sq ft)

<b>SOI-Qualified Architect/Architectural Historian:</b> Julia Russ, M.U.R.P., Ella McIntire, M.A.
<b>Date Reviewed:</b> July 24, 2024
<b>SOI-Qualified Archaeologist:</b> Delise Torres Ortiz, M.A.
<b>Date Reviewed:</b> July 2, 2024

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 two greenhouses, a fence, and a storage warehouse.

The two new greenhouses will be approximately 2,000 square feet (sq ft) in size (100 feet [ft] by 20 ft). Each greenhouse will be built on top of a plastic tarp. The greenhouses will be secured by 2-ft-wide galvanized steel posts dipped in concrete inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 10 ft around the perimeter of the footprint of each structure. There will be approximately 24 posts per greenhouse. Greenhouse 1 will be located in the south portion of the parcel, and Greenhouse 2 will be located in the south portion of the parcel directly north of Greenhouse 1. The greenhouse locations are undeveloped and will require grading and minor

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Applicant: Dr. Agroempresas Inc.</b>	
<b>Case ID: PR-RGRW-00550</b>	<b>City: Santa Isabel</b>

vegetation clearing. The greenhouses will not require electricity. The greenhouses will adjoin existing greenhouses and will share the same water system. All water connections will be above ground and are not included in the Intended Use of Grant Funds.

The proposed fence will be approximately 663 ft long along the east border of the parcel. The fence will be constructed out of galvanized round posts and cyclone chain link. The fence posts will be located 10 ft apart and will extend 2 ft below ground surface. There will be approximately 67 fence posts in total.

The storage warehouse will be approximately 180 sq. ft. in size (15 ft by 12 ft). The warehouse will be constructed on bare ground surface. It will be constructed out of galvanized posts and a roof. The posts will be approximately 2 ft wide and will be inserted into holes no greater than 2 ft in diameter, extending 2 ft below ground surface at intervals of 6-7.5 ft around the structure. There will be approximately 8 posts in total. There are two location options for the warehouse, both of which are located in the southwest portion of the parcel. Option 1 is located 30 ft directly northwest of the northwest face of Greenhouse 1 and will not require grading. Option 2 is located 6 ft southwest of Option 1 will require minor grading. The warehouse will not require water or electricity.

No tree clearing is required for construction, and the project will include grading and ground disturbance. The applicant owns the property and currently uses it for agricultural use; therefore, no acquisition or conversion is required.

**Area of Potential Effects**

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the location of the two greenhouses, a fence, and a storage 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.

**Identification of Historic Properties - Archaeology**

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information by a Program contracted archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there are two (2) previously recorded archaeological sites within a half-mile (mi) radius of the project

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REgROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Applicant: Dr. Agroempresas Inc.</b>	
<b>Case ID: PR-RGRW-00550</b>	<b>City: Santa Isabel</b>

location. One (1) archaeological evaluation and three (3) Section 106 studies have been conducted within the 0.5-mi review radius with no cultural resources found.

There are two (2) previously recorded pre-Columbian archaeological sites according to the SHPO database: CO0100008 and CO0100007. CO0100008 is located 0.15 mi northeast of the project area and is named “*Rio Jueyes/Rouse 1936 (361 Coamo #2)/Rouse 1938 (343 Coamo #2)*”. This site consists of ceramic fragments and shells found in an open field with signs of natural deterioration and vandalized. CO0100007, 0.45 mi east of the project location, corresponds to the site named “*La Calabaza / Rouse 1938 487 Coamo #4*” which includes a “*batey*” (plaza) and an artifact scatter containing ceramic fragments and shells with natural deterioration and vandalized.

One (1) Phase IA-IB survey was conducted 0.32 mi northwest of the project location in 2009, ICP-CAT-CO-09-13-03. The municipality intended to develop the Parcela #139 in the community of Rio Jueyes. No cultural resources were found.

The Section 106 study coded SHPO#03-11-15-04 corresponds to five (5) study areas within the 0.5-mi radius of the project area in support of the Community Development Block Grant (CDBG) Program, which donated materials to rehabilitate multiple low- to moderate-income residences in 2016, and no cultural resources were found as a result of this investigation. The closest of these studies is 0.21 mi northeast, followed by 0.45 mi northwest, two (2) at 0.46 mi northeast, and 0.47 mi northeast. Located 0.34 mi east of the project area is SHPO#06-20-11-08, a Section 106 study in support of a CDBG program to repave multiple municipal roads in Barrio Jauca II in 2011, and there were no cultural resources found. Lastly, Section 106 study SHPO#06-30-11-02 was conducted 0.50 mi east of the project location in 2011 to repave severely deteriorated municipal roads in Sector Rio Jueyes in Barrio San Ildefonso and Sector Parcelas in Barrio Palmarejo. There were no cultural resources found and no sponsor agency was mentioned.

The proposed project is located in a suburban, flat area in the southern portion of the island at an elevation of 356 ft (109 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses three (3) mapped soil series: AhF (Aguilita stony clay loam, 20 to 60 percent slopes); LnC2 (Llanos clay, 5 to 12 percent slopes, eroded); and Un (Urban land-Llanos complex, 2 to 12 percent slopes). The project area APE is in the northeast portion of the municipality of Santa Isabel. The general project area is located on the Southern Coastal Plains on a stream valley with foot slopes and alluvial fans, sparse vegetation extending east and west where Rio Jueyes flows. There are steeper slopes with hilltops, side slopes, and interspersed uplands of pastures with mesquite, shrubs, and grasses to the immediate north and south. The residential neighborhood is located to the north and

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Applicant: Dr. Agroempresas Inc.</b>	
<b>Case ID: PR-RGRW-00550</b>	<b>City: Santa Isabel</b>

east. The closest freshwater source is a tributary of Río Jueyes, located within the property lines northeast and adjacent to the project location. The south coast is approximately 3.16 mi (5.08 km) from the project area.

### **Identification of Historic Properties - Architecture**

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District.

Multiple Section 106 studies have occurred within 0.5 mi of the project area. In 2016, five studies listed under SHPO#03-11-15-04 were conducted using CDBG funding, for the rehabilitation of multiple low-to-moderate-income residences. These occurred 0.21 mi northeast of the project area, 0.45 mi northwest, two (2) at 0.46 mi northeast, and 0.47 mi northeast. It was determined that no cultural resources were found. In 2011, SHPO#06-20-11-08 was conducted using CDBG funding in support of repavement of multiple municipal roads in Barrio Jauca, 0.34 mi east of the project area. It was determined that no cultural resources were found. Lastly, also in 2011, SHPO#06-30-11-02 was conducted to repave severely deteriorated municipal roads in Barrio Idelfonso and Barrio Palmarejo, 0.5 mi from the project area. No sponsor agency was identified and it was determined that there were no cultural resources found.

The proposed project is in a flat, suburban area. Google Earth Pro imagery shows that the project parcel was undeveloped prior to 2016, when one small structure was added. In 2019, multiple agricultural buildings were added to the project parcel. Google Earth Pro imagery from 1994 shows the development of major roads in the area and the existence of a large residential neighborhood nearby. This neighborhood is visible on Earth Explorer imagery (<https://earthexplorer.usgs.gov/>) from 1983 as well. Historic Aerials imagery (<https://www.historicaerials.com/viewer>) from 1968 shows much less development in the area, and with only scattered homes and a few major roads. However, the road where the project parcel is located is not visible in 1968. Therefore, it can be determined that no historic-age properties will be affected by the proposed project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant: Dr. Agroempresas Inc.</b>	
<b>Case ID: PR-RGRW-00550</b>	<b>City: Santa Isabel</b>

**Determination**

- 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 two (2) reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location: CO0100008 and CO0100007. No known archaeological sites or NRHP listed/eligible historic properties are within or adjacent to the property or the parcel in which the Area of Potential Effect of case PR-RGRW-00550 is located. The closest freshwater body is located within the property lines northeast and adjacent to the project area. The size of the proposed project activities is very small (0.12 acre or 5,023 sq. ft.) and construction of public roads, residential structures, agricultural infrastructure and practices has impacted the surrounding terrain. Therefore, no historic properties will be affected by the proposed project activities.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Applicant: Dr. Agroempresas Inc.</b>	
<b>Case ID: PR-RGRW-00550</b>	<b>City: Santa Isabel</b>

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

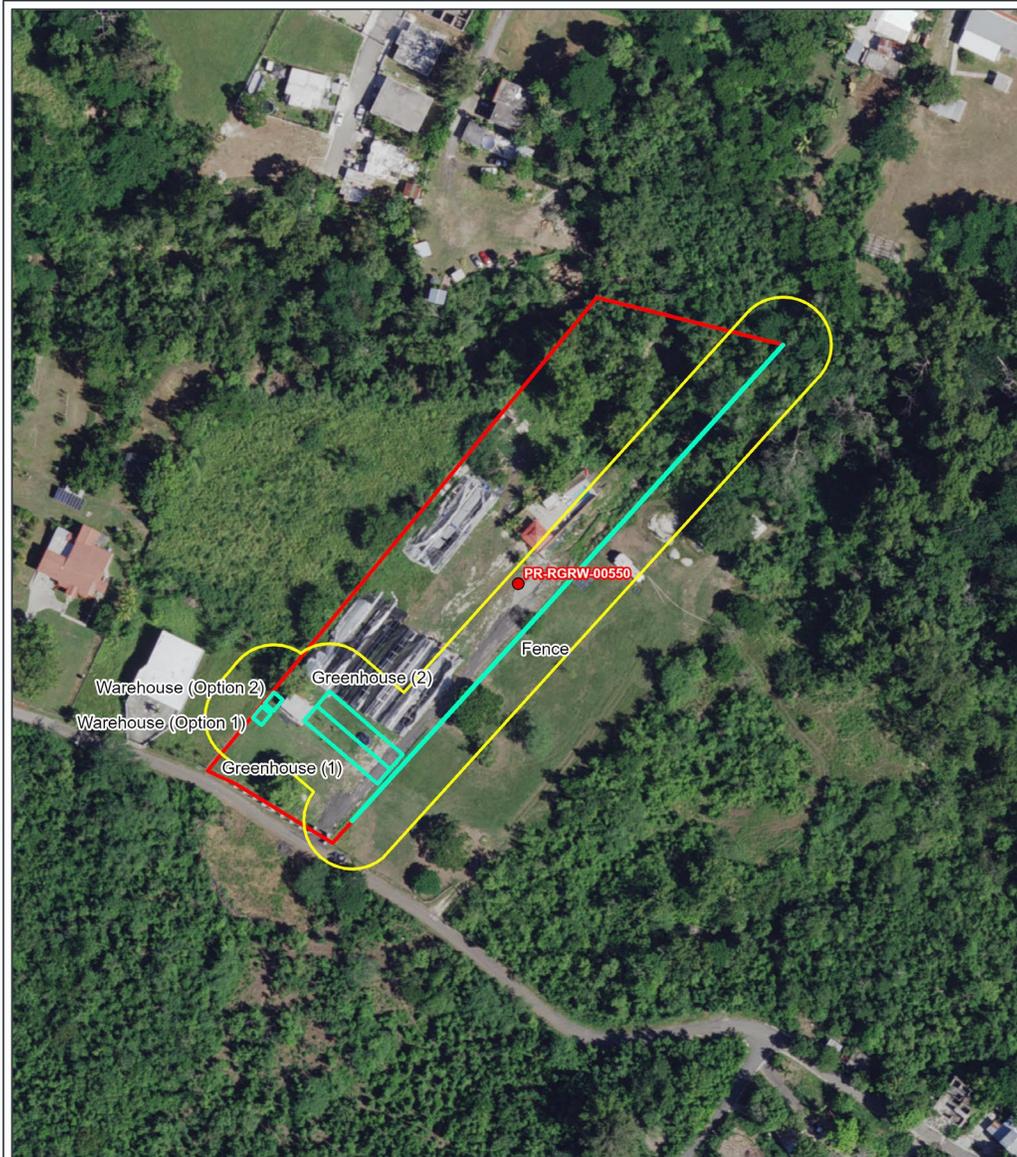
The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

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

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

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

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



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00550

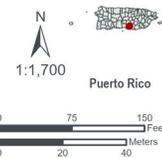


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ APE (Buffer (15-meters))

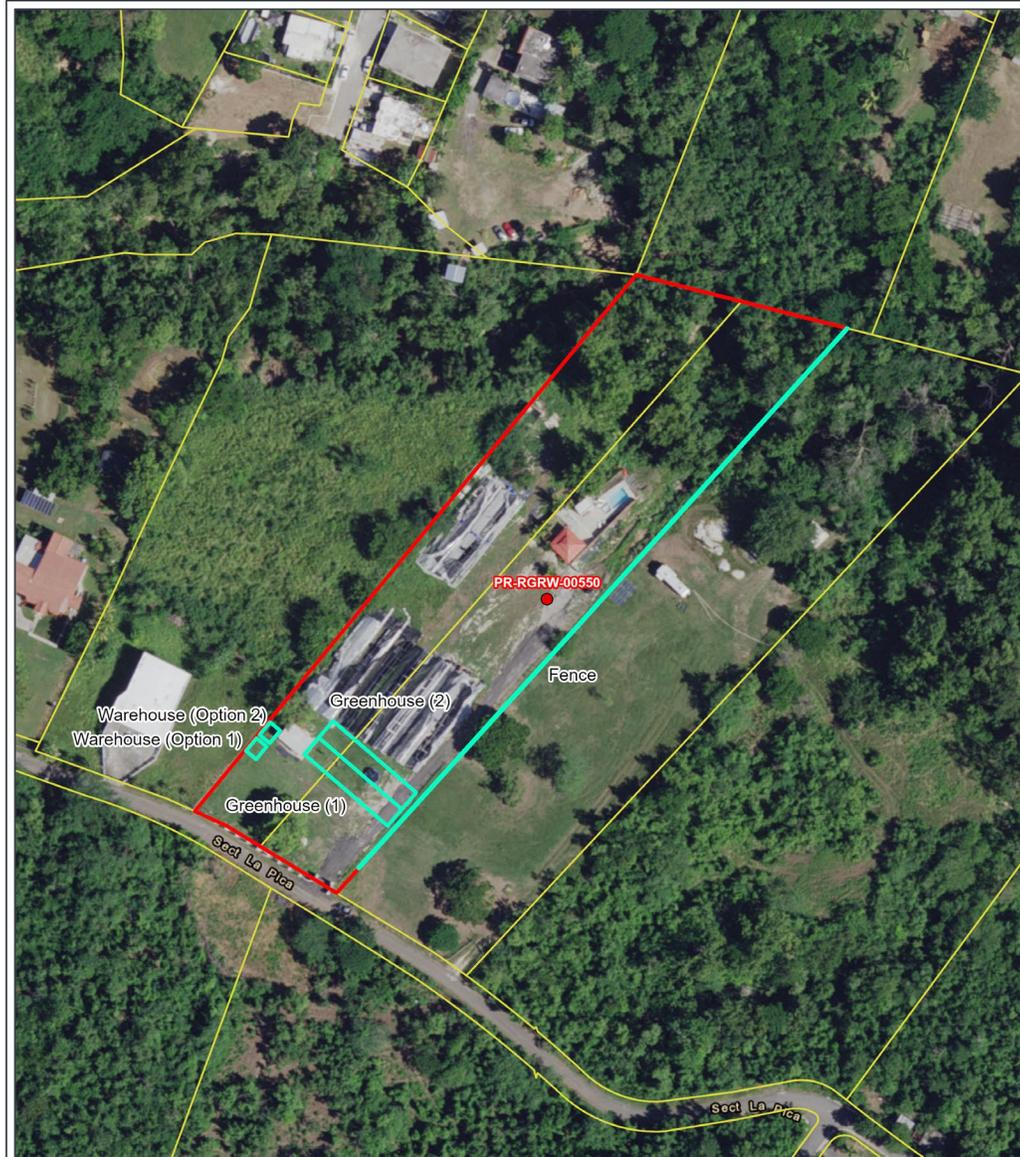
Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769

Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: APE  
Aprx: 72428\_ReGrowTier2Maps



### Project (Parcel) Location - Aerial Map



REGROW PROGRAM

**Figure A-2:  
Site Vicinity**

Applicant ID: PR-RGRW-00550

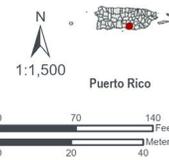


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769

Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337151°W 18.022334°N

Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps

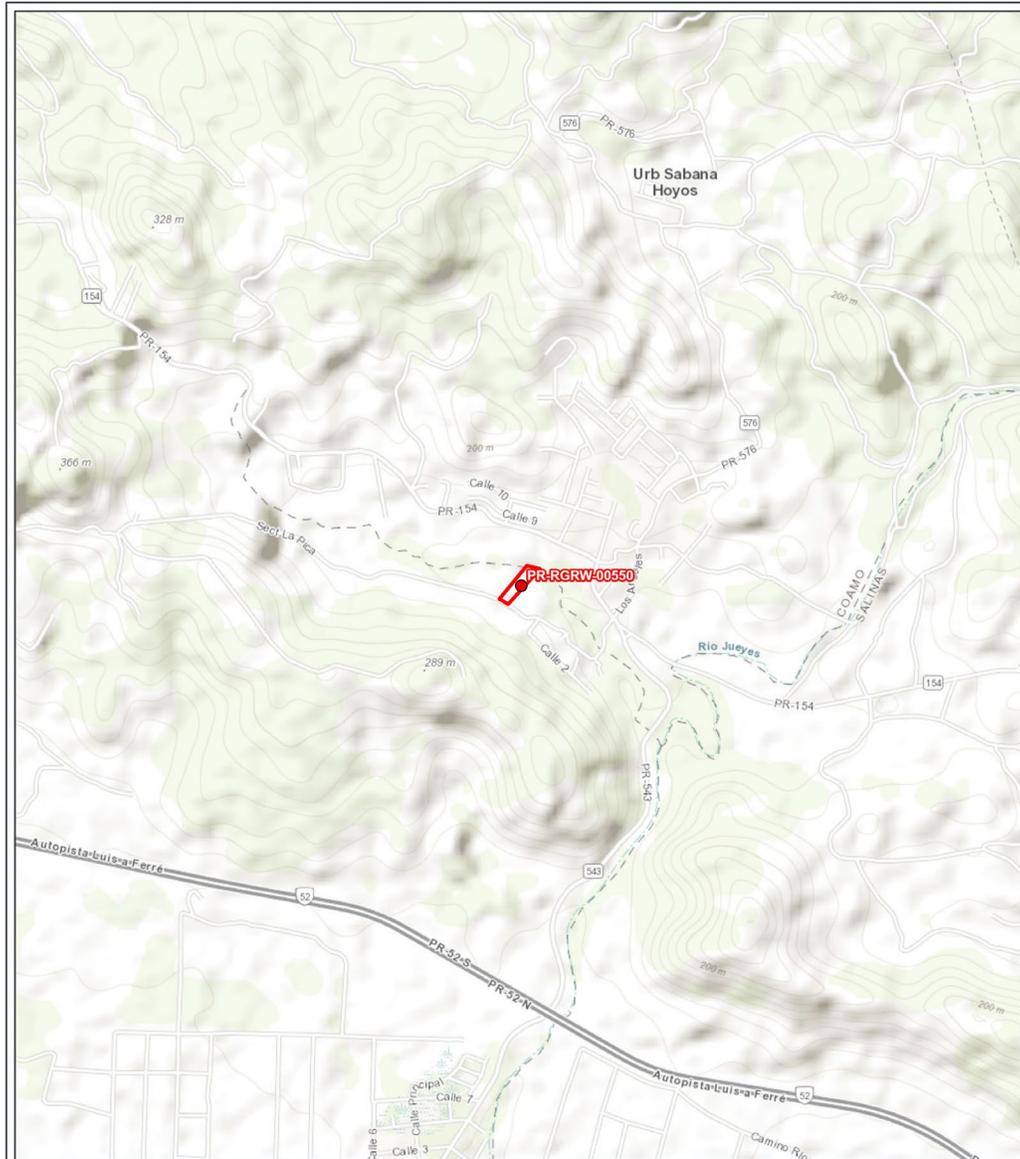


Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

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



REGROW PROGRAM

**Figure A-1:  
Site Location**

Applicant ID: PR-RGRW-00550



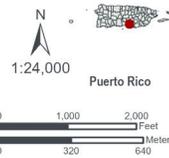
- Site
- ▭ Site Parcel

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769

Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Base Map: ESRI ArcGIS Online,  
accessed July 2024  
Updated: 7/3/2024

Layout: Site Location  
Aprx: 72428\_ReGrowTier2Maps

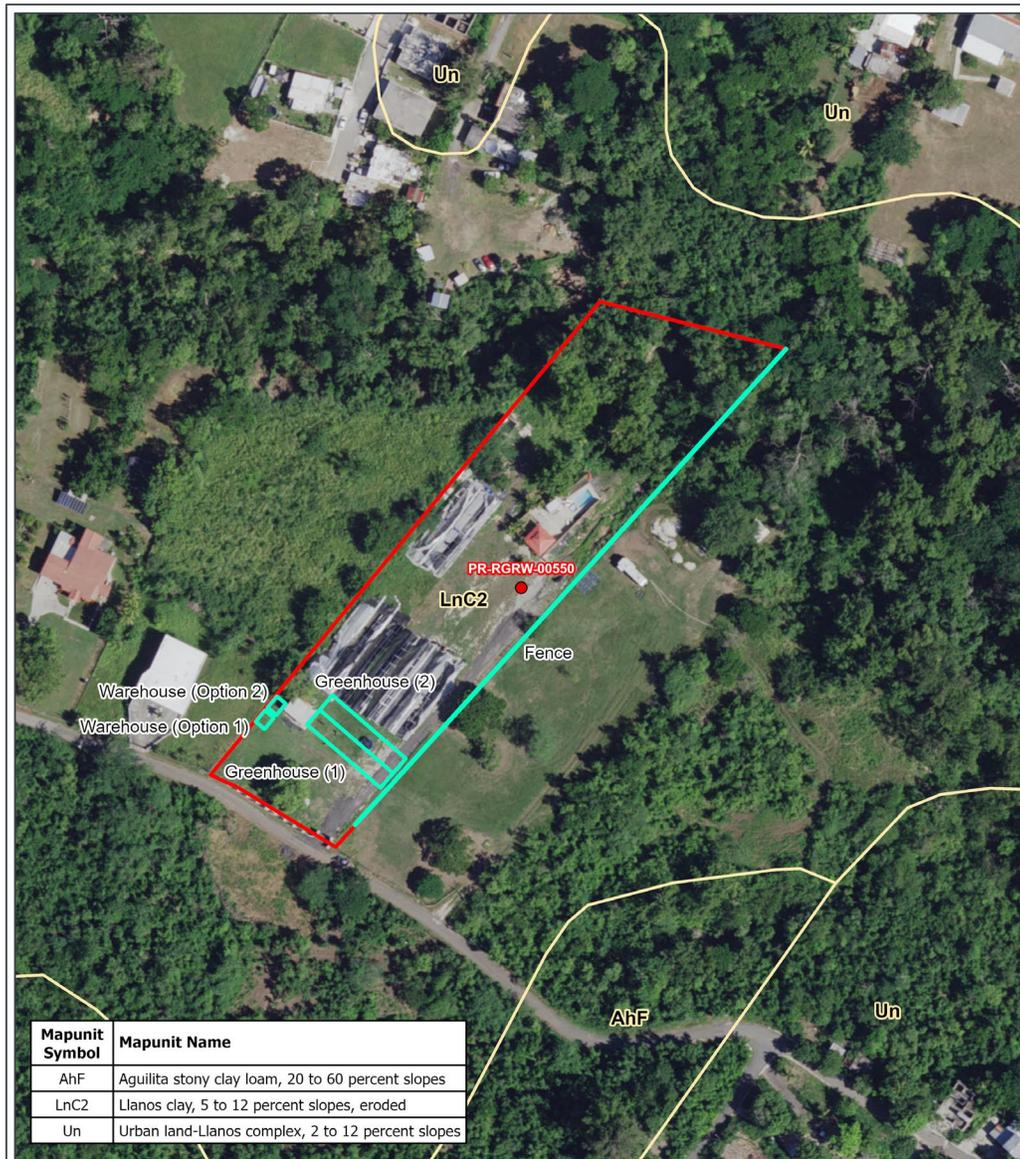


Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

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



Mapunit Symbol	Mapunit Name
AhF	Aguilita stony clay loam, 20 to 60 percent slopes
LnC2	Llanos clay, 5 to 12 percent slopes, eroded
Un	Urban land-Llanos complex, 2 to 12 percent slopes

REGROW PROGRAM

USDA Soils Map

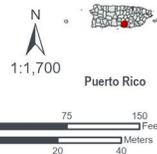
Applicant ID: PR-RGRW-00550



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

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://websitesurvey.nrcs.usda.gov/app/>  
Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: Soils  
Aprx: 72428\_ReGrowTier2Maps

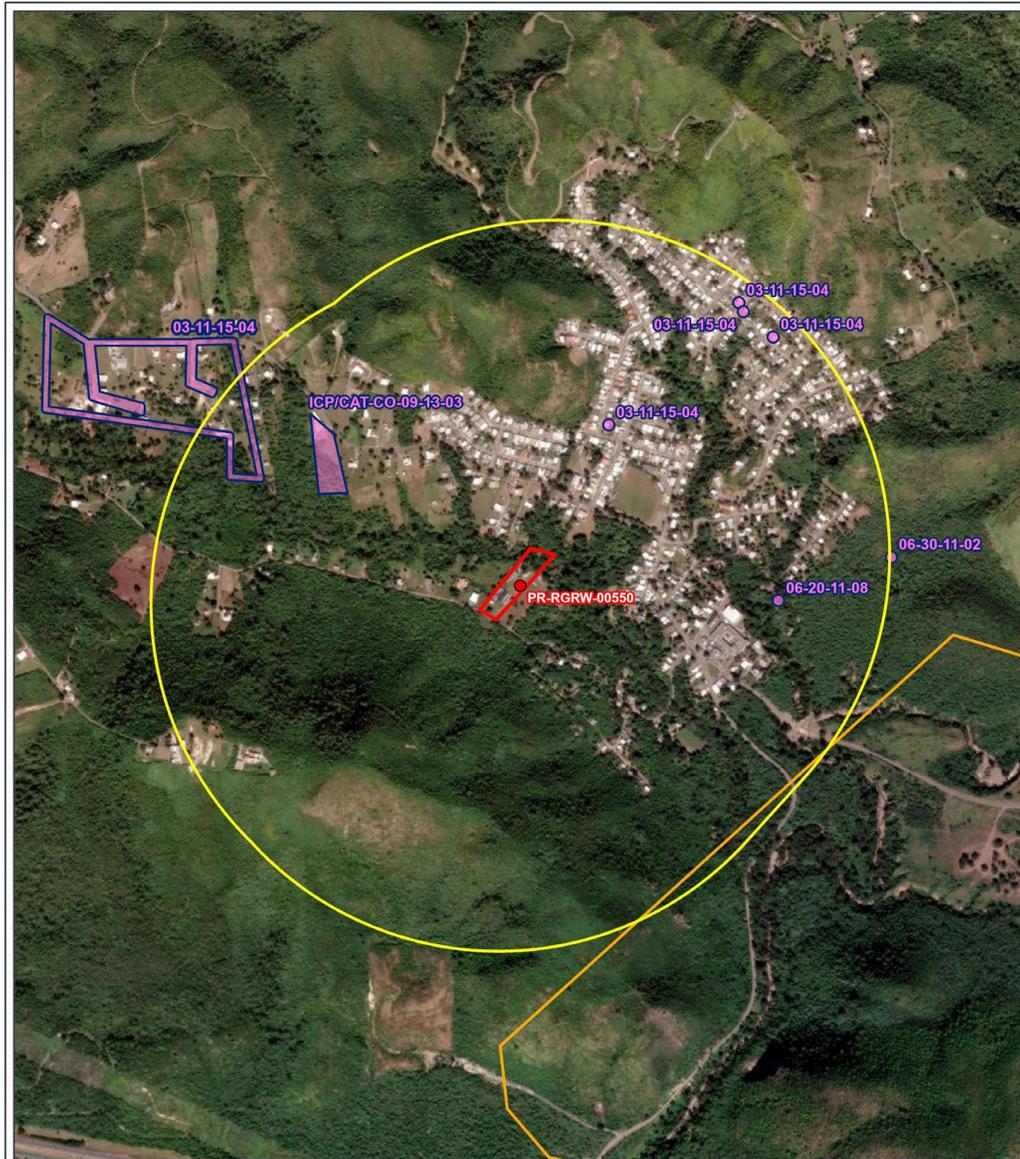


Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

### Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

#### Previous Investigation Map

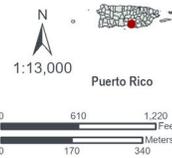
Applicant ID: PR-RGRW-00550



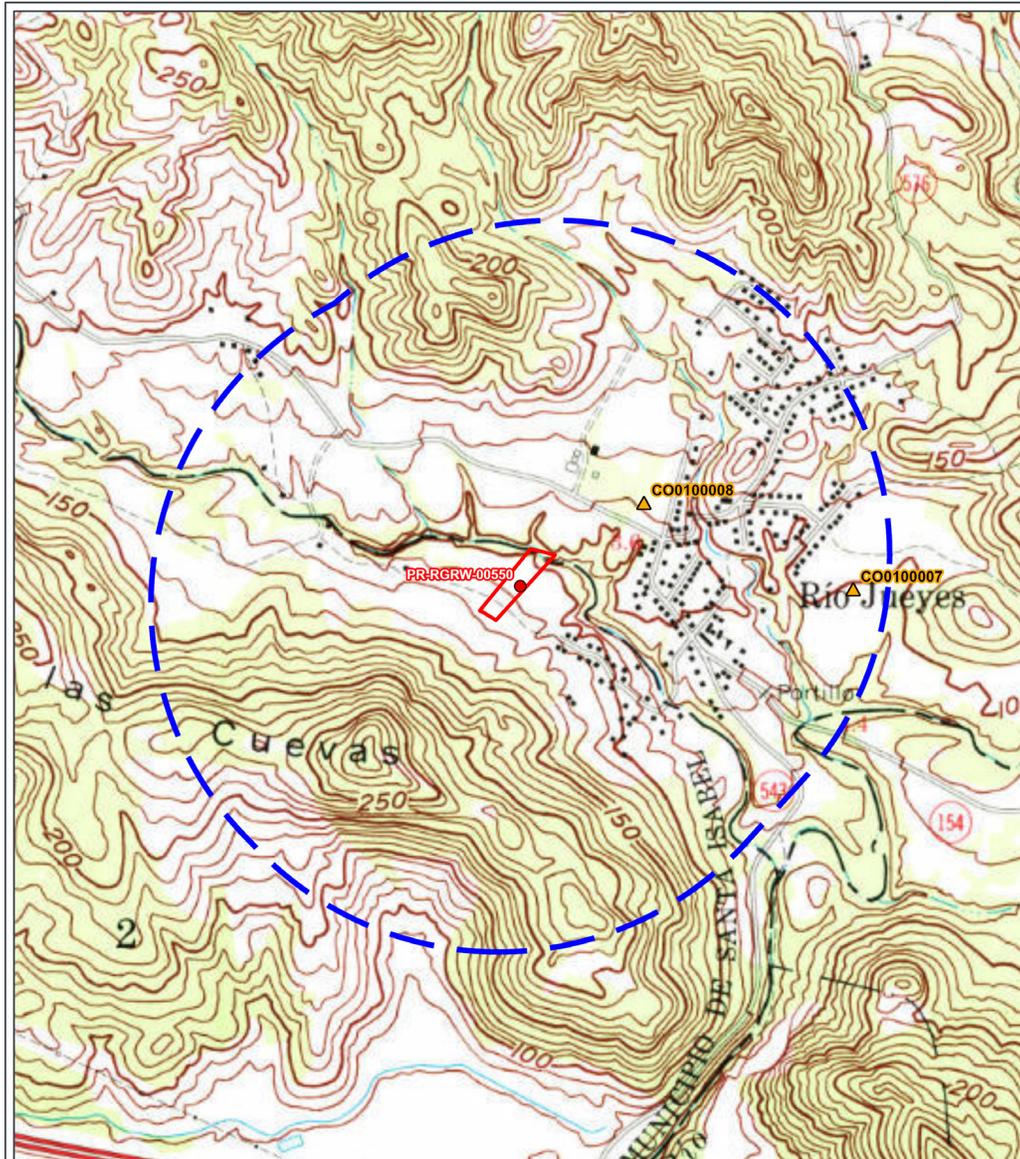
- Site
- Site Parcel
- Project Footprint (Option)
- Buffer (0.5-mile)
- Previously Recorded Survey
- MIPR Arqueologia
- Traditional Urban Centers

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: State Historic  
Preservation Office and Puerto Rico  
Institute of Culture  
Base Map: ESRI ArcGIS Online,  
accessed July 2024  
Updated: 7/3/2024  
Layout: Previous Investigation  
Aprx: 72428\_RegrowTier2Maps



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



REGROW PROGRAM

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

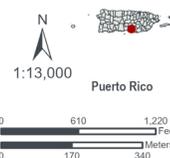
Applicant ID: PR-RGRW-00550



- |  |  |                             |
|--|--|-----------------------------|
| ● Site                                 | ● National Historic Landmark           | ■ Manati 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                  | ■ Guayama Historic Zone     |
| ● National Register of Historic Places | ■ Guayama Historic Zone                | ■ Traditional Urban Centers |

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: State Historic Preservation Office and Puerto Rico Institute of Culture  
Base Map: ESRI ArcGIS Online, accessed July 2024  
Updated: 7/3/2024  
Layout: Cultural Resources  
Apr: 72428\_RegrowTier2Maps

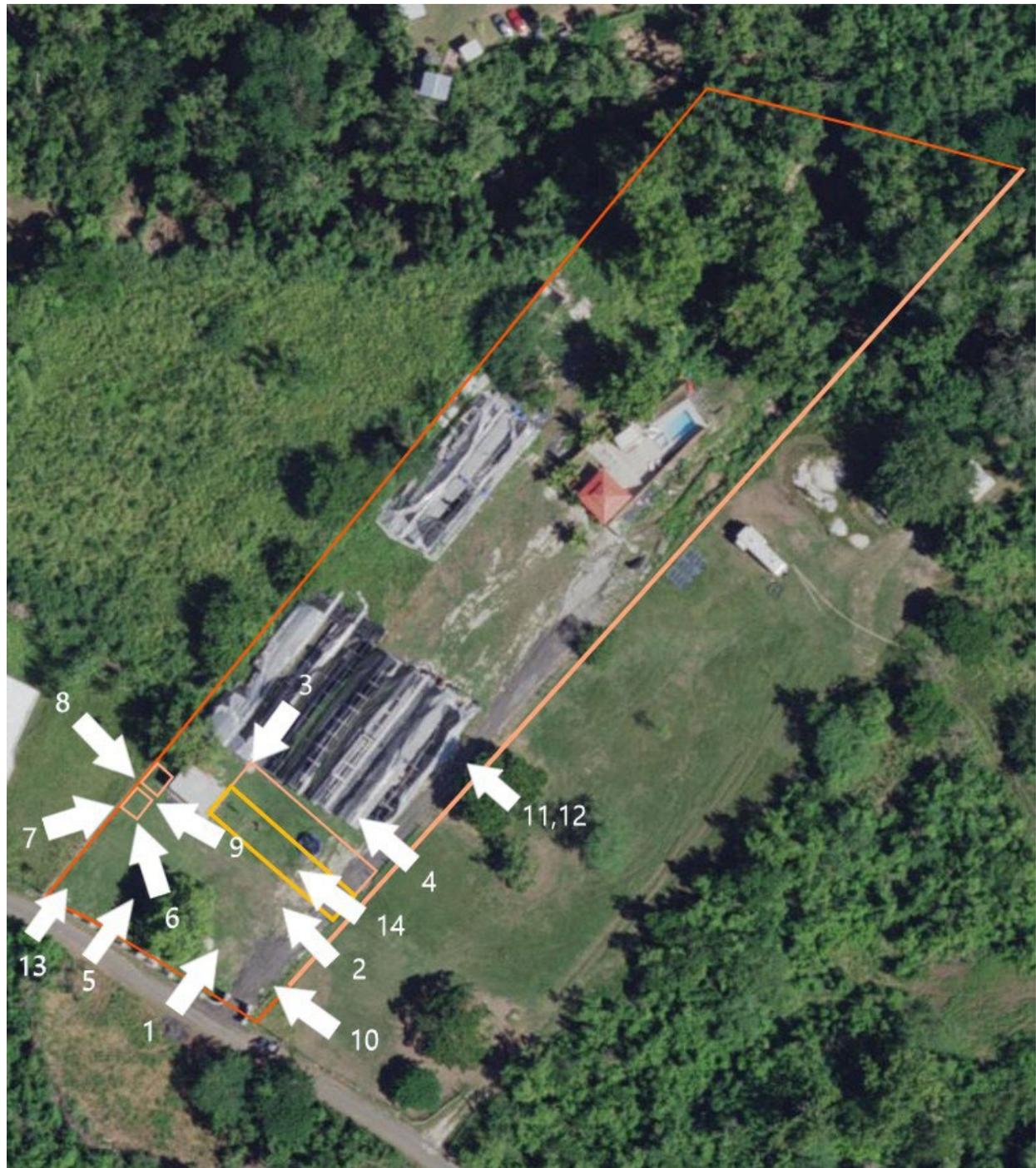


Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

### Photograph Key



Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

**Photo #:**  
01

**Date:**  
6/25/24

**Photo Direction:**  
Northeast

**Description:**  
Overview of location for 2 Greenhouses 20x100ft each.



**Photo #:**  
02

**Date:**  
6/25/24

**Photo Direction:**  
North

**Description:**  
South corner of location for 2 Greenhouses 20x100 ft.



Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

**Photo #:**  
03

**Date:**  
6/25/24

**Photo Direction:**  
South

**Description:**  
North corner of  
location for 2  
Greenhouses  
20x100ft.



**Photo #:**  
04

**Date:**  
6/25/24

**Photo Direction:**  
West

**Description:**  
East corner of  
location for 2  
Greenhouses  
20x100ft.



Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

**Photo #:**  
05

**Date:**  
6/25/24

**Photo Direction:**  
North

**Description:**  
Overview of location for warehouse 12x15ft. Preferred option is where truck currently is.



**Photo #:**  
06

**Date:**  
6/25/24

**Photo Direction:**  
North

**Description:**  
South corner of location for warehouse 12x15ft.



Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

**Photo #:**  
07

**Date:**  
6/25/24

**Photo Direction:**  
East

**Description:**  
West corner of  
location for  
warehouse  
12x15ft.



**Photo #:**  
08

**Date:**  
6/25/24

**Photo Direction:**  
South

**Description:**  
North corner of  
location for  
warehouse  
12x15ft.



Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

**Photo #:**  
09

**Date:**  
6/25/24

**Photo Direction:**  
West

**Description:**  
East corner of location for warehouse 12x15ft.



**Photo #:**  
10

**Date:**  
6/25/24

**Photo Direction:**  
Northeast

**Description:**  
Location for fence.



Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

**Photo #:**  
11

**Date:**  
6/25/24

**Photo Direction:**  
Northeast

**Description:**  
Location for  
fence.



**Photo #:**  
12

**Date:**  
6/25/24

**Photo Direction:**  
Southwest

**Description:**  
Location for  
fence.



Applicant: Dr. Agroempresas Inc.

Case ID: PR-RGRW-00550

City: Santa Isabel

**Photo #:**  
13

**Date:**  
6/25/24

**Photo Direction:**  
West

**Description:**  
Electricity source  
for greenhouses.



**Photo #:**  
14

**Date:**  
6/25/24

**Photo Direction:**  
Northwest

**Description:**  
Office built less  
than 10 years ago.





DEPARTMENT OF

# HOUSING

GOVERNMENT OF PUERTO RICO



## Memorandum to File

**Date:** 4/2/2025

**From:** Justin Neely  
Environmental Manager  
CDBG-DR Program  
Regrow Puerto Rico Program  
Puerto Rico Department of Housing

**Application Number:** PR-RGRW-00550-W-RE

**Project:** Dr. Agroempresas Inc.

### **Re: Justification for the Infeasibility and Impracticability of Radon Testing**

After reviewing Application Number PR-RGRW-00550-W-RE under the Regrow Puerto Rico Program, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

Per the U.S. Department of Housing and Urban Development's (**HUD**) CPD Notice 23-103, the recommended best practices and alternative options for radon testing are infeasible and impracticable in this case due to the following reasons:

- As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this

period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.

- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site is in a high-risk area. The Department of Health and Human Services, Centers for Disease Control and Prevention (**CDC**), National Environmental Public Health Tracking, and Radon Testing map do not include Puerto Rico data.
- There are only two (2) licensed professionals in Puerto Rico who can conduct radon testing using the American National Standards Institute/American Association of Radon Scientists and Technologists (**ANSI/AARST**) testing standards, which makes it difficult, time-consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.
- Do-it-yourself (**DIY**) radon test kits are known to be unreliable in assuring and controlling the quality of the test results; they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.
- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and ensure proper quality control and quality assurance practices are adhered to. We also do not have a radiation laboratory certified for radon testing.

As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies:

- United States Geological Survey;
- Centers for Disease Control and Prevention;
- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

The agencies mentioned above confirmed the lack of scientific data on Radon testing for Puerto Rico and the technical difficulties that we face to comply with HUD's Radon testing requirement. For the above-mentioned reasons, Radon testing is infeasible and impracticable for this property, and no further consideration of Radon is needed for the environmental review.



# ORGANIZA TUS COMPRAS



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- ✓ Regístrate
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- ✓ Añade todos los productos que necesitas



## aviso público

### Aviso Final y Explicación Pública de una Actividad Propuesta en un humedal

Dr. Agroempresas Inc.  
PR-RGRW-00550

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) ha realizado una evaluación según lo requerido por la Orden Ejecutiva 11990, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subparte C - Procedimientos para hacer determinaciones sobre el manejo del valle inundable y la protección de humedales. La actividad está subvencionada con fondos del Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), número de subvención B-17-DM-72-0001 y B-18-DP-72-0001. El proyecto propuesto, **PR-RGRW-00550**, está localizado en la carretera PR-154, barrio Lomas Expresos, sector La Pica, Finca 135 B, Santa Isabel, PR 00769; coordenadas 18.022434, -66.337285 y ubicado en un humedal. La extensión del humedal se determinó utilizando datos del mapa del Inventario Nacional de Humedales, que se puede encontrar en <https://wvprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. El proyecto propuesto incluye la compra e instalación de dos invernaderos, una cerca y un almacén en una granja de aproximadamente 2.5 acres. La cerca propuesta es la única actividad del proyecto que cruzará el humedal ribereño cercano. La cerca se extenderá aproximadamente 663 pies a lo largo del borde este de la parcela, y se construirá con postes redondos galvanizados y malla de alambre. La cerca cruzará un humedal boscoso/arborescente de agua dulce en la sección norte y potencialmente afectará negativamente a 0.000547 acres del humedal. Existen posibles efectos adversos de la construcción dentro o cerca de un humedal, como la pérdida de retención de agua de inundaciones, pérdida de activos científicos, pérdida de recursos culturales, pérdida de hábitat y pérdida recreativa.

Vivienda ha considerado las siguientes alternativas y medidas de mitigación para minimizar los impactos adversos y restaurar y preservar los valores naturales y beneficiosos y los valores intrínsecos del humedal existente: (1) ubicar el proyecto fuera del humedal, (2) encontrar métodos alternativos para lograr el objetivo propuesto, y (3) no tomar acción. Alternativa 1 - el solicitante comenzaría y detendría la cerca en lados opuestos del humedal. Esta alternativa no permitiría al solicitante cercar todo el borde de la propiedad y dejaría una parte del borde accesible al exterior. Esto daría como resultado mejoras insignificantes o equivocadas de los valores naturales, ya que el humedal permanecería intacto. Los valores sociales no se verían afectados por esta alternativa por razones estéticas, ya que esta parte de la cerca estaría obstruida por árboles. Esta alternativa afectaría negativamente los valores económicos porque no permitiría al solicitante cercar toda la propiedad y cumplir el propósito previsto. Alternativa 2 - el solicitante podría construir la cerca de reemplazo con madera. Una cerca de madera no permitiría que las aguas de las inundaciones pasen con tanta eficacia como la cerca propuesta, lo que afectaría negativamente a los valores naturales. Las cercas de madera son más caras que las de malla metálica. Por lo tanto, esta alternativa reduce el valor económico del proyecto porque elevaría el costo de construcción. Los valores sociales se verían afectados negativamente por esta alternativa basada en la justicia ambiental ya que las cercas de madera son más caras y no permitirían al solicitante recuperarse con la misma eficiencia. Alternativa 3 - De no tomar acción, ningún humedal se vería afectado, pero el solicitante no recibiría fondos para reemplazar su cerca. Esta alternativa no tendría ningún efecto sobre los valores naturales. Los valores sociales y económicos se verían afectados negativamente porque restringiría la capacidad del solicitante de buscar un medio de vida agrícola a cambio de un impacto positivo insignificante o equivocado en las condiciones ambientales. En consecuencia, es posible que el solicitante no pueda recuperar y continuar la producción agrícola. Dado el grado de necesidad de una mayor capacidad agrícola en Puerto Rico después de los huracanes Irma y María, los costos de renunciar al proyecto excederían los beneficios. Finalmente, la cerca debe construirse dentro del humedal ya que reemplaza una cerca vieja y se utilizará como límite físico en la propiedad. El proyecto minimizará los impactos potenciales en los humedales al exigir a los contratistas solicitantes que implementen las mejores prácticas de gestión (BMP, por sus siglas en inglés; incluidas medidas de control de erosión y sedimentación) durante las actividades de construcción. Como condición específica del sitio, el solicitante no instalará postes para cercas en el canal del arroyo. La cerca permitirá el paso de las aguas de las inundaciones. Se ha logrado el cumplimiento de todos los procedimientos estatales y locales de protección de humedales.

Vivienda reevaluó las alternativas para construir en el humedal y determinó que no cuenta con alternativas prácticas al desarrollo del humedal. La documentación ambiental que documenta el cumplimiento de la Orden Ejecutiva 11990, está disponible para inspección, revisión y reproducción del público, de ser solicitado, en el horario y lugar indicado en el último párrafo sobre recibo de comentarios de este aviso.

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

Los comentarios escritos deben ser recibidos por Vivienda en la siguiente dirección en o antes de 4 de enero de 2025: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461, y (787)274-2527 ext. 4320. Atención: Javier Mercado, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto puede ser revisada de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. Los comentarios también pueden enviarse por correo electrónico a [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Fecha: 27 de diciembre de 2024

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

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

## public notice

### Final Notice and Public Explanation of a Proposed Activity in a Wetland

Dr. Agroempresas Inc.  
PR-RGRW-00550

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has conducted an evaluation as required by the Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Re-Grow PR Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDBG-DR), Grant number B-17-DM-72-0001 and B-18-DP-72-0001. The proposed project, **PR-RGRW-00550**, is located at PR-154 Road, Lomas Expresos Ward, La Pica Sector, Farm 135 B, Santa Isabel, PR 00769; coordinates 18.022434, -66.337285 and within the wetland. The extent of the wetland was determined using data from the National Wetland Inventory (NWI) mapper, which can be found at <https://wvprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. The proposed project includes the purchase and installation of two greenhouses, a fence and a storage warehouse on a farm that is approximately 2.5 acres. The proposed fence is the only project activity that will intersect the nearby riverine wetland. The fence will extend approximately 663 feet along the eastern border of the parcel, and will be constructed out of galvanized round posts and cyclone chain link. The fence will cross a freshwater forested/shrub wetland in the northern section and potentially adversely impact 0.000547 acres of the wetland. There are potential adverse effects of constructing within or near a wetland, such as losing floodwater retention, loss of scientific assets, loss of cultural resources, habitat loss, and recreational loss.

PRDOH has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing wetland: (1) locate the actions outside of the wetlands, (2) find alternative methods to accomplish the proposed objective, and (3) take no action. Alternative 1 - The applicant would start and stop the fence on opposite sides of the wetland. This alternative would not allow the applicant to enclose the entire border of the property and would leave a portion of the border accessible to the outside. This would result in negligible to equivocal improvements to natural values as the wetland would remain untouched. Social values would be unaffected by this alternative on the basis of aesthetics as this portion of the fence will be obstructed by trees. This alternative would negatively affect economic values because it would not allow the applicant to enclose the entire property and serve its intended purpose. Alternative 2 - The applicant could construct the replacement fence out of wood. A wooden fence will not allow floodwaters to pass as efficiently as the proposed cyclone fence, thus negatively impacting natural values. Wooden fences are more expensive than chain link. Therefore, this alternative reduces the economic value of the project because it would raise the cost of construction. Social values would be negatively affected by this alternative on the basis of environmental justice as wooden fences are more expensive and would not allow the applicant to recover as efficiently. Alternative 3 - If no action is taken no wetlands would be affected, but the applicant would not receive funding to replace their fence. This alternative would have no effect on natural values. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivocal positive impact on environmental conditions. 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. Finally, the fence must be constructed within the wetland as it is a replacement of an old fence, and it will be used as a physical border on the property. The project will minimize potential impacts to wetlands by requiring applicant contractors to implement appropriate best management practices (BMPs; including erosion and sedimentation control measures) during construction activities. As a site-specific condition, the applicant will not install fence posts in the stream channel. The cyclone fence will allow the passage of floodwaters. Compliance with all state and local wetland protection procedures has been achieved.

PRDOH has reevaluated the alternatives to building in the wetland and has determined that it has no practicable alternative to wetland development. Environmental files that document compliance with Executive Order 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

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

Written comments must be received by PRDOH at the following address on or before January 4, 2025: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461, and (787)274-2527 ext. 4320. Attention: Javier Mercado, Permits and Environmental Compliance Specialist. A full description of the project may also be reviewed from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. Comments may also be submitted via email at [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Date: December 27, 2024

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

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

# **Radon Attachments**



August 20, 2024

Mrs. Carmen R. Guerrero Pérez  
Director  
Caribbean Environmental Protection Division  
City View Plaza II – Suite 7000  
#48 Rd. 165 km 1.2  
Guaynabo, PR 00968-8069

Via email: [guerrero.carmen@epa.gov](mailto:guerrero.carmen@epa.gov)

**RE: Request for information regarding available data on radon testing and levels within Puerto Rico**

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

**Radon testing data** – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

**Reports and assessments** – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

**Policies and guidelines** – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

**Historical data** – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc: Mr. Oleg Povelko, [Povelko.Oleg@epa.gov](mailto:Povelko.Oleg@epa.gov)  
Mr. Matthew Lantila, [lantila.matthew@epa.gov](mailto:lantila.matthew@epa.gov)



August 20, 2024

Dr. Silvina Cancelos  
Professor  
College of Engineering  
University of Puerto Rico – Mayagüez Campus  
259 Norte Blvd. Alfonso Valdés Cobián  
Mayagüez, Puerto Rico

Via email: [silvina.cancelos@upr.edu](mailto:silvina.cancelos@upr.edu)

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Sincerely,

William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc: Dr. Carlos Marín, [carlos.marin3@upr.edu](mailto:carlos.marin3@upr.edu)



August 20, 2024

Dr. Jessica Izarry  
Director  
Office of Island Affairs  
U.S. Centers for Disease Control and Prevention  
1324 CII Canada, San Juan, 00920  
Guaynabo, PR 00968-8069

Via email: [OIA@cdc.gov](mailto:OIA@cdc.gov)

**RE: Request for Information regarding available data on radon testing and levels within Puerto Rico**

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Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00918 | PO Box 21365 San Juan, PR 00928-1365  
Tel. (787) 274-2527 | [www.viviendap.rg.pr.gov](http://www.viviendap.rg.pr.gov)

CDBG-DR/MIT Program  
Request for Information in relation with HUD CPD-23-103 for Puerto Rico  
Page 2 / 2

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Sincerely,

  
William O. Rodríguez Rodríguez, Esq.  
Secretary



August 20, 2024

Mrs. Anais Rodríguez  
Secretary  
Puerto Rico Department of Natural Resources  
Carretera 8838, km. 6.3, Sector El Cinco,  
Río Piedras San Juan, PR 00926

Via email: [anais.rodriguez@dma.pr.gov](mailto:anais.rodriguez@dma.pr.gov)

**RE: Request for Information regarding available data on radon testing and levels within Puerto Rico**

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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CDBG-DR/MIT Program  
Request for Information in relation with HUD CPD-23-103 for Puerto Rico  
Page 2 / 2

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Sincerely,

  
William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc: Mr. Luis Márquez, [secretariogaire@dma.pr.gov](mailto:secretariogaire@dma.pr.gov)  
Eng. Amarilys Rosario, [aire@dma.pr.gov](mailto:aire@dma.pr.gov)  
Mrs. Elid Ortegá, [ortega@dma.pr.gov](mailto:ortega@dma.pr.gov)



August 20, 2024

Dr. Carlos R. Mellado López  
Secretary  
Puerto Rico Department of Health  
PO Box 70184  
San Juan, PR 00936-8184

Via email: [drCarlos.mellado@salud.pr.gov](mailto:drCarlos.mellado@salud.pr.gov)

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Sincerely,

William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc: Mr. Raúl Hernández Dabla, [rahernandez2@salud.pr.gov](mailto:rahernandez2@salud.pr.gov)



August 20, 2024

Mrs. Holly Weyers  
Regional Director, Southeast – Puerto Rico  
US Geological Survey  
3916 Sunset Ridge Road  
Raleigh, NC 27607

Via email: [hsweyers@usgs.gov](mailto:hsweyers@usgs.gov)

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Sincerely,

William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc: Mr. R. Randall Schumann, [rschumann@usgs.gov](mailto:rschumann@usgs.gov)

**From:** Charp, Paul (CDC/NCEH/DEHSP) <pac4@cdc.gov>  
**Sent:** Tuesday, September 3, 2024 6:36 AM  
**To:** Miranda, Sandra (CDC/PHIC/DPS); Irizarry, Jessica (CDC/PHIC/DPS); Rzeszotarski, Peter (CDC/NCEH/DEHSP); Vinson, D. Aaron (CDC/NCEH/DEHSP)  
**Cc:** Kostak, Liana (CDC/PHIC/DPS); Vazquez, Germaine (CDC/NCEH/DEHSP)  
**Subject:** RE: REHi: Puerto Rico Request for Information- Randon testing and levels

Good morning, Sandra and others,

In response to the request from Mr. William Rodriguez of the Department of Housing, Government of Puerto Rico, I have reviewed all the available data within the CDC National Environmental Public Health Tracking Network system for data related to radon in Puerto Rico. In addition to the tracking data available on the internet, I also reached out to Mr. Aaron Vinson of the NCEH Tracking Branch.

I was not able to find any data in the CDC systems and this was confirmed by Mr. Vinson. We also reached out the US Environmental Protection Agency who indicated they had no radon data in their systems. Please relay this information to Mr. Rodriguez in your response to his requests

If you have any additional questions, please contact me.

Thank you and best regards,

Paul A. Charp, Ph.D., Fellow, HPS  
Senior Health Physicist  
Emerging Environmental Hazards and Health Effects Branch (EEHHEB)  
Division of Environmental Health Science and Practice (DEHSP)  
National Center for Environmental Health (NCEH)  
Centers for Disease Control and Prevention (CDC)  
pcharp@cdc.gov  
770-488-0723 office  
404.388.0614 Cell



**From:** Schumann, R. Randall <rschumann@usgs.gov>  
**Sent:** Wednesday, August 21, 2024 4:39 PM  
**To:** Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Weyers, Holly S <hsweyers@usgs.gov>  
**Cc:** Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>  
**Subject:** RE: Request for Information- Radon testing and levels

Dear Ms. Medina Smaine,

In the early 1990s the U.S. Geological Survey (USGS) conducted geologic assessments of radon potential for all 50 states and the territories of Guam and Puerto Rico, in collaboration with the U.S. EPA. I conducted the geologic radon potential assessment for Puerto Rico. The PDF file of the report is too large to attach to this message but it can be obtained at <https://pubs.usgs.gov/of/1993/0292k/report.pdf>. The USGS did not conduct indoor radon testing and we did not conduct field studies associated with this assessment; it was based on existing data. Mr. David Saldana of the Puerto Rico Department of Health kindly provided us with data for 610 homes that were tested for indoor radon by his agency between 1993 and 1995, which are summarized in the report. I am not aware of any other radon-related geologic studies conducted in the Commonwealth of Puerto Rico by the U.S. Geological Survey.

Best regards,

R. Randall Schumann  
Scientist Emeritus  
U.S. Geological Survey  
Geosciences and Environmental Change Science Center  
Denver, Colorado, USA  
[rschumann@usgs.gov](mailto:rschumann@usgs.gov)  
<https://www.usgs.gov/staff-profiles/r-randall-schumann>

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**From:** Raul Hernandez Doble <rhernandez2@salud.pr.gov>  
**Sent:** Wednesday, August 21, 2024 2:13:31 PM  
**To:** Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Dr. Carlos Mellado <drcarlos.mellado@salud.pr.gov>  
**Cc:** Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Mayra Toro Tirado <mtoro@salud.pr.gov>  
**Subject:** RE: [EXTERNAL]Request for Information- Radon testing and levels

Good afternoon. Ms. Medina

I regret to inform that we do not have any recent information on radon testing, since we do not have a certified radiation laboratory certified for radon testing. There are companies that sell test kits available online that can be done and mailed to a testing laboratory. There are also lists of radon contractors and these companies that process radon testing cartridges with instructions, on the Environmental Protection Agency Indoor air Quality web page. The last radon study in Puerto Rico done by the PR Department of Health was done on the year 1993.

Raul Hernandez Doble  
Director, Seccion Salud Radiologica  
Division de Salud Ambiental  
Secretaria Auxiliar para la Vigilancia y la Proteccion de la Salud Publica  
[rhernandez2@salud.gov.pr](mailto:rhernandez2@salud.gov.pr)  
Phone: (787)765-2929 ext. 3210

---

**From:** Reyes, Brenda <Reyes.Brenda@epa.gov>  
**Sent:** Wednesday, September 18, 2024 11:48 AM  
**To:** Cesar O Rodriguez Santos <cesarrodriguez@drna.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Silvana Cancelos Mancini <silvana.cancelos@upr.edu>; Melanie Medina Smaine <mmedina@vivienda.pr.gov>  
**Cc:** Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Povetko, Oleg (he/him/his) <Povetko.Oleg@epa.gov>  
**Subject:** RE: Request for Information- Randon testing and levels

Saludos.

La EPA esta trabajando una respuesta a su petición. Se sometió borrador a la directora y el subdirector para su aprobación y firma.

Brenda Reyes Tomassini  
Public Affairs  
U.S. EPA  
Region 2  
Caribbean Environmental Protection Division  
(787) 977-5869/(787) 977-5865  
Mobile: 202-834-1290

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**From:** Silvana Cancelos Mancini <[silvana.cancelos@upr.edu](mailto:silvana.cancelos@upr.edu)>  
**Sent:** Friday, September 6, 2024 15:04  
**To:** Melanie Medina Smaine <[mmedina@vivienda.pr.gov](mailto:mmedina@vivienda.pr.gov)>  
**Cc:** Elaine Dume Mejia <[Edume@vivienda.pr.gov](mailto:Edume@vivienda.pr.gov)>; Luz S Colon Ortiz <[Lcolon@vivienda.pr.gov](mailto:Lcolon@vivienda.pr.gov)>; Aldo A. Rivera-Vazquez <[aarivera@vivienda.pr.gov](mailto:aarivera@vivienda.pr.gov)>; Maritza Rosa Olivares <[maritzarosaolivares@drna.pr.gov](mailto:maritzarosaolivares@drna.pr.gov)>; Reyes, Brenda <[Reyes.Brenda@epa.gov](mailto:Reyes.Brenda@epa.gov)>; Povetko, Oleg <[Povetko.Oleg@epa.gov](mailto:Povetko.Oleg@epa.gov)>  
**Subject:** Re: Request for Information- Randon testing and levels

Estimada Melanie Medina

Quería dejarte saber que recibimos su correo el 21 de agosto al igual que el de Maritza Rosa el pasado 4 de septiembre. Ya las personas involucradas de EPA, junto conmigo y el Dr. Marín estamos al tanto del asunto y estamos trabajando para poder enviarles la información.

Atentamente

Silvana Cancelos  
Professor  
Associate Director  
Mechanical Engineering Department  
University of Puerto Rico - Mayaguez  
Call BOX 9000 Mayaguez PR 00680  
Tel: 787-832-4040 ext 5956  
email: [silvana.cancelos@upr.edu](mailto:silvana.cancelos@upr.edu)



Bubble Dynamics Lab  
University of Puerto Rico - Mayaguez



EPA REGION 2  
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

**VIA EMAIL**

William O. Rodriguez Rodriguez, Esq.  
Secretary  
Puerto Rico Department of Housing  
Barbosa Ave. 606 Building Juan C. Cordero  
San Juan, PR 00917  
Email: W.Rodriguez@vivienda.pr.gov

**RE: EPA Response to August 20, 2024 request for information of data on radon testing and levels in Puerto Rico**

Dear Honorable Secretary Rodriguez Rodriguez:

This communication is in response to your letter of August 20, 2024 addressed to the Puerto Rico Department of Natural and Environmental Resources (DNER) and referred to the U.S. Environmental Protection Agency (EPA) regarding available data on radon testing and levels within Puerto Rico.

EPA's National Radon Action Plan 2021–2025 sets a goal for the nation to find, fix and prevent high indoor radon levels in 8 million buildings by 2025 and prevent 3,500 lung cancer deaths per year. Under this Plan, leaders from across multiple sectors are working together to plan, guide, and sustain nationwide action to prevent exposure to radon.

Due to the lack of data in Puerto Rico, EPA undertook an investigation in collaboration with the University of Puerto Rico-Mayaguez (UPRM) Campus, Departments of Civil Engineering and Surveying and Mechanical Engineering, to find out if radon presented a problem in Puerto Rico. Up until 2021, the only data we had for Puerto Rico was a 1993-1995 mail-in radon screening study referred to by the U.S. Geological Survey report (USGS, 1995) in which the USGS concluded that several areas of Puerto Rico have the geologic potential to generate indoor radon levels exceeding the EPA Action Level of 4 pCi/L (picocuries per liter), perhaps locally reaching very high levels above 50 pCi/L, if a house construction and

ventilation allow for soil-gas radon to enter and concentrate within the structure.<sup>1</sup> According to the USGS report, most of these areas are located in the northwest part of the island. Please note that the actual 1993-1995 study documentation is not available to the EPA.

Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered devices) are impractical in Puerto Rico because of high humidity and power outages. The recovery and rebuilding of communities following the aftermath of 2017 Hurricanes Irma and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastian, Lares, Ciales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadilla, Isabela, Quebradillas, Barceloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) standards of practice (ANSI/AARS, 2019). The sampling was designed in two stages: scoping and confirmatory sampling. The scoping sampling was conducted using Corentium Home (CH) electronic monitors and E-Perm systems. Locations measuring above the EPA Action Level of 4 pCi/L with CH were measured at the second stage of the sampling using RAD7 and Corentium Pro Continuous Radon Monitors (CRMs). Nationally certified radon sampling professionals led by one such professional from the UPRM conducted confirmatory sampling in the second stage. Also, during the study, the nationally certified radon mitigation professionals inspected several homes with elevated indoor radon levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in 2020. EPA and UPRM continue to work on the project, however, results have not been finalized, and no scientific report has been published yet. Unfortunately, EPA cannot share preliminary data at this time because it contains privileged information. Nevertheless, preliminary data from the study does show homes with levels over 4 pCi/L (EPA Action Level) that might need mitigation to protect the health of their inhabitants.

Although many states have developed laws and regulations governing radon disclosure, certification, and mitigation, Puerto Rico lacks legislation or mandatory radon testing provisions for new construction, remodeling, selling or buying homes. Given this loophole and aiming to answer your request, the EPA can provide information on Best Management Practices for sampling indoor radon in Puerto Rico.

<sup>1</sup> Reference: USGS. Geologic Radon Potential of Guam and Puerto Rico, Report 93-292-K. Washington, DC: USGS. Retrieved 9/11/2024, from <https://pubs.usgs.gov/of/1993/0292k/report.pdf>.

CITY VIEW PLAZA II BUILDING, 7<sup>TH</sup> FLOOR  
ROUTE 185 GUAYNABO, PR 00988

2

If you have any questions or need any additional information, please contact me at 787-977-5865 or [guerrero.carmen@epa.gov](mailto:guerrero.carmen@epa.gov) or have your staff contact Reyes, Brenda at [reyes.brenda@epa.gov](mailto:reyes.brenda@epa.gov) or (787) 977-5869.

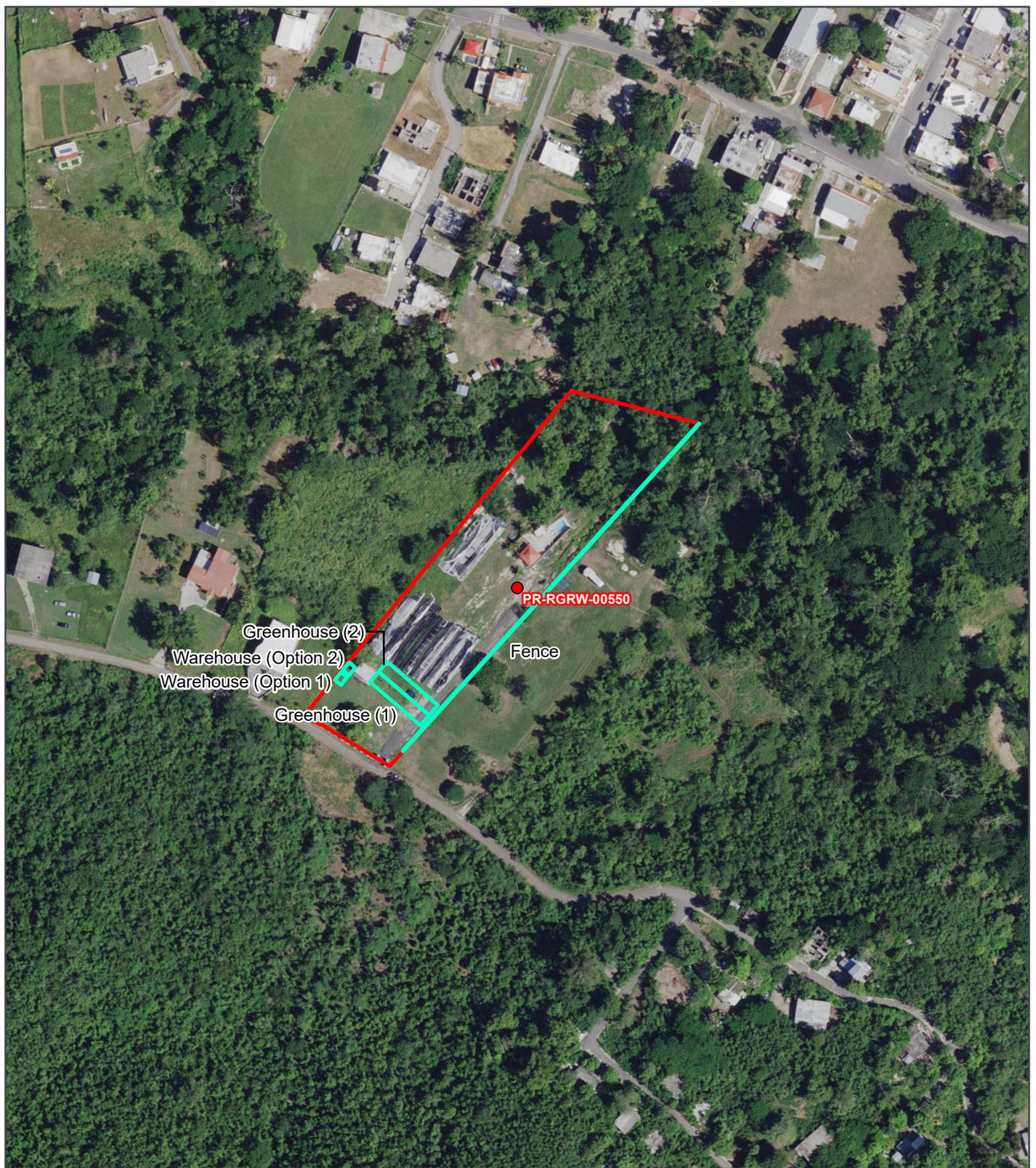
Sincerely,

**CARMEN  
GUERRERO  
PEREZ**

Carmen R. Guerrero Pérez  
Director

Digitally signed by  
CARMEN GUERRERO PEREZ  
Date: 2024.09.23 09:41:39  
-0400

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REGROW PROGRAM

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

Applicant ID: PR-RGRW-00550

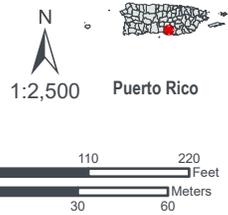


- Site
- Site Parcel
- Project Footprint (Option)
- Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone X (500-year floodplain)
- Zone/BFE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

Carretera 154 km Lomas Expresos Sector  
La Pica Finca 135 B  
Santa Isabel, PR 00769

Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: [https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico\\_ABFE\\_1PCT/MapServer](https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer)  
Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: ABFE 1Pct  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

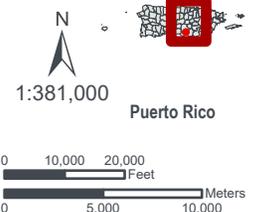
Applicant ID: PR-RGRW-00550



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

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://geodata.bts.gov/>  
Base Map: ESRI ArcGIS Online,  
accessed June 2024  
Updated: 6/27/2024  
Layout: Airport Hazards  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

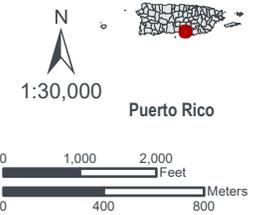
Applicant ID: PR-RGRW-00550



- Site
- Otherwise Protected Area
- System Unit

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>  
Base Map: ESRI ArcGIS Online, accessed June 2024  
Updated: 6/27/2024  
Layout: Coastal Barrier Resources System





REGROW PROGRAM

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

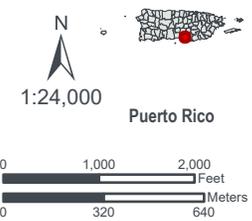
Applicant ID: PR-RGRW-00550

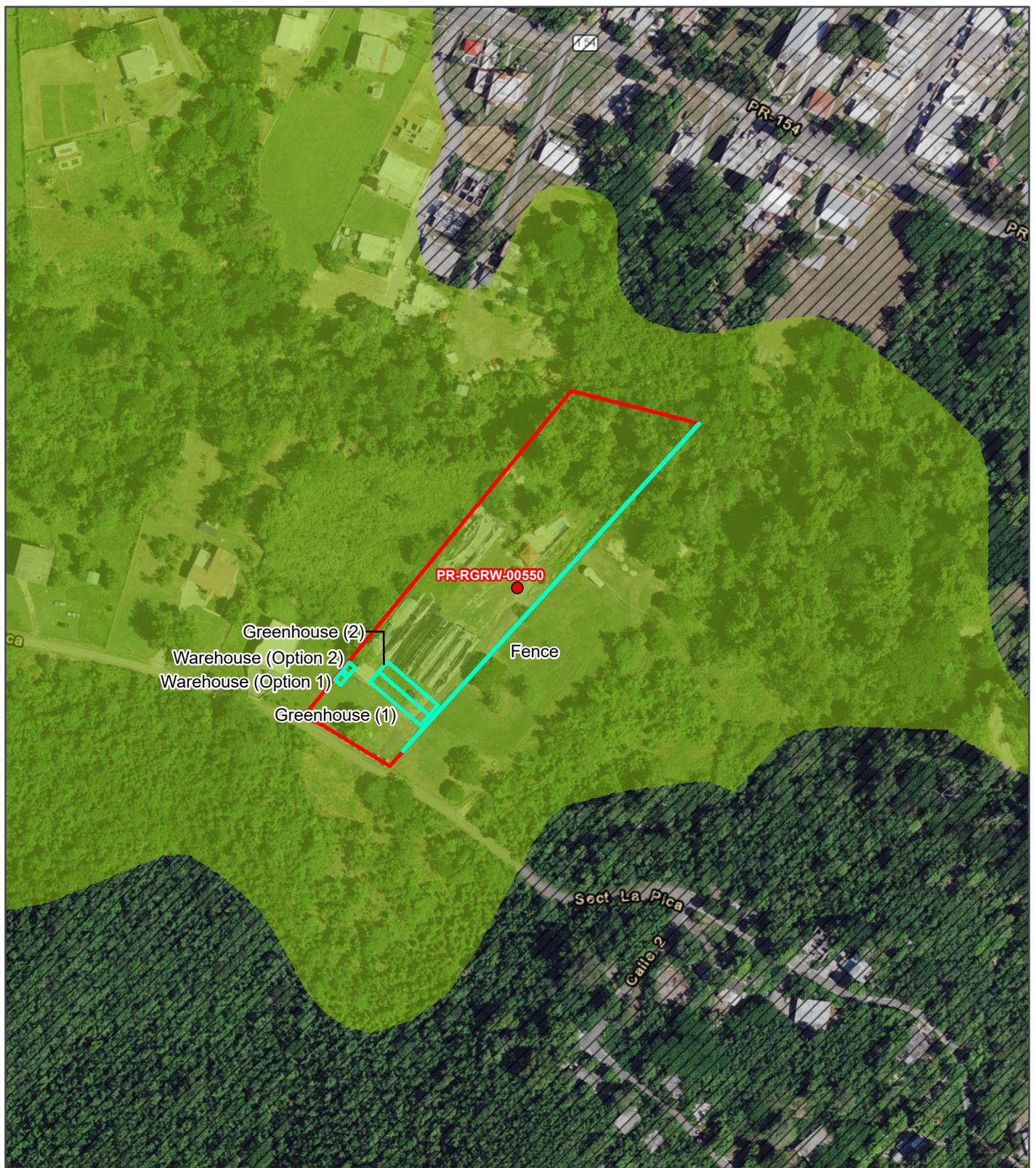


- Site
- Coastal Management Zone

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/BaseMap>: ESRI ArcGIS Online, accessed June 2024  
Updated: 6/27/2024  
Layout: Coastal Zone Management  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

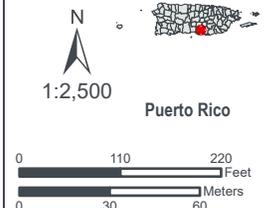
Applicant ID: PR-RGRW-00550

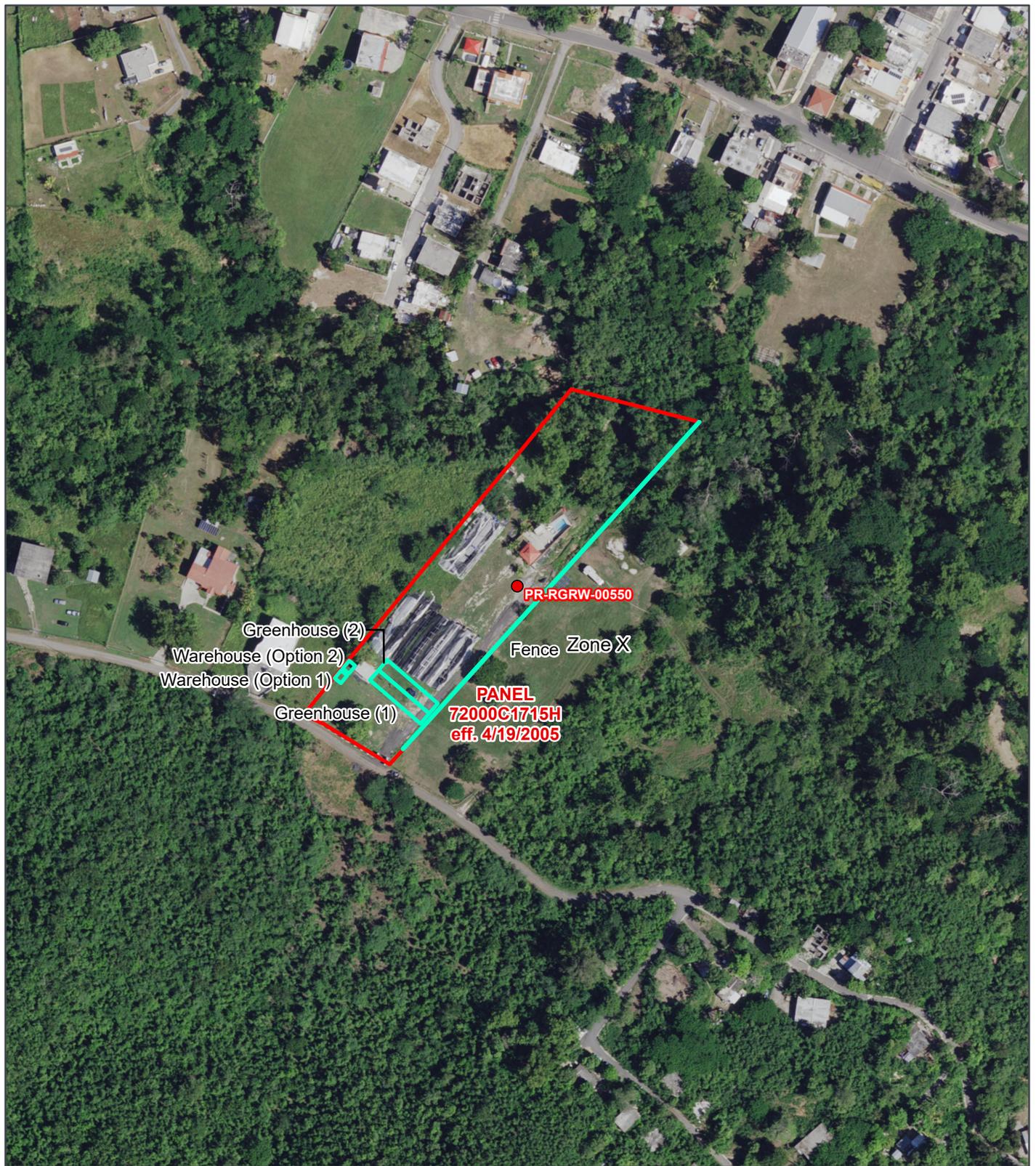


- Site
- Site Parcel
- Project Footprint (Option)
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained
- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime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

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://weboilsurvey.nrcs.usda.gov/app/>  
Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: Prime Farmland  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

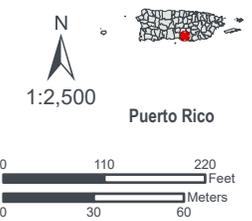
Applicant ID: PR-RGRW-00550

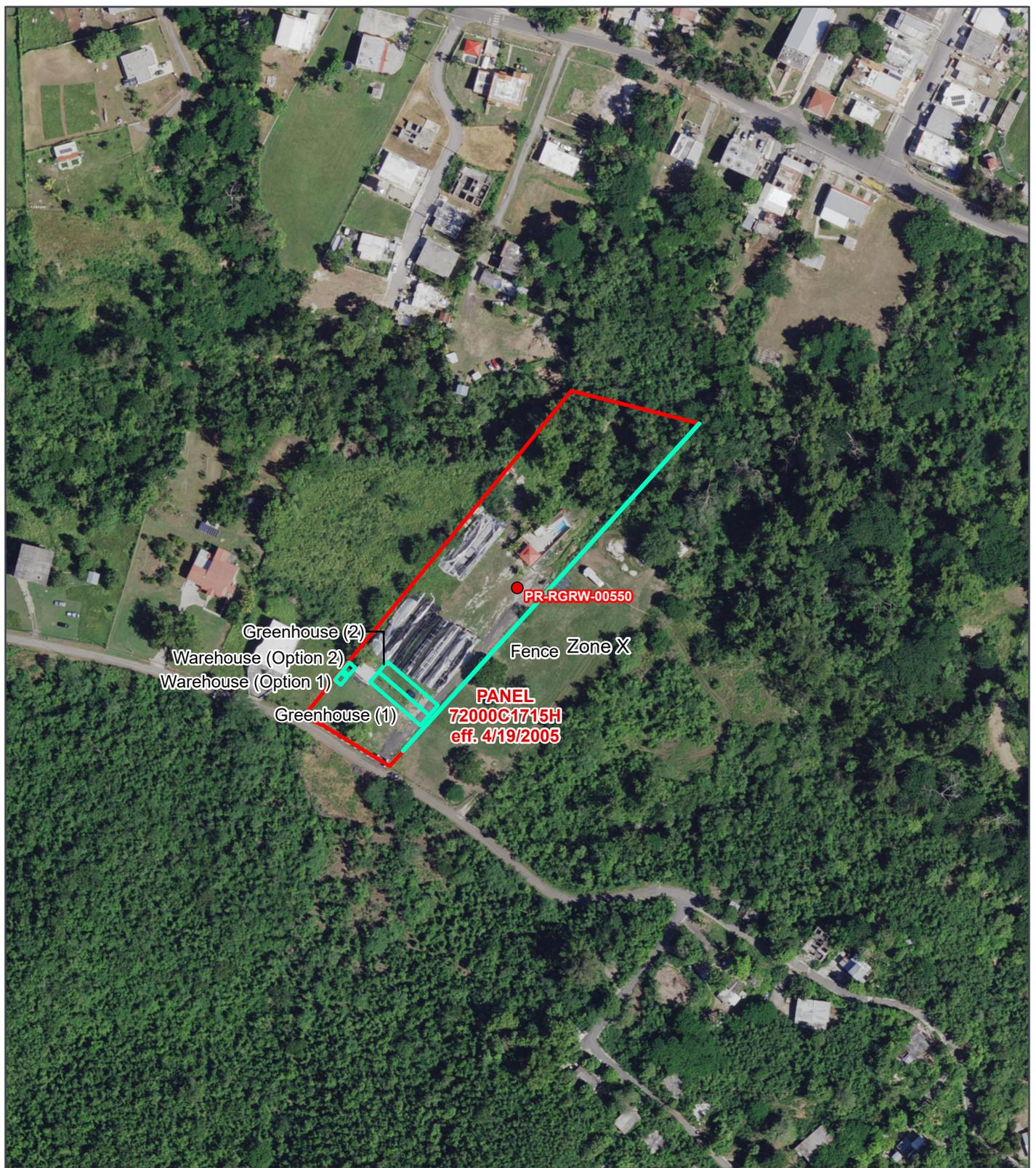


- Site
- Site Parcel
- Project Footprint (Option)
- Base Flood Elevations
- Zone A
- Zone AE
- Zone AH
- Zone AO
- Zone VE
- Floodway
- Zone X - Shaded (500-year floodplain)
- Zone X - Unshaded
- Area Not Included
- Open Water

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>  
Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: Effective Floodplain  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

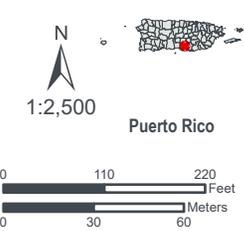
Applicant ID: PR-RGRW-00550

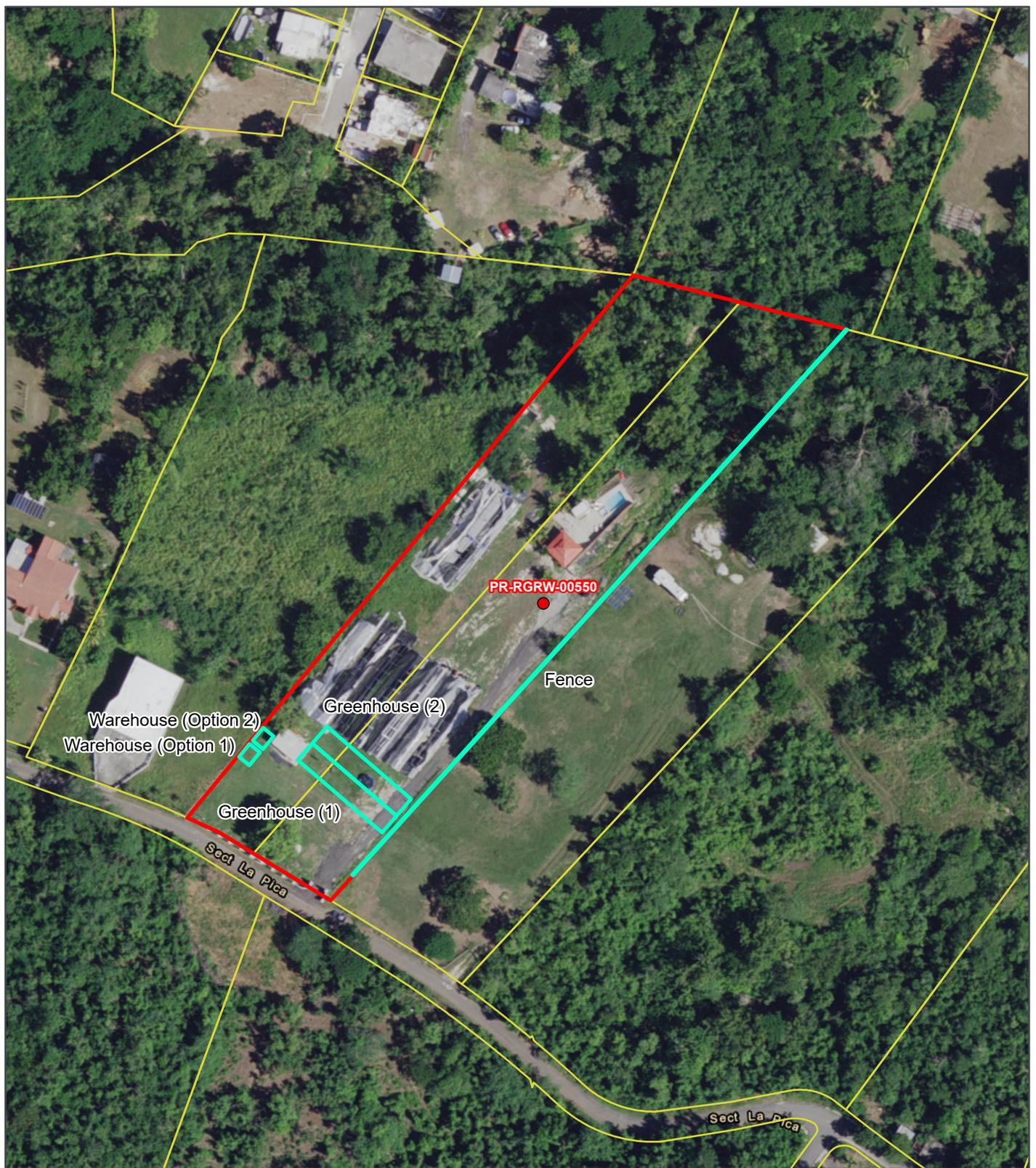


- Site
- Site Parcel
- Project Footprint (Option)
- Base Flood Elevations
- Zone A
- Zone AE
- Zone AH
- Zone AO
- Zone VE
- Floodway
- Zone X - Shaded (500-year floodplain)
- Zone X - Unshaded
- Area Not Included
- Open Water

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>  
Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: Effective Floodplain  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

**Figure A-2:  
Site Vicinity**

Applicant ID: PR-RGRW-00550



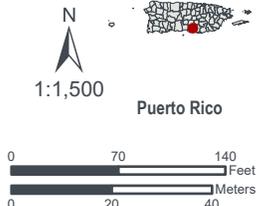
- Site
- Site Parcel
- Project Footprint (Option)

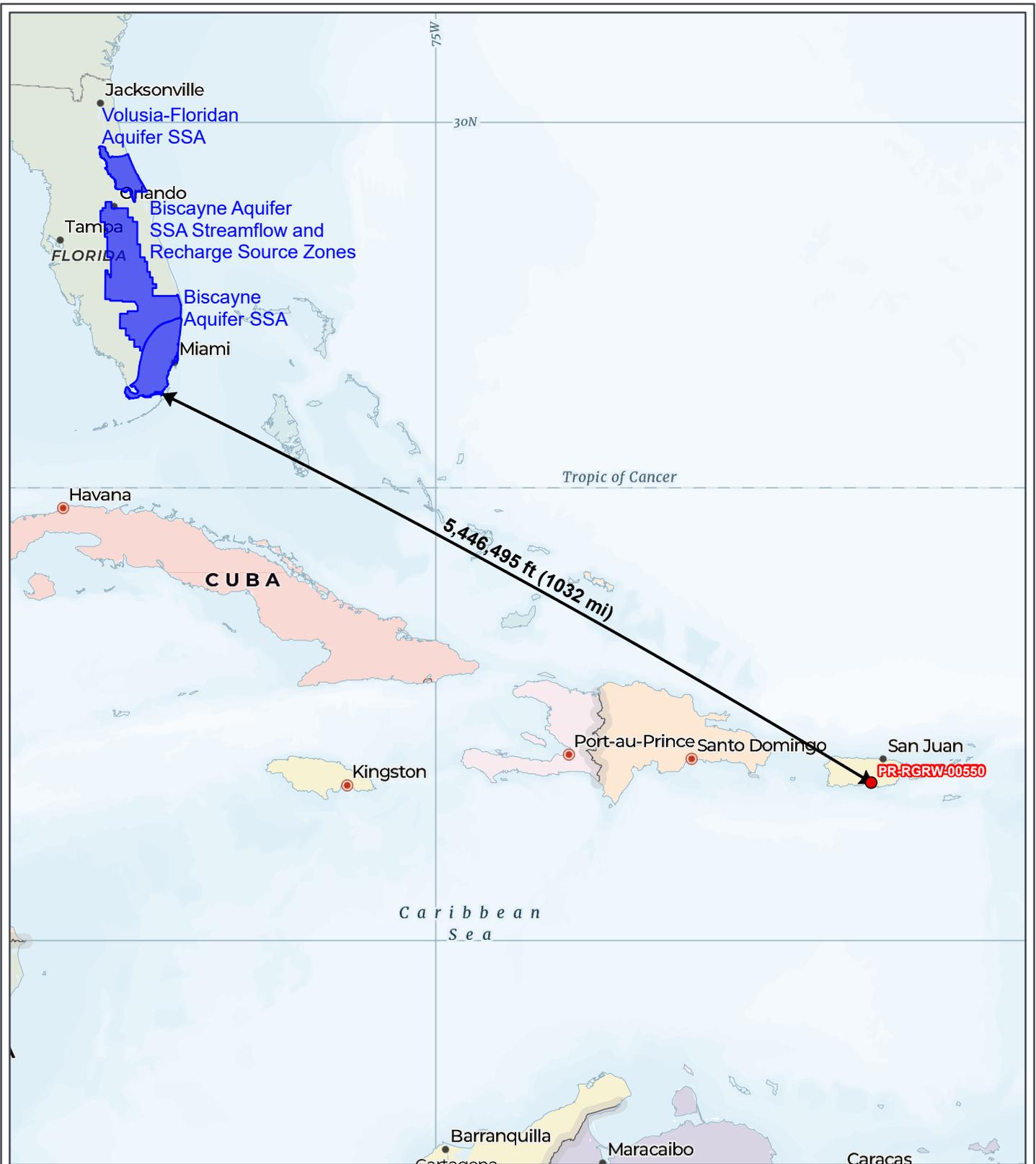
Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769

Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024

Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

Applicant ID: PR-RGRW-00550

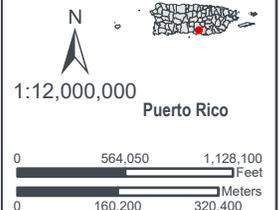


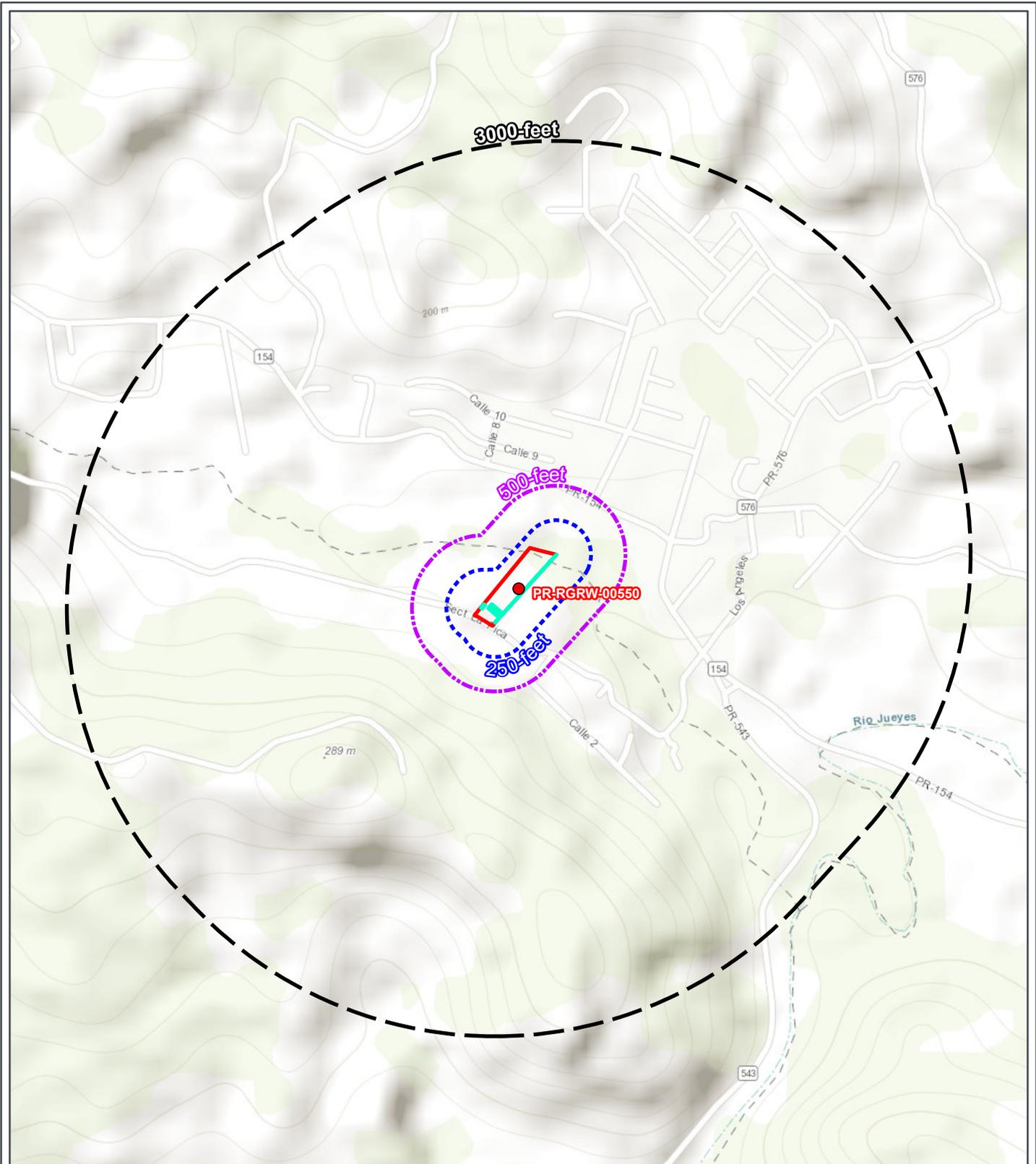
- Site
- Sole Source Aquifers

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

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://services.arcgis.com/cJ9YHowT8TU7DUyn/arcgis/rest/services/SoleSourceAquifers/FeatureServer>  
Base Map: ESRI ArcGIS Online, accessed June 2024  
Updated: 6/27/2024  
Layout: Sole Source Aquifers  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

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

Applicant ID: PR-RGRW-00550



- Site
- Site Parcel
- Project Footprint (Option)
- Buffer (250-foot)
- Buffer (500-foot)
- Buffer (3000-foot)
- Water dischargers
- Toxic Substances Control Act
- Toxic releases
- Superfund
- Hazardous waste
- Brownfields
- Air pollution

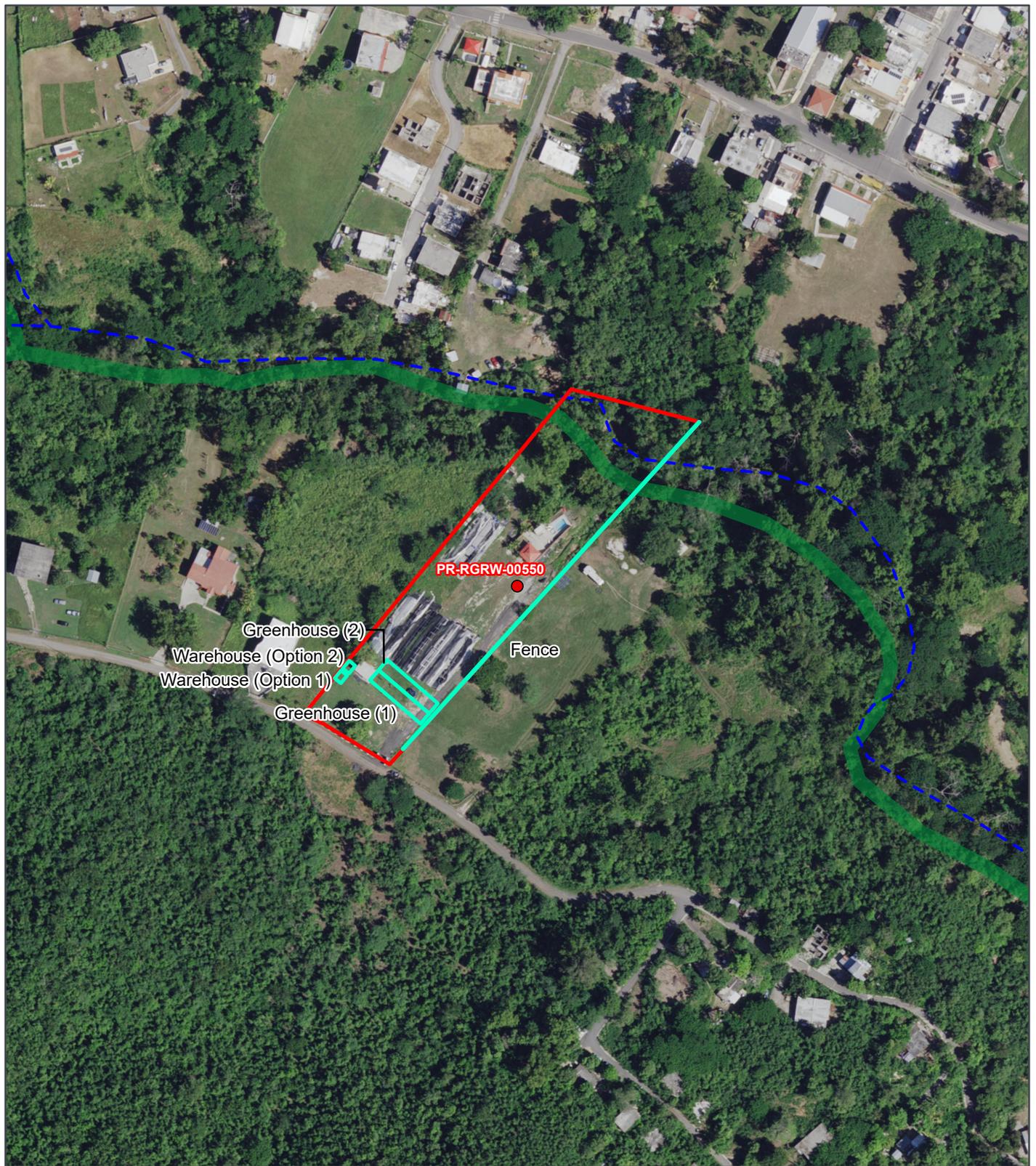
Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/MapServer>  
Base Map: ESRI ArcGIS Online, accessed July 2024  
Updated: 7/3/2024  
Layout: Contamination and Toxic Substances

N

1:12,000

Puerto Rico



REGROW PROGRAM

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

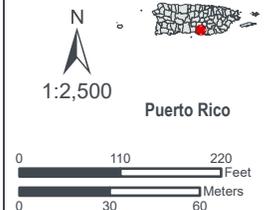
Applicant ID: PR-RGRW-00550



- 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 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Center of Map:  
66.337084°W 18.022296°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>  
<https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: USA NAIP Imagery  
Imagery Year: 2022  
Updated: 7/3/2024  
Layout: Wetlands Protection





REGROW PROGRAM

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

Applicant ID: PR-RGRW-00550



- Site
- National Wild and Scenic River

Carretera 154 km Lomas Expresos  
Sector La Pica Finca 135 B  
Santa Isabel, PR. 00769  
Parcel ID: 393-026-005-93-000 &  
393-026-005-94-000  
Parcel Center:  
66.337084°W 18.022296°N

Data Source: [https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW\\_WildScenicRiverSegments\\_01/mapserver](https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/mapserver)  
Base Map: ESRI ArcGIS Online, accessed June 2024  
Updated: 6/27/2024

