



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
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-00463-W

HEROS Number: 900000010392711

Start Date: 04/16/2024

State / Local Identifier:

Project Location: , San Sebastian, PR 00685

Additional Location Information:

The project is located at latitude 18.376952, longitude -67.029986 at the address given above. Tax ID Number: 071-086-219-21-000

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

This project (PR-RGRW-00463-W) entails the award of a grant to E&F Development Inc., an agricultural business, at Carr. 445, Km 6.5, San Sebastian, Puerto Rico, 00685. Tax ID Number: 071-086-219-21-000. Coordinates (latitude 18.376952, longitude -67.029986). The proposed activities for E&F Development Inc. include the purchase and installation of a greenery vertical harvest container (a Farm in the City Module), and a shipping container for storage. Other items to be purchased include farm equipment (stainless steel worktable, three-bowl kitchen sink, kitchen faucet), and metal racks (will be used/installed inside the storage container). The greenery vertical harvest container (a Farm in the City module) will be located at 18.376915, -67.029953 and a shipping container at 18.376948, -67.030041. The shipping container will be placed on the bare ground and require no anchoring or pad. The Farm in the City Module will be placed on a prefabricated concrete base that will not be buried and will not require any ground leveling. The containers will be connected to existing electrical and water infrastructure. Electricity will be connected using above-ground connections to an existing breaker panel near the existing greenhouse. The water connections will require an approximately 73-foot (ft; 21 meters [m]) long water line buried between 1 ft (0.3 m) and 1.5 ft (0.45 m) below the ground. The water line will connect from an existing water connection located at the northwest corner of existing greenhouses to two cisterns (600 and 1000 gallons), distributing water as needed. A new wastewater line will be installed from the Farm in the City container to an existing septic tank which will be buried between 12 inches (in; 30.5 centimeters) and 18 in (45.7 cm). The project E&F Development Inc., PR-RGRW-00463-W has been evaluated in accordance with FR-6492-N-01. The activities identified 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 has been classified as 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: \$94,582.44

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$94,582.44

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 Species Act	We have reviewed the information provided and our files, and concur with PRDOH's determination that the proposed actions may affect but are not likely to adversely affect the Puerto Rican harlequin butterfly. The Service recommends PRDOH to implement the following conservation measures for this species: See attached USFWS Concurrence Letter for the recommended conservation measures for the Puerto Rican harlequin butterfly or its occupied host plant "prickly bush" (Oplonia spinosa) in the project areas.	N/A	

Determination:

<input type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT 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; Funds may be committed and drawn down after certification of this part 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, publish NOI/RROF and obtain "Authority to Use Grant Funds" (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)).

Preparer Signature:  Date: April 30, 2025

Name / Title/ Organization: Ricardo Espiet Lopez // / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature:  Date: 6/2/2025

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-00463-W

HEROS Number: 900000010392711

Start Date: 04/16/2024

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

State / Local Identifier:

RE Preparer: Ricardo Espiet Lopez

Certifying Office
r:

Grant Recipient (if different than Responsible Entity):

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: , San Sebastian, PR 00685

Additional Location Information:

The project is located at latitude 18.376952, longitude -67.029986 at the address given above. Tax ID Number: 071-086-219-21-000

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-00463-W) entails the award of a grant to E&F Development Inc., an agricultural business, at Carr. 445, Km 6.5, San Sebastian, Puerto Rico, 00685. Tax ID Number: 071-086-219-21-000. Coordinates (latitude 18.376952, longitude -67.029986). The proposed activities for E&F Development Inc. include the purchase and installation of a greenery vertical harvest container (a Farm in the City Module), and a shipping container for storage. Other items to be purchased include farm equipment (stainless steel worktable, three-bowl kitchen sink, kitchen faucet), and metal racks (will be used/installed inside the storage container). The greenery vertical harvest container (a Farm in the City module) will be located at 18.376915, -67.029953 and a shipping container at 18.376948, -67.030041. The shipping container will be placed on the bare ground and require no anchoring or pad. The Farm in the City Module will be placed on a prefabricated concrete base that will not be buried and will not require any ground leveling. The containers will be connected to existing electrical and water infrastructure. Electricity will be connected using above-ground connections to an existing breaker panel near the existing greenhouse. The water connections will require an approximately 73-foot (ft; 21 meters [m]) long water line buried between 1 ft (0.3 m) and 1.5 ft (0.45 m) below the ground. The water line will connect from an existing water connection located at the northwest corner of existing greenhouses to two cisterns (600 and 1000 gallons), distributing water as needed. A new wastewater line will be installed from the Farm in the City container to an existing septic tank which will be buried between 12 inches (in; 30.5 centimeters) and 18 in (45.7 cm). The project E&F Development Inc., PR-RGRW-00463-W has been evaluated in accordance with FR-6492-N-01. The activities identified 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 has been classified as CEST under the waiver.

Maps, photographs, and other documentation of project location and description:[PR-RGRW-00463-W IUGF.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-00463-W EFOR.docx](#)**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 EXEMPT 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; Funds may be committed and drawn down after certification of this part 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, publish NOI/RROF and obtain "Authority to Use Grant Funds" (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:[00463-SIG-PAGE\(1\).pdf](#)[00463-SIG-PAGE.pdf](#)**7015.15 certified by Certifying Officer****on:****7015.16 certified by Authorizing Officer****on:****Funding Information**

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
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: \$94,582.44

Estimated Total Project Cost: \$94,582.44

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards 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 airport is Rafael Hernandez International Airport located approximately 51,623.5 ft away. The nearest military airport is Luis Munoz Marin International Airport located approximately 351,747.8ft away. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act 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 44,928.5 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.
Flood Insurance Flood Disaster Protection Act of	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number 72000C0170H, effective on 4/19/2005: The structure or

1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		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.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality 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.
Coastal Zone Management Act 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 41,374.1 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 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. 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. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act 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.

Explosive and Flammable Hazards 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.
Farmlands Protection 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.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number 72000C0170H, effective on 4/19/2005: This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. 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 San Sebastian; therefore, PFIRM information was not available for the area and therefore not considered in the review.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(2004) 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.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<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 HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<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 this section. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is located 430,927.1 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.

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.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	We have reviewed the information provided and our	N/A		

	files, and concur with PRDOH's determination that the proposed actions may affect but are not likely to adversely affect the Puerto Rican harlequin butterfly. The Service recommends PRDOH to implement the following conservation measures for this species: See attached USFWS Concurrence Letter for the recommended conservation measures for the Puerto Rican harlequin butterfly or its occupied host plant "prickly bush" (<i>Oplonia spinosa</i>) in the project areas.			
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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. See attached USFWS Concurrence Letter for the recommended conservation measures for the Puerto Rican harlequin butterfly or its occupied host plant "prickly bush" (*Oplonia spinosa*) in the project areas.

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 airport is Rafael Hernandez International Airport located approximately 51,623.5 ft away. The nearest military airport is Luis Munoz Marin International Airport located approximately 351,747.8ft away. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PR-RGRW-00463-W Airports \(Military\).pdf](#)
[PR-RGRW-00463-W Airports \(Civilan\).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 44,928.5 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-00463-W 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-00463-W 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 72000C0170H, 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 41,374.1 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation[PR-RGRW-00463-W 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)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

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* (excluding radon) 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?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

☒ 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 agricultural.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

Yes

✓ No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

Radon testing is not feasible or practicable for this case, please see the attached Radon Memo.

File Upload:

[Radon Attachments.pdf](#)
[PR-RGRW-00463-W Radon Memo.docx](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

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. 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. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[PR-RGRW-00463-W Toxics.pdf](#)

[PR-RGRW-00463-W EFOR\(1\).docx](#)

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:

We have reviewed the information provided and our files, and concur with PRDOH's determination that the proposed actions may affect but are not likely to adversely affect the Puerto Rican harlequin butterfly. The Service recommends PRDOH to implement the following conservation measures for this species: See attached USFWS Concurrence Letter for the recommended conservation measures for the Puerto Rican harlequin butterfly or its occupied host plant "prickly bush" (*Oplonia spinosa*) in the project areas.

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-00463-W USFWS Package - FINAL.pdf](#)
[PR-RGRW-00463-W USFWS Concurrence Letter.pdf](#)
[PR-RGRW-00463-W Site Map.pdf](#)
[PR-RGRW-00463-W Endangered Species.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.)	7 CFR Part 658

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:

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-00463-W 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 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland protection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary**Compliance Determination**

Flood Map Number 72000C0170H, effective on 4/19/2005: This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. 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 San Sebastian; therefore, PFIRM information was not available for the area and therefore not considered in the review.

Supporting documentation

[PR-RGRW-00463-W 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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

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
----------------------------------	-----------------------------	------------------	--------------------------

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

(2004) 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-00463-W SHPO Consultation Package_updated.pdf](#)
[PR-RGRW-00463-W Historic.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

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

No

Screen Summary**Compliance Determination**

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. 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-00463-W 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

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

Yes

Screen Summary**Compliance Determination**

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.

Supporting documentation

[PR-RGRW-00463 Wetlands.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 430,927.1 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[PR-RGRW-00463-W 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



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/72131-Gen

Submitted Via Electronic Mail: jcperez@vivienda.pr.gov

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

Re: CDBG-DR PR-RGRW-00463- E & F
Development Inc., San Sebastián, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated February 13, 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 an agricultural storage container, farm equipment, and racks in a 9.9 acre farm, located at State Road PR-445, Km 6.5, (18°22'37.0"N 67°01'47.6"W) in the municipality of San Sebastián, Puerto Rico.

Using the U.S. Fish and Wildlife Service's (Service) Information for Planning and Consultation (IPaC) system, the PRDOH has determined that the proposed project site is located within the range of Puerto Rican boa (*Epicrates inornatus* now known as *Chilabothrus inornatus*) and Puerto Rican harlequin butterfly (*Atlantea tulita*).

The Caribbean Determination Key (DKey) in the IPaC application was used to evaluate the potential impacts of the proposed project on federally listed species (Project code: 2024-0030450). Based on the answers provided, a consistency letter was obtained for the Puerto Rican boa, which determined that the proposed actions for this project would have "No Effect" (NE) for this species. The Service acknowledges receipt of the NE DKey consistency letter for the Puerto Rican boa.

Based on the nature of the project, scope of work, information available and existing habitat, the PRDOH has determined that the proposed project may affect, but is not likely to adversely affect the Puerto Rican harlequin butterfly.

We have reviewed the information provided and our files, and concur with PRDOH's determination that the proposed actions may affect but are not likely to adversely affect the Puerto Rican harlequin butterfly. The Service recommends PRDOH to implement the following conservation measures for this species:

1. The contractor must inform all personnel about the potential presence of the Puerto Rican harlequin butterfly or its occupied host plant "prickly bush" (*Oplonia spinosa*) in the project areas. A pre-work meeting should inform all project personnel about the need to avoid harming this butterfly and its occupied host plant. Educational material (e.g., posters, flyers or signs with photos or illustrations of all the life stages of the Puerto Rican harlequin butterfly (i.e., eggs, caterpillar, chrysalids and adult, and its host plant) should be prepared and available to all personnel for reference.
2. Before starting any project activity, including removal of vegetation and earth movement, the contractor must clearly delineate the boundaries of the working area in the field to avoid unnecessary habitat impacts. Once the project areas are clearly marked, and before any work activity, including site preparation, personnel with knowledge and ability to identify the Puerto Rican harlequin butterfly (all life stages) and the "prickly bush" must survey the areas where the work will be performed for the presence of the species and its host plant. It is important to note that the Puerto Rican harlequin butterfly can be observed year-round in all its life stages; thus, oviposition (egg-laying) may occur at any time during the year.
3. If the "prickly bush" is present on the project site, try to avoid cutting it off, even if no eggs, caterpillars, or chrysalids are present.
4. If there is no prickly bush within the project area, and the butterfly is observed flying within the project area, do not harass, harm, pursue, wound, kill, trap, capture, collect, or attempt to engage in any such conduct, the species.
5. Adult butterflies are often observed flying near the host plant as part of their mating behavior and laying eggs. Project-related activities must stop if the prickly bush is found in the project area and the Puerto Rican harlequin butterfly is observed flying in that same area. A temporary 50-meter (164 feet) buffer zone of no activity or human disturbance should be established and clearly marked around that prickly bush until the butterfly moves out on its own.
6. Once the Puerto Rican harlequin butterfly has moved away, within a period of 24 to 36 hours, a search of the prickly bush that has been buffered should be conducted to determine the presence of any eggs, caterpillars, or chrysalids of the butterfly on the plant. The contractor or the Applicant should send a report of the observation and its findings to caribbean_es@fws.gov after the 36-hour search is concluded.
7. If, after the initial search or after the 24 to 36-hour search, any life stage of the Puerto Rican harlequin butterfly is found in the prickly bush, take the following actions:
 - Clearly mark the host plant with flagging tape.
 - Establish a 10-meter (32-foot) buffer zone around the bush to protect it.

- Eggs are typically found on the prickly bush's newly grown, tender branches. Once an egg hatches, the caterpillar moves and feeds throughout the bush. Therefore, avoid cutting off the prickly bush within the project site even if no eggs, caterpillars, or chrysalids are present.
 - Work within the 10-meter buffered area may resume when no signs of any live life stage of the butterfly are detected, which usually takes approximately 60 to 120 days.
8. For all Puerto Rican harlequin butterfly sightings (all life stages), the time and date of the sighting and the specific location where the butterfly was found must be recorded. Data should also include a photo of the butterfly (if possible) and the habitat where it was observed, site GPS coordinates, and comments on how the butterfly was detected and its behavior. All Puerto Rican harlequin butterfly sighting reports should be sent to the USFWS Caribbean Ecological Service Field Office at caribbean_es@fws.gov.
9. For questions regarding the Puerto Rican harlequin butterfly, the Point of Contacts are:
- José Cruz-Burgos, Endangered Species Coordinator:
- Mobile: 305-304-1386
 - Office phone: 786-244-0081
 - Office Direct Line: 939-320-3120
 - Email: jose_cruz-burgos@fws.gov

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

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

Sincerely,

**ROBERT
TAWES**

Digitally signed by
ROBERT TAWES
Date: 2024.04.09
19:06:50 -04'00'

For Robert Tawes
Acting Field Supervisor

dr

February 8, 2024

Edwin E Muñiz Field Supervisor
U.S. Fish and Wildlife
Service PO Box 491
Boquerón, Puerto Rico 00622
Email: caribbean_es@fws.gov

Dear Mr. Muñiz:

Horne, on behalf of the Puerto Rico Department of Housing (PRDOH), 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 Re-Grow project. PR-RGRW-00463 is located at Carr. 445, Km 6.5, San Sebastián, PR 00685. The project coordinates are latitude 18.37695, and longitude -67.02999. A map of the project site location can be found in Appendix A, Figure 1.

The proposed project in question, PR-RGRW-00463, is requesting funding under the Re-Grow PR Urban-Rural Agriculture Program (Re-Grow). The goal of the Re-Grow program is to build agricultural capacity and focus on promoting and increasing food security island-wide and enhancing and expanding agricultural production related to economic revitalization and sustainable development activities. The projected scope of work includes the purchase and installation of an agricultural container (will be anchored using prefab concrete bases and connected to existing utilities), the placement of a storage container (placed on the ground and utilities will be hooked up), farm equipment, and racks.

Using the Information for Planning and Consultation (IPaC) system, we have determined that the proposed project lies within the range of the following federally listed species and critical habitats:

Name of the species	Threatened/Endangered/Candidate
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered
Puerto Rican Harlequin Butterfly (<i>Atlantea tulita</i>)	Threatened

Critical Habitat
There are no critical habitats at this location.

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:

Name of the species	Effect Determination	Conservation Measures that will be implemented
Puerto Rican Boa (Chilabothrus inornatus)	No effect (NE)	N/A
Puerto Rican Harlequin Butterfly (Atlantea tulita)	Not Likely to Adversely Affect (NLAA)	N/A

Critical Habitat
There are no critical habitats at this location.

In order to complete the informal consultation process, we are requesting your concurrence for the **NE and NLAA** determinations included in this letter. Attached to this letter, we are including the documents used to reach our ‘**No Effect**’ and ‘**Not Likely to Adversely Affect**’ determinations for the listed species. If more information is required, please contact Allison Cullett at Allison.Cullett@horne.com.

EXECUTIVE SUMMARY:

Existing Habitat Conditions at Project Area:

According to the U.S. Geological Survey National Land Cover Database, the topography of the 9.9- acre farm, located at Carr. 445, Km 6.5, San Sebastián, PR 00685, consists primarily of herbaceous vegetation, shrub, and evergreen forest (Appendix A, Figure 3). The project area itself is located at latitude 18.37695 and longitude -67.02999, and the soil in and around the property consists of Colinas clay loam (CID) 12 to 20 percent slopes, Colinas clay loam (CIE) 20 to 40 percent slopes, Naranjo clay (And) 12 to 20 percent slopes, San Sebastian gravelly clay (SdF2) 20 to 60 percent slopes, eroded (Appendix A, Figure 4). The species being examined for this project are the Puerto Rican Boa and the Puerto-Rican Harlequin Butterfly. An Endangered Species Map (Appendix A, Figure 5) shows that the proximity of the four species to the site location is approximately 22,992.2 feet from a critical habitat site. The project is located in Zone X on the FEMA Flood Map and ABFE Map, panel number 72000C0170H dated 4/19/2005 (see Flood Map Appendix A, Figure 6 and ABFE Map Appendix A, Figure 7). A Preliminary FIRM has not been developed for this area. There is a mapped NWI riverine that intersects the parcel and is located south-west of the project site. This riverine is listed by the National Wetlands Inventory as R4SBC (see Wetlands Map Appendix A, Figure 8). The project activities will not occur within a natural or man-made wetland, and no direct or indirect impacts are anticipated as a result of the project activities.

Species Effects Analysis:

A Species List of Caribbean Ecological Services can be found in Appendix B.

Puerto Rican Boa (*Chilabothrus inornatus*)

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). The IPaC Determination Key (Dkey) for the Puerto Rican Boa, dated February 8, 2023, was used to evaluate the potential impacts to federally listed species from this project. Based on the Dkey responses, it was determined that the proposed project will have ‘**No Effect**’ on the Puerto Rican Boa (Appendix B). If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.

Puerto Rican Harlequin Butterfly (*Atlantea tulita*)

According to Fish and Wildlife Services, Interior, the Puerto Rican Harlequin Butterfly can be found in various parts of Puerto Rico. The butterflies are active during the daytime and their diet consists of nectar from specific tree species. They are known to be found within .6 miles from a water source as they depend on water for survival and rely on the tender new growth of the host plant, *Oplonia spinosa* (Prickly Bush), for both egg laying and feeding by caterpillars. The Harlequin Butterfly has a fragmented population among remnants of native forest, located in the northwestern and central portion of the island. The parcel for the project is located 28,892.1 feet from a critical habitat site (Appendix A, Figure 5). Furthermore, the scope of work does not include any tree clearing or brush removal which is an activity that would have an impact on the butterfly. Still, the decision was made to err on the side of caution, and a ‘**Not Likely to Adversely Affect**’ determination on Puerto Rican Harlequin Butterfly was made (Appendix B).

All literature cited can be found in Appendix D.

Appendix A

Maps

Figure 1

Location Site Map

PR-RGRW-00463 Site Map



Legend

- Agriulture container
- Shipping container
- Service connections
- Project Location
- Parcel

0 0.02 0.04 0.08 mi

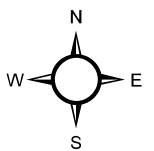


Figure 2

Topographic Map

USGS - Topographic Base
Puerto Rico Department of Housing
Re-Grow Program

Latitude: 18.37695
Longitude: -67.02999



DEPARTAMENTO DE LA
VIVIENDA



Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, PR 00685

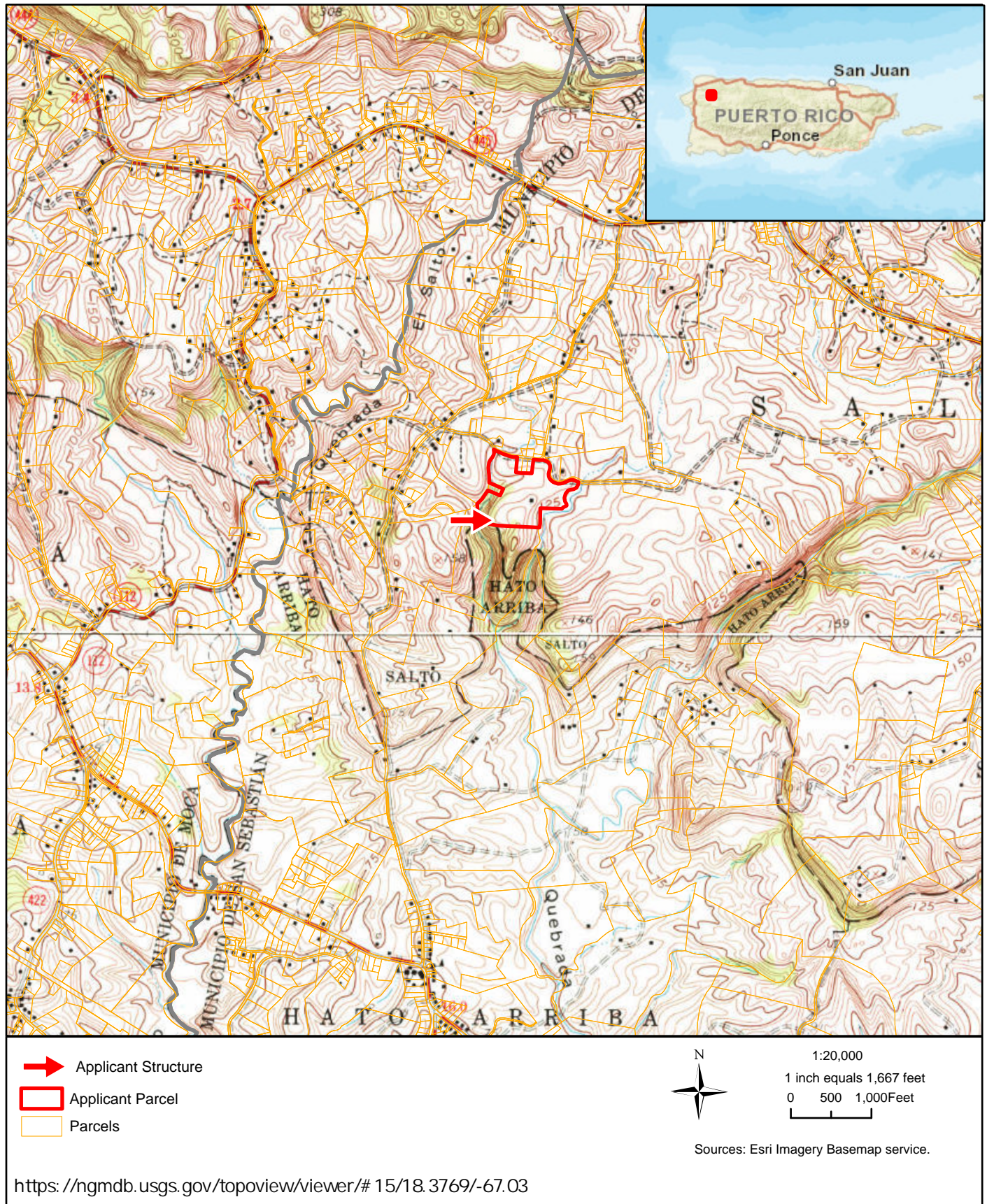


Figure 3

Land Cover Map



PR-RGRW-00463 Land Cover Map

Legend

National Land Cover Database, land cover - Puerto Rico

- Barren Land
- Cultivated Crops
- Developed, High Intensity
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, Open Space
- Emergent Herbaceous Wetlands
- Evergreen Forest
- Hay/Pasture
- Herbaceous
- Open Water
- Shrub/Scrub
- Woody Wetlands

Parcel



Map Details

Datasets



National Land Cover Database, land cover - Puerto Rico

<https://databasin.org/datasets/e95aa06e05624f3087559eca884db034/>

Credits: USGS National Land Cover Database 2001

Layers:

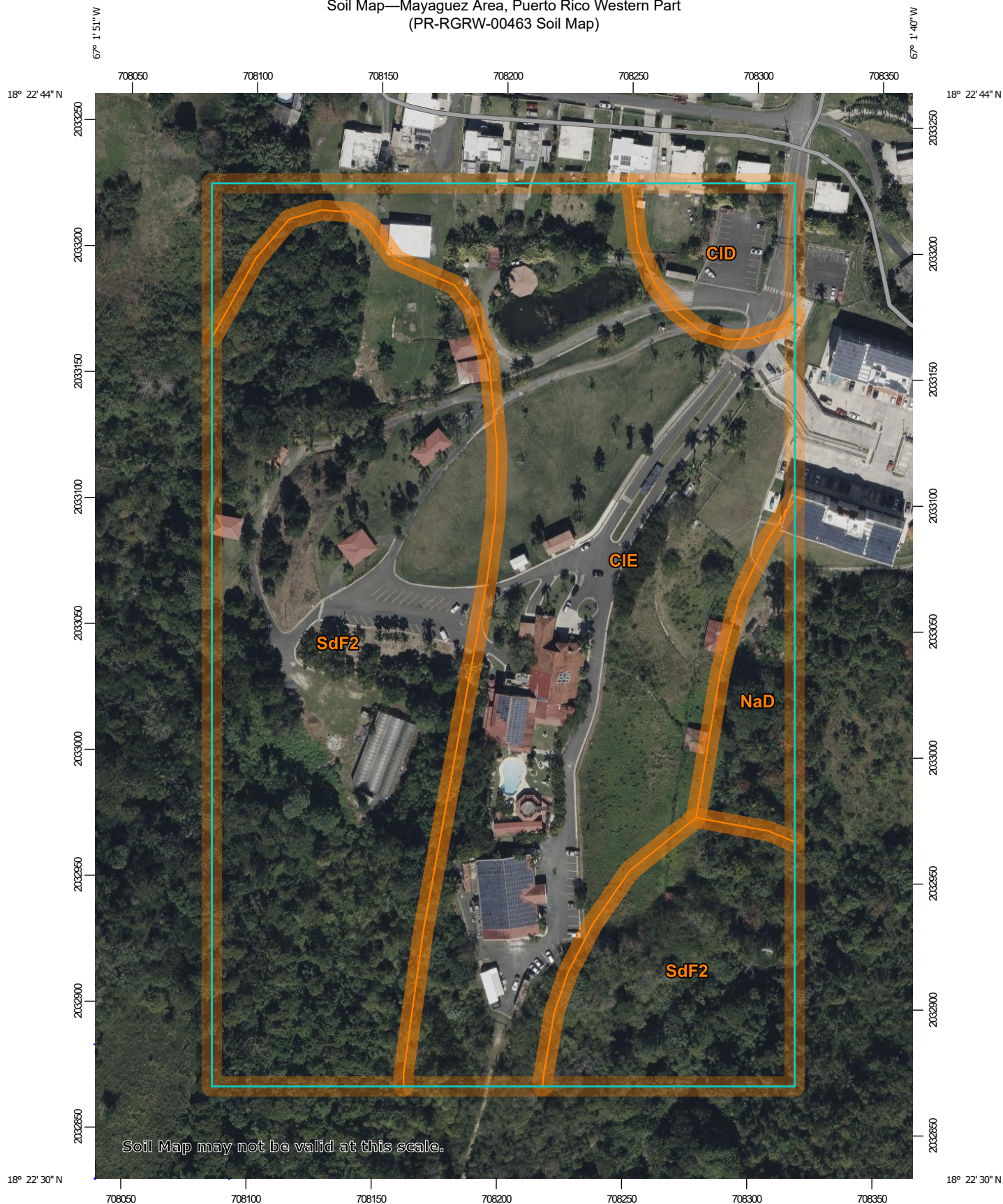
- layer1

PR-RGRW-00463
E&F Development Inc.
Carr. 445, Km 6.5,
San Sebastián, PR 00685
18.37695, -67.02999

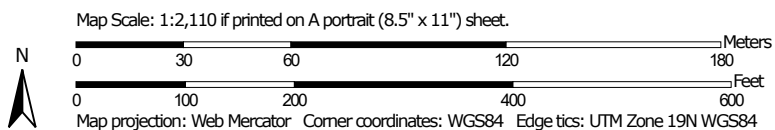
Figure 4

USDA Soil Map

Soil Map—Mayaguez Area, Puerto Rico Western Part
(PR-RGRW-00463 Soil Map)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

12/27/2023
Page 1 of 3

Soil Map—Mayaguez Area, Puerto Rico Western Part
(PR-RGRW-00463 Soil Map)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Mayaguez Area, Puerto Rico Western Part

Survey Area Data: Version 19, Sep 13, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 23, 2022—Mar 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CID	Colinas clay loam, 12 to 20 percent slopes	0.8	4.1%
CIE	Colinas clay loam, 20 to 40 percent slopes	8.8	42.3%
NaD	Naranjo clay, 12 to 20 percent slopes	0.8	4.1%
SdF2	San Sebastian gravelly clay, 20 to 60 percent slopes, eroded	10.2	49.5%
Totals for Area of Interest		20.7	100.0%

Figure 5

Endangered Species Map

PR-RGRW-00463 Endangered Species



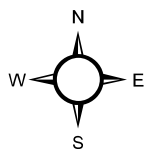
Legend

 USFWS_Critical_Habitat - Critical Habitat - Polygon Features - Final (agency service)

 Project Location

 Parcel

0 0.5 1 2 mi



Endangered Species Habitat

U.S. Fish and Wildlife Service

Figure 6
Flood Map

PR-RGRW-00463 Flood Map



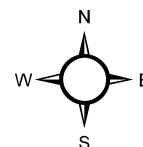
Legend

FEMA Flood Zones - Effective

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- X, Area of Minimal Flood Hazard
- FEMA Flood Zone Panel

- Project Location
- Parcel

0 0.02 0.04 0.08 mi



FEMA Map Service

Flood Insurance Rate Maps

Figure 7

ABFE

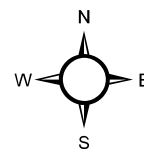
PR-RGRW-00463 ABFE



Legend

- | | |
|---|--|
| A | Coastal A Zone and Floodway |
| AO | Zone/BFE Boundary |
| AE | 1% Annual Chance Flood |
| Coastal A Zone | 0.2% Annual Chance Flood |
| VE | Limit of Moderate Wave Action (LiMWA) |
| 0.2% Annual Chance Flood Zone | Advisory Base Flood Elevation (zoom in to make visible) |
| A-Floodway | Streamline (zoom in to make visible) |
| AE-Floodway | Project Location |
| | Parcel |

0 0.02 0.04 0.08 mi



FEMA Map Service

ABFE 1PCT

Figure 8

Wetlands Map

PR-RGRW-00463 Wetlands



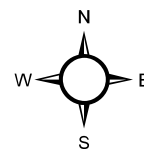
Legend

Riverine

Project Location

Parcel

0 0.02 0.04 0.08 mi



National Wetlands Inventory

U.S. Fish and Wildlife Service

Appendix B

Species List Caribbean Ecological Services and Consistency Letter



United States Department of the Interior



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

In Reply Refer To:
Project Code: 2024-0030450
Project Name: PR-RGRW-00463

December 27, 2023

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

To Whom It May Concern:

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

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

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

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

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

<https://www.fws.gov/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

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

(787) 834-1600

PROJECT SUMMARY

Project Code: 2024-0030450

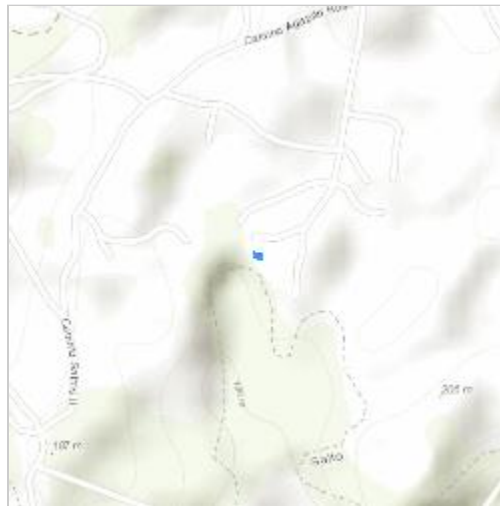
Project Name: PR-RGRW-00463

Project Type: Field Crop Planting/Production

Project Description: The project includes the purchase and installation of an agricultural container (will be anchored using pre-fab concrete bases and connected to existing utilities), a storage container (placed on the ground, utilities will be hooked up), farm equipment, and racks. Overgrown grass will be mowed so the prefab concrete base and container can be placed at the location, no brush clearing or tree removal will occur.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.37694325,-67.02994308342991,14z>



Counties: San Sebastián County, 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 Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/HGAWHESMLBAMFHG6JONCFD53GM/documents/generated/7140.pdf	Endangered

INSECTS

NAME	STATUS
Puerto Rican Harlequin Butterfly <i>Atlantea tulita</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9005	Threatened

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 Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, 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 Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ 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.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: HORNE
Name: Paige Pilkinton
Address: 10000 Perkins Rowe
Address Line 2: Suite 610
City: Baton Rouge
State: LA
Zip: 70810
Email: paige.pilkinton@hornellp.com
Phone: 2252698896

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



United States Department of the Interior



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

In Reply Refer To:
Project code: 2024-0030450
Project Name: PR-RGRW-00463

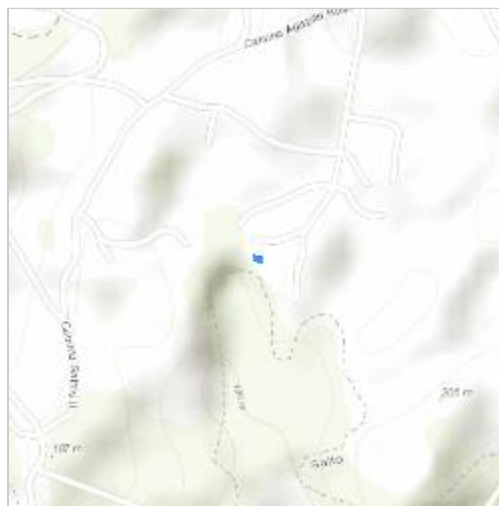
December 27, 2023

Subject: Consistency letter for the project named 'PR-RGRW-00463' 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 December 27, 2023, Paige Pilkinton used the Caribbean DKey; dated October 12, 2023, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-00463'. The project is located in San Sebastián County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.37694325,-67.02994308342991,14z>



The following description was provided for the project 'PR-RGRW-00463':

The project includes the purchase and installation of an agricultural container (will be anchored using pre-fab concrete bases and connected to existing utilities), a storage container (placed on the ground, utilities will be hooked up), farm equipment, and racks. Overgrown grass will be mowed so the prefab concrete base and container can be placed at the location, no brush clearing or tree removal will occur.

Based on your answers and the assistance of the Service's Caribbean DKey, you determined the proposed Action will have "No Effect" on the following species:

Species	Listing Status	Determination
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered	No effect

Thank you for informing the Service of your "No Effect" determination(s) for this project. No further consultation/coordination for this project is required for these species. However, be aware that reinitiation of consultation may be necessary if later modifications are made to the project so that it no longer meets the criteria or outcome described above, or if new information reveals effects of the action that could affect listed species or critical habitat in a manner or to an extent not previously considered, or if a new species is listed.

This letter serves as documentation of your consideration of the federally listed species as required under section 7 of the ESA. However, effects to the other federally listed species or critical habitat as listed below from the "IPaC print-out for the project" (see below) should be considered as part of your ESA review for the project.

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "No Effect" (NE) determination for Federally listed species in the Caribbean. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NE concurrence provided here. This verification period allows the Caribbean Ecological Services Field Office to apply local knowledge to evaluate the Action, as we may identify a small subset of actions having unanticipated impacts. In such instances, the Caribbean Ecological Services Field Office may request additional information to verify the effects determination reached through the DKey.

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

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

- Puerto Rican Harlequin Butterfly *Atlantea tulita* Threatened

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

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

Action Description

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

1. Name

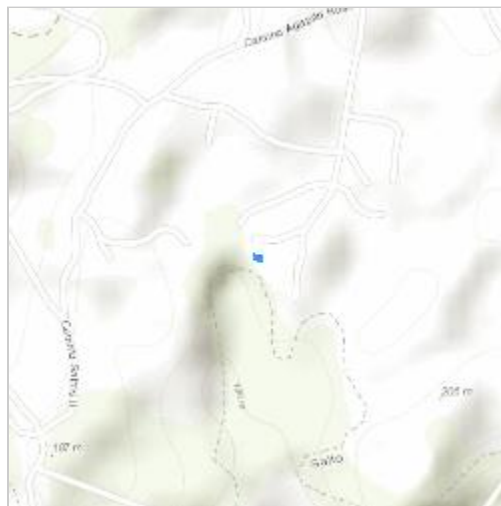
PR-RGRW-00463

2. Description

The following description was provided for the project 'PR-RGRW-00463':

The project includes the purchase and installation of an agricultural container (will be anchored using pre-fab concrete bases and connected to existing utilities), a storage container (placed on the ground, utilities will be hooked up), farm equipment, and racks. Overgrown grass will be mowed so the prefab concrete base and container can be placed at the location, no brush clearing or tree removal will occur.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.37694325,-67.02994308342991,14z>



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.

Yes

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

Automatically answered

Yes

IPAC USER CONTACT INFORMATION

Agency: HORNE
Name: Paige Pilkinton
Address: 10000 Perkins Rowe
Address Line 2: Suite 610
City: Baton Rouge
State: LA
Zip: 70810
Email: paige.pilkinton@hornellp.com
Phone: 2252698896

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

Appendix C

EFOR and Site Photographs



CDBG-DR PROGRAM

Re-Grow PR Urban-Rural Agriculture (RGRW) Program

ENVIRONMENTAL FIELD OBSERVATION REPORT

APPLICATION GENERAL INFORMATION

Application No.:	PR-RGRW-00463	Applicant Name:	E&F Development Inc.

PROPERTY INFORMATION

Property Address:
Carr 445 Km 6.5 San Sebastian, PR 00685

Latitude:	18.37695	Longitude:	-67.02999
Property Type:	Farm	Year Built:	NA
Number of Buildings:	0	Are Utilities Connected?	Yes

Property Remarks:
There is no structure associated with the scope of work for this project.


Is there evidence of damage from a previous disaster?	Yes
---	-----

Damage Remarks:
The adjacent greenhouse was damaged by Hurricanes Maria and Fiona.

SIGNATURES OF INSPECTION REPORT

Environmental
Inspector:

Blas Guernica
Printed Name


Signature

01-25-2024
Date

ENVIRONMENTAL OBSERVATIONS

Item	Observation	Remarks
Are there any signs of poor housekeeping on the site? <i>(mounds of rubble, garbage, or solid waste or improperly stored household quantities of petroleum products, pesticides, paints, thinners, cleaning fluids, automotive batteries, damaged, abandoned, and/or dangerous vehicles or other motorized equipment; pits, pools, lagoons, or ponds of hazardous substances or petroleum products located on the site)</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There is a small mound of garbage.
Are there any 55-gallon drums or containers visible on the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are four empty 55-gallon drums in the adjacent greenhouse.
If drums located, are they leaking?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any signs of petroleum underground storage tanks (PUSTs) on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any UST locations visible from the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any signs of above-ground storage tanks (ASTs) on the site, or immediate adjacent visible sites?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are two cisterns.
Are there any signs of surface staining?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any ground water monitoring or injection wells on the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There is a septic tank.
Is there evidence of a faulty septic system on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any permanent standing water, such as a pond or stream, located on the site? <i>(Do not include run-off or ponding from recent weather events.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any distressed vegetation on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the subject lot have water frontage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any visible apparent indication of other environmental conditions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any visible apparent evidence of lead-based paint or hazardous materials present in the structure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there other unusual conditions on site? <i>(Explain in attached supporting material. Please take photographs, if possible.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the structure 45 years or older?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the applicant aware of any significant historical events or persons associated with the structure; or does the home have a historic marker?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

REQUIRED PHOTOS



Area for Containers



Hurricane Damage



Entrance to Area



Poor Housekeeping

PHOTOS OF RECOGNIZED ENVIRONMENTAL CONDITIONS (add additional pages as necessary)



55-Gallon Drums



AST



AST



Septic Tank



Leyenda:

- Contenedor de envío
- Contenedor agrícola
- conexión de servicios

Appendix D

Literature Cited

Literature Cited:

Maps: Data basin. Maps | Data Basin. (n.d.).

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[https://data.fs.usda.gov/research/pubs/iitf/sm_iitf072%20%20\(4\).pd](https://data.fs.usda.gov/research/pubs/iitf/sm_iitf072%20%20(4).pd)

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CDBG-DR PROGRAM

Re-Grow PR Urban-Rural Agriculture (RGRW) Program

ENVIRONMENTAL FIELD OBSERVATION REPORT

APPLICATION GENERAL INFORMATION

Application No.:	PR-RGRW-00463	Applicant Name:	E&F Development Inc.
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PROPERTY INFORMATION

Property Address:
Carr 445 Km 6.5 San Sebastian, PR 00685

Latitude:	18.3768545	Longitude:	-67.0299580
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Property Type:	Farm	Year Built:	NA
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Number of Buildings:	0	Are Utilities Connected?	Yes
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Property Remarks:
There is no structure associated with the scope of work for this project.

Is there evidence of damage from a previous disaster?	Yes
---	-----

Damage Remarks:
The adjacent greenhouse was damaged by Hurricanes Maria and Fiona.

SIGNATURES OF INSPECTION REPORT

Environmental
Inspector:

Blas Guernica

Printed Name

Signature

01-25-2024

Date

ENVIRONMENTAL OBSERVATIONS		
Item	Observation	Remarks
Are there any signs of poor housekeeping on the site? <i>(mounds of rubble, garbage, or solid waste or improperly stored household quantities of petroleum products, pesticides, paints, thinners, cleaning fluids, automotive batteries, damaged, abandoned, and/or dangerous vehicles or other motorized equipment; pits, pools, lagoons, or ponds of hazardous substances or petroleum products located on the site)</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There is a small mound of garbage.
Are there any 55-gallon drums or containers visible on the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are four empty 55-gallon drums in the adjacent greenhouse.
If drums located, are they leaking?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any signs of petroleum underground storage tanks (PUSTs) on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any UST locations visible from the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any signs of above-ground storage tanks (ASTs) on the site, or immediate adjacent visible sites?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There are two cisterns.
Are there any signs of surface staining?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any ground water monitoring or injection wells on the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There is a septic tank.
Is there evidence of a faulty septic system on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any permanent standing water, such as a pond or stream, located on the site? <i>(Do not include run-off or ponding from recent weather events.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any distressed vegetation on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the subject lot have water frontage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any visible apparent indication of other environmental conditions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any visible apparent evidence of lead-based paint or hazardous materials present in the structure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there other unusual conditions on site? <i>(Explain in attached supporting material. Please take photographs, if possible.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the structure 45 years or older?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the applicant aware of any significant historical events or persons associated with the structure; or does the home have a historic marker?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

REQUIRED PHOTOS



Area for Containers



Hurricane Damage



Entrance to Area



Poor Housekeeping

PHOTOS OF RECOGNIZED ENVIRONMENTAL CONDITIONS (add additional pages as necessary)



55-Gallon Drums



AST



AST



Septic Tank





DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



Memorandum to File

Date: 4/17/2025

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

Application Number: PR-RGRW-00463-W

Project: E&F Development Inc.

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number PR-RGRW-00463-W 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.



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

Thursday, February 20, 2025

Lauren B Poche

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

SHPO-CF-02-05-25-09 **PR-RGRW-00463** (San Sebastián), E&F Development 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 Office has reviewed the submitted documentation, and we reaffirm that no historic properties affected would be appropriate for this undertaking.

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



October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

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

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

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

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

February 5, 2025

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

Re: SHPO-CF-03-26-24-15 PR-RGRW-00463: E&F Development Inc – Carr. 445, Km 6.5, San Sebastián, Puerto Rico, 00685 – *No Historic Properties Affected*

Dear Architect Rubio Cancela,

On behalf of the Puerto Rico Department of Housing (PRDOH), we thank you for your letter dated April 11, 2024, in response to the submission of documentation for **PR-RGRW-00463**, E&F Development Inc. The letter stated that the records of the Puerto Rico State Historic Preservation Office supported PRDOH's finding of no historic properties affected based on the scope of work provided at that time.


Since that time, it has been discovered that the applicant is proposing to install a new wastewater line from the Farm in the City container in an existing septic tank. Consultation is being reinitiated to address the new wastewater line, which will be buried between 12 inches (in; 30.5 centimeters) and 18 in (45.7 cm).

Based on the submitted documentation, the Program requests a concurrence that a finding of no historic properties affected is appropriate for this proposed revised project. Please contact me with any questions or concerns by email at lauren.poche@horne.com or phone at 225-405-7676.

Kindest regards,



Lauren Bair Poche. M.A.
Architectural Historian, EHP Senior Manager
LBP/JCO
Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: E&F Development Inc.		
Case ID: PR-RGRW-00463	City: San Sebastián	

Project Location: Carr. 445, Km 6.5, San Sebastián, Puerto Rico, 00685 SHPO-CF-03-26-24-15	
Project Coordinates: 18.376952, -67.029986	
TPID (Número de Catastro): 071-086-219-21-000	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): 2004	Property Size (acres): 11 acres


SOI-Qualified Architect/Architectural Historian: N/A
Date Reviewed: N/A
SOI-Qualified Archaeologist: Jennifer Ort, M.S.
Date Reviewed: 2/15/2024; 12/10/2024

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)

On March 6, 2024, PRDOH initiated consultation for the proposed activities for E&F Development Inc. located at Carr. 445, Km 6.5 in the municipality of San Sebastián. In a letter dated April 11, 2024, your office concurred with our determination of No Historic Properties Affected, based on the scope of work provided at that time. Since that time, it has been discovered that the applicant is proposing to install a new wastewater line from the Farm in the City container in an existing septic tank. Consultation is being reinitiated to address the new wastewater line, which will be buried between 12 inches (in; 30.5 centimeters) and 18 in (45.7 cm). Included below is the original consultation narrative.

The proposed activities for E&F Development Inc. include installing a greenery vertical harvest container (a Farm in the City module) located at 18.376915, -67.029953, and a shipping container at 18.376948, -67.030041. The shipping container will be placed on the bare ground and require no anchoring or pad. The Farm in the City Module will be placed on a prefabricated concrete base. The containers will be connected to existing electrical and water infrastructure. Electricity will be connected using above-ground connections. The water connections will require an approximately 73-foot (ft; 21 meters [m]) long water line buried between 1 ft (0.3 m) and 1.5 ft (0.45 m) below the ground. The water line will

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: E&F Development Inc.	
Case ID: PR-RGRW-00463	City: San Sebastián

connect from an existing water connection located at the northwest corner of existing greenhouses to two cisterns (600 and 1000 gallons), distributing water as needed.

The project area is located at Carr. 445, Km 6.5 within the Municipality of San Sebastián. The project area is situated in a hotel complex in a residential area. Based on a review of historical aerial imagery, the project area was rural, with trees cleared from ridgetops and side slopes (1940, the earliest imagery available). The general area appears to be agricultural in aerial imagery from 1958, 1972, and 1975, with some residential structures visible to the west, centered on main roads. Residential growth seems steady from the 1990s into the early 21st century. The hotel was under development by September 2004, as evidenced by land clearing, with several buildings in place by October 2004. The project area appeared stripped of vegetation in 2004, except for a small line of trees, and was completely bare by 2006.


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 will be two containers, the proposed water line locations, and the new wastewater line plus a 15-meter buffer. 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 Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows there are no reported archaeological materials or significant cultural properties within a half mile (mi) radius of the project location.

The proposed project is located near the southern mapped boundary of the Northern Karst physiographic region in the west-central part of the island. The area is at an elevation of 420 ft (128 m) above modern sea level. Per the USGS/NRCS Web Soil Survey, the APE crosses one mapped soil series: San Sebastián gravelly clay, 20 to 60 percent slopes, eroded (SdF2). The project area APE is within a commercial/residential setting. The closest freshwater source is an unnamed stream located 0.05 miles (mi; 0.08 kilometers [km]) west of the

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: E&F Development Inc.	
Case ID: PR-RGRW-00463	City: San Sebastián

project parcel. The northern coast is approximately 8.96 mi (14.4 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 or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center.

Determination

The following historic properties have been identified within the APE:

- Direct Effect:
 - N/A
- Indirect Effect:
 - N/A

Based on the results of our historic property identification efforts, the Program has determined that 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. 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-00463 is located. The closest freshwater body is 0.05 mi (0.08 km) west of the project area. The construction of the hotel development has impacted the surrounding terrain. Therefore, no historic properties affected are anticipated for this project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: E&F Development Inc.	
Case ID: PR-RGRW-00463	City: San Sebastián

Recommendation

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

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

This Section is to be Completed by SHPO Staff Only

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

Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián

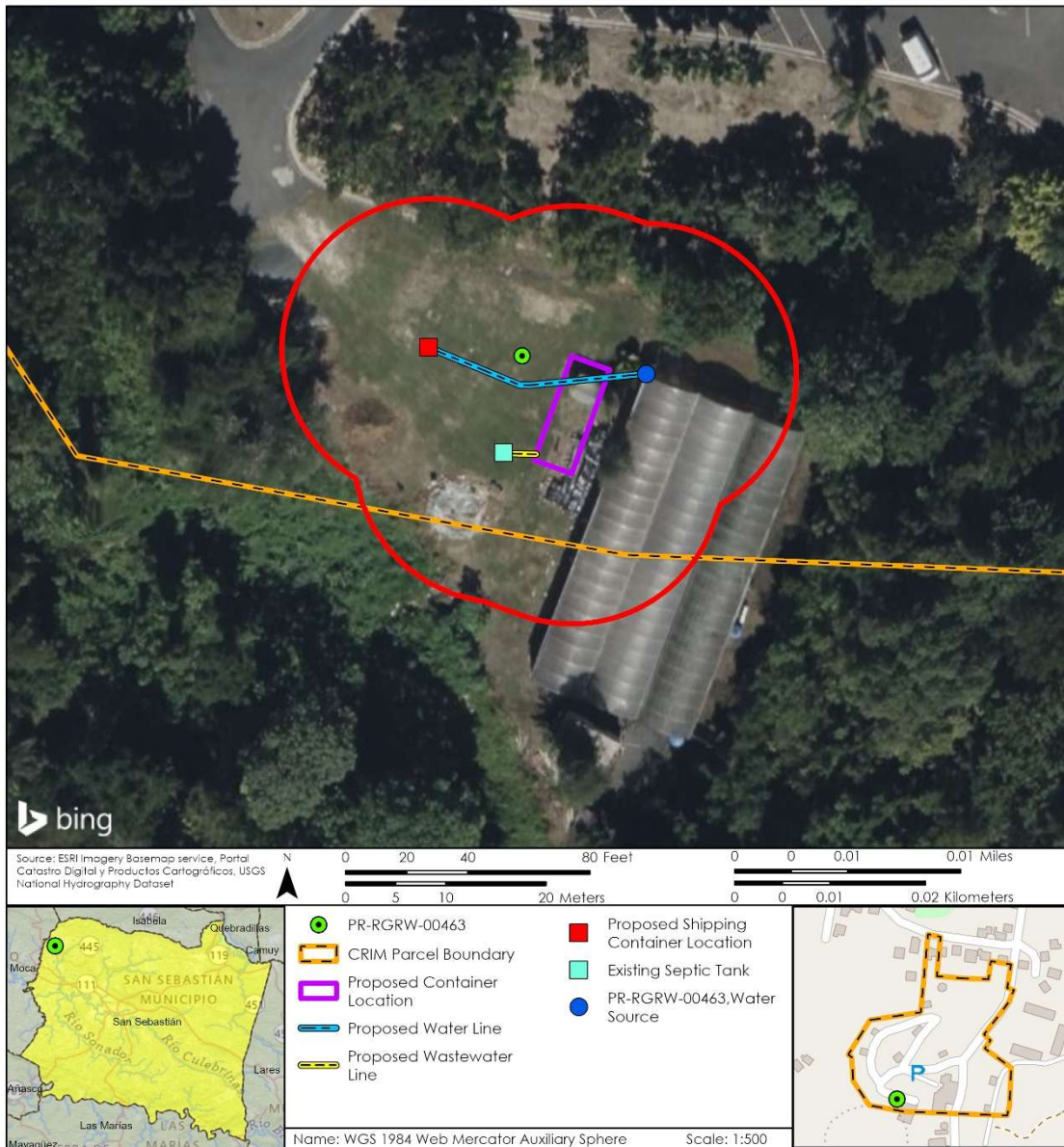
Project (Parcel) Location - Area of Potential Effect (APE)

Latitude: 18.376941
Longitude: -67.029957

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián

Project (Parcel) Location - Aerial Base

Latitude: 18.376855
Longitude: -67.029958

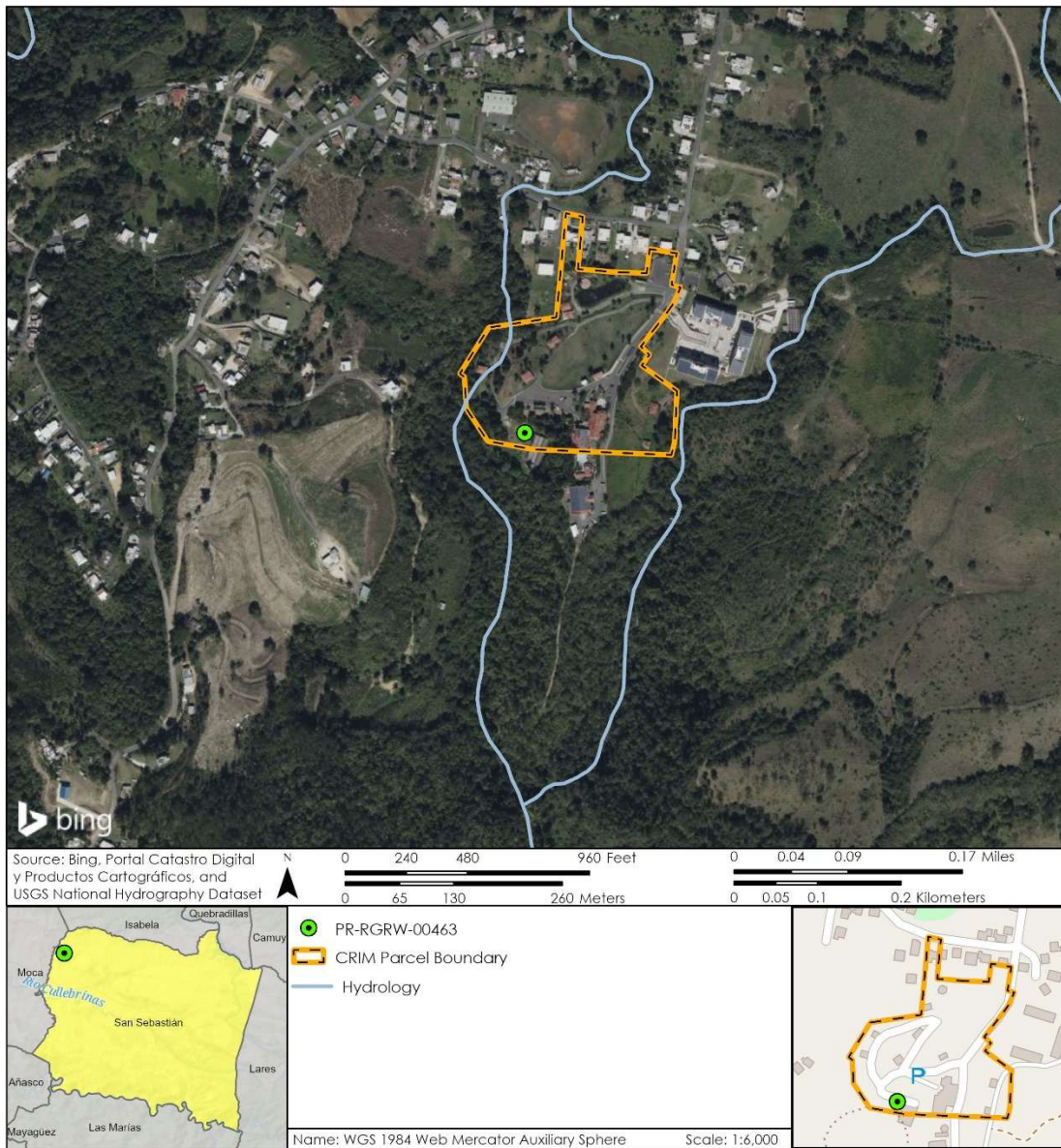


Puerto Rico Department of Housing
Re-Grow Program



Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián

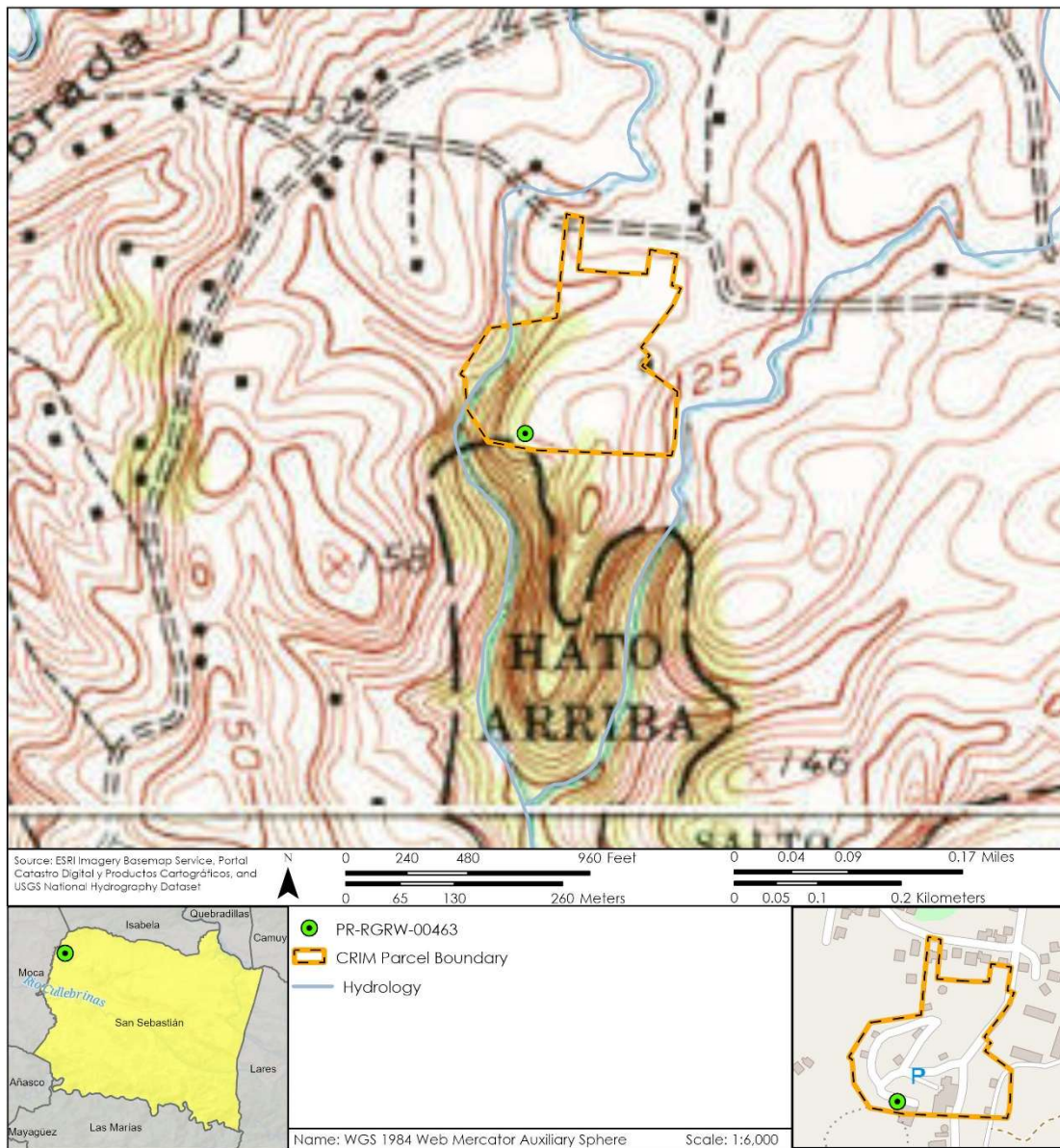
Project (Parcel) Location - Topographic Base

Latitude: 18.376855
Longitude: -67.029958

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián

Project (Parcel) Location - Soils Map

Latitude: 18.376941
Longitude: -67.029957

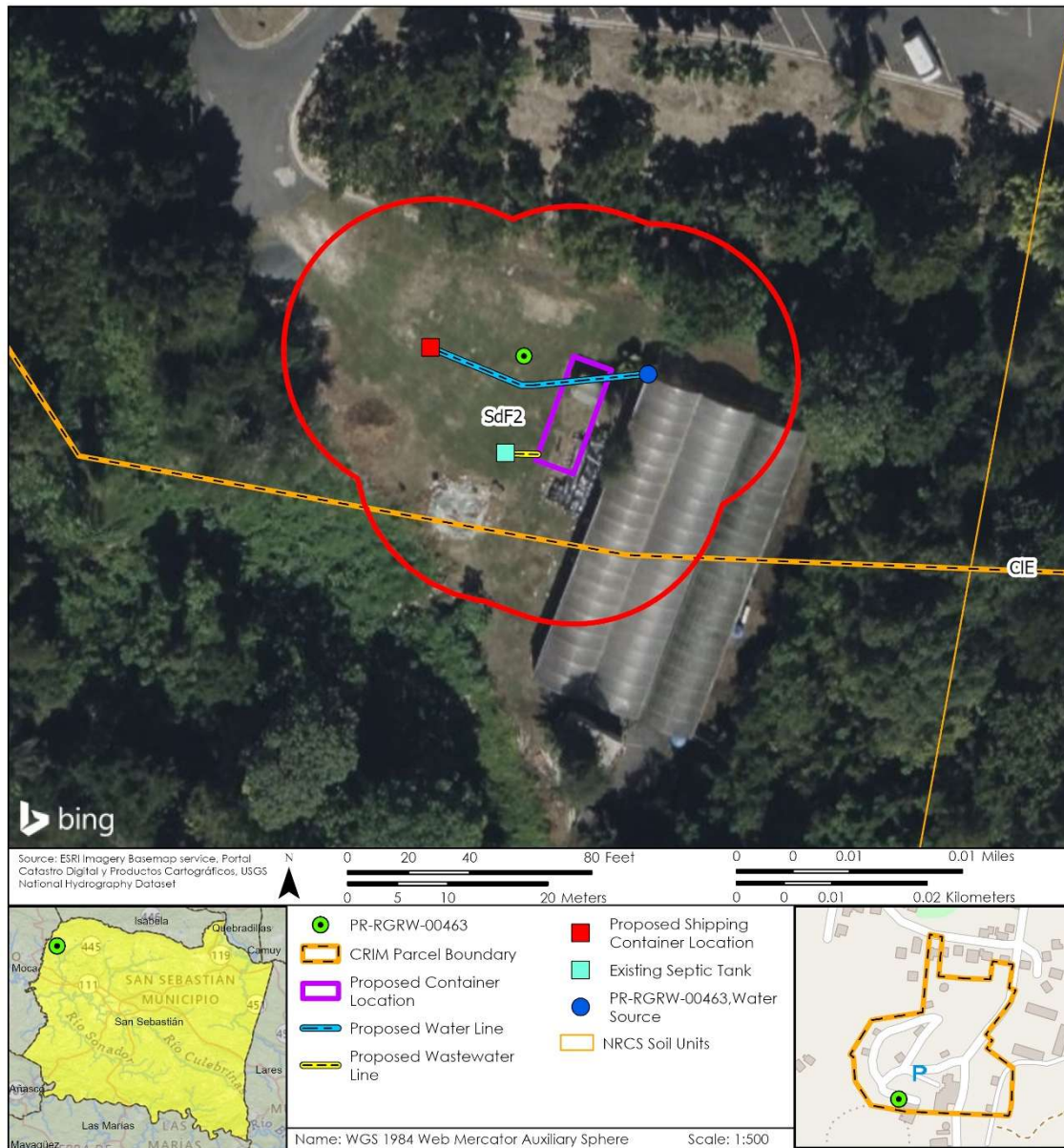


Puerto Rico Department of Housing
Re-Grow Program



Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián

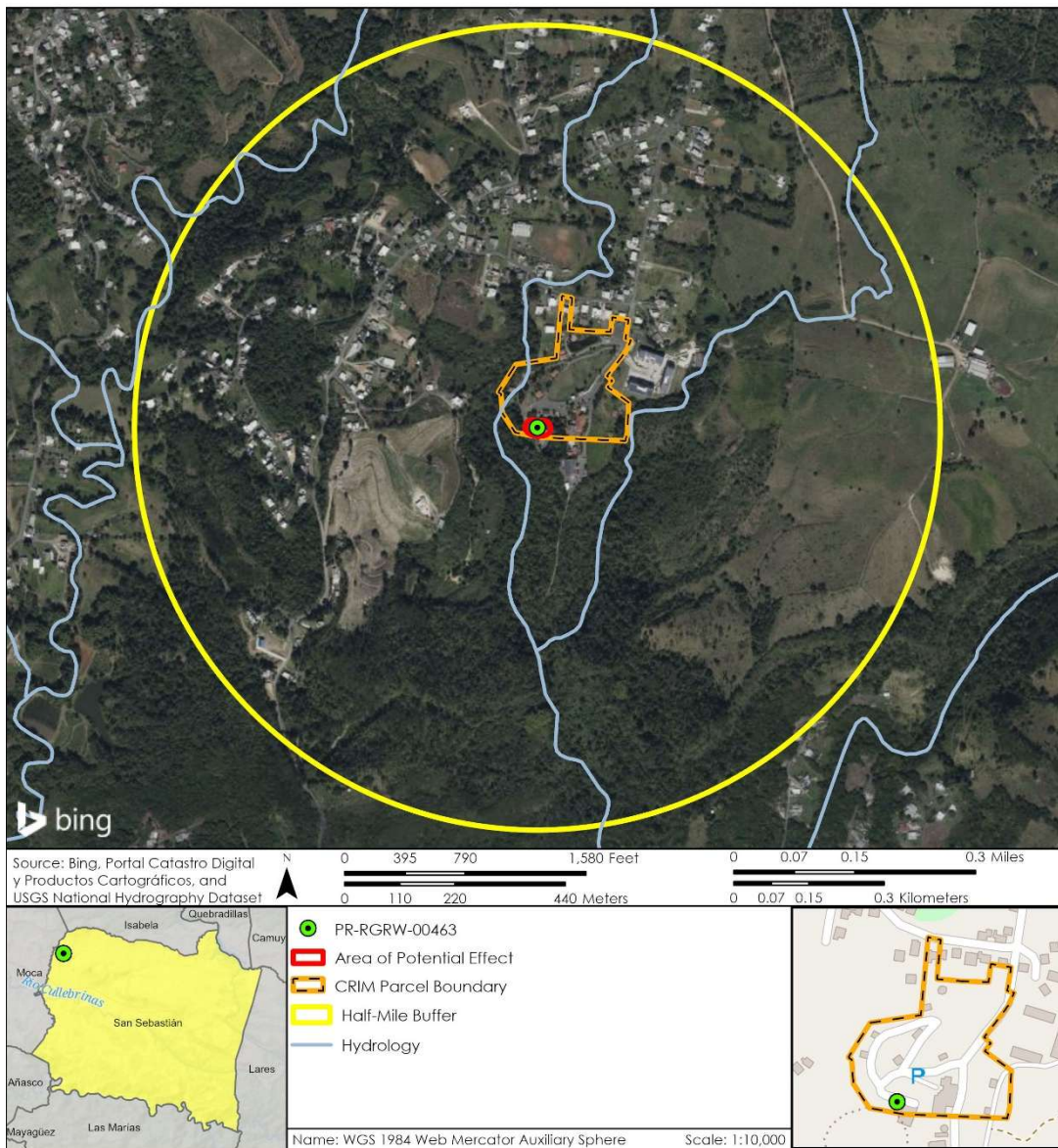
Historic Properties - Aerial Base

Latitude: 18.376855
Longitude: -67.029958

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián

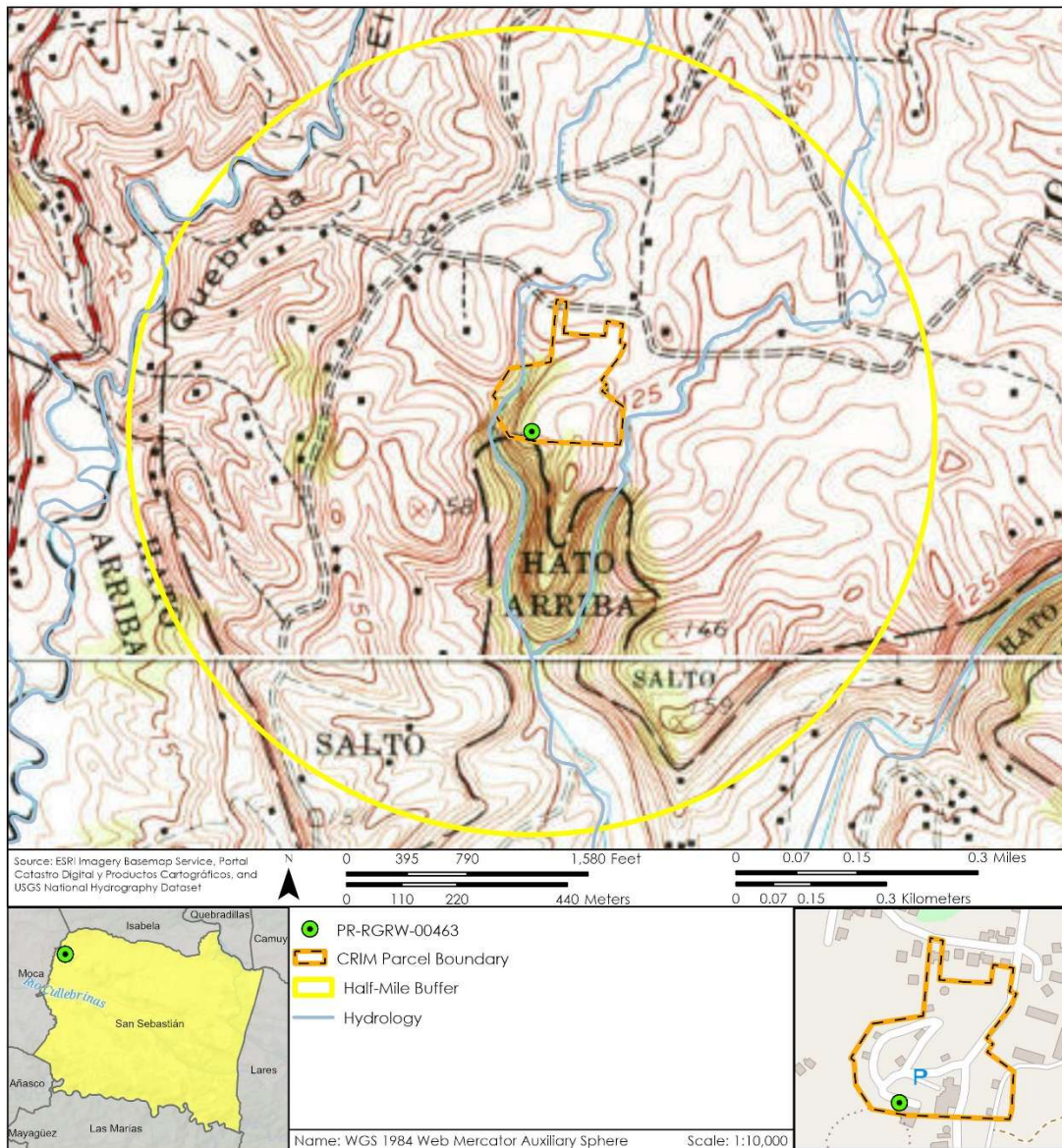
Historic Properties - Topographic Base

Latitude: 18.376855
Longitude: -67.029958

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián



Photo #: 1

Description (include direction): Overview of the proposed container(s), water line, and wastewater line (septic is the small white square left of center) location looking southwest.

Date: 1/25/2024



Photo #: 2

Description (include direction): Overview of the existing greenhouses, looking southeast.

Date: 1/25/2024

Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián



Photo #: 3

Description (include direction): Existing electrical connection.

Date: 1/3/2024



Photo #: 4

Description (include direction): Existing water connection.

Date: 3/6/2023



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

Thursday, April 11, 2024

Lauren B Poche

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

SHPO-CF-03-26-24-15 **PR-RGRW-00463** (San Sebastián), E&F Development Inc.

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



October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

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

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

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

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

March 26, 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-00463 – E&F Development Inc. – Carr. 445, Km 6.5, San Sebastián, 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 was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (Housing) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents.

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, HORNE is submitting documentation for activities proposed by E&F Development Inc. located at Carr. 445, Km 6.5, in the municipality of San Sebastián. The undertaking for this project includes the installation of a greenery vertical harvest container (a Farm in the City Module), and a shipping container for storage. The shipping container will be placed on the bare ground and require no anchoring or pad. The Farm in the City Module will be placed on a prefabricated concrete base. The containers will be connected to existing electrical and water infrastructure. Electricity will be connected using above-ground connections. The water connections will require an approximately 73-foot (ft; 21 meters [m]) long water line buried between 1 ft (0.3 m) and 1.5 ft (0.45 m) below the ground. The water line will connect from an existing water connection located at the northwest corner of existing greenhouses to two cisterns (600 and 1000 gallons), distributing water as needed.

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 or phone at 225-405-7676 with any questions or concerns.


Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, EHP Senior Manager
LBP/JLE

Attachments


PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: E&F Development Inc.		
Case ID: PR-RGRW-00463	City: San Sebastián	
Project Location: Carr. 445, Km 6.5, San Sebastián, Puerto Rico, 00685		
Project Coordinates: 18.376952, -67.029986		
TPID (Número de Catastro): 071-086-219-21-000		
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction		
Construction Date (AH est.): 2004	Property Size (acres): 11 acres	
SOI-Qualified Architect/Architectural Historian: Lauren Bair Poche, M.A.		
Date Reviewed: 2/25/2024		
SOI-Qualified Archaeologist: Jennifer Ort, M.S.		
Date Reviewed: 2/15/2024		

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 activities for E&F Development Inc. include installing a greenery vertical harvest container(a Farm in the City module) located at 18.376915, -67.029953, and a shipping container at 18.376948, -67.030041. The shipping container will be placed on the bare ground and require no anchoring or pad. The Farm in the City Module will be placed on a pre-fabricated concrete base. The containers will be connected to existing electrical and water infrastructure. Electricity will be connected using above-ground connections. The water connections will require an approximately 73-foot (ft; 21 meters [m]) long water line buried between 1 ft (0.3 m) and 1.5 ft (0.45 m) below the ground. The water line will connect from an existing water connection located at the northwest corner of existing greenhouses to two cisterns (600 and 1000 gallons), distributing water as needed.

The project area is located at Carr. 445, Km 6.5 within the Municipality of San Sebastián. The project area is situated in a hotel complex in a residential area. Based on a review of historical aerial imagery, the project area was rural, with trees cleared from ridgetops and side slopes (1940, the earliest imagery available). The general area appears to be agricultural in aerial imagery from 1958, 1972, and 1975, with some residential structures visible to the west, centered on main roads. Residential growth seems steady from the 1990s into the early 21st century. The hotel was under development by September 2004, as evidenced by land clearing, with several buildings in place by October 2004. The project

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: E&F Development Inc.	
Case ID: PR-RGRW-00463	City: San Sebastián

area appeared stripped of vegetation in 2004, except for a small line of trees, and was completely bare by 2006.

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 will be two containers and proposed water line locations plus a 15-meter buffer. 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 Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows there are no reported archaeological materials or significant cultural properties within a half-mile (mi) radius of the project location.

The proposed project is located near the southern mapped boundary of the Northern Karst physiographic region in the west-central part of the island. The area is at an elevation of 420 ft (128 m) above modern sea level. Per the USGS/NRCS Web Soil Survey, the APE crosses one mapped soil series: San Sebastián gravelly clay, 20 to 60 percent slopes, eroded (SdF2). The project area APE is within a commercial/residential setting. The closest freshwater source is an unnamed stream located 0.05 miles (mi; 0.08 kilometers [km]) west of the project parcel. The northern coast is approximately 8.96 mi (14.4 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 or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center.


PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: E&F Development Inc.	
Case ID: PR-RGRW-00463	City: San Sebastián

Determination

The following historic properties have been identified within the APE:

- Direct Effect:
 - N/A
- Indirect Effect:
 - N/A

Based on the results of our historic property identification efforts, the Program has determined that 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. 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-00463 is located. The closest freshwater body is 0.05 mi (0.08 km) west of the project area. The construction of the hotel development has impacted the surrounding terrain. Therefore, no historic properties affected are anticipated for this project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: E&F Development Inc.		
Case ID: PR-RGRW-00463	City: San Sebastián	

Recommendation

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

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

This Section is to be Completed by SHPO Staff Only

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

Applicant: E&F Development Inc.

Case ID: **PR-RGRW-00463**

City: San Sebastián

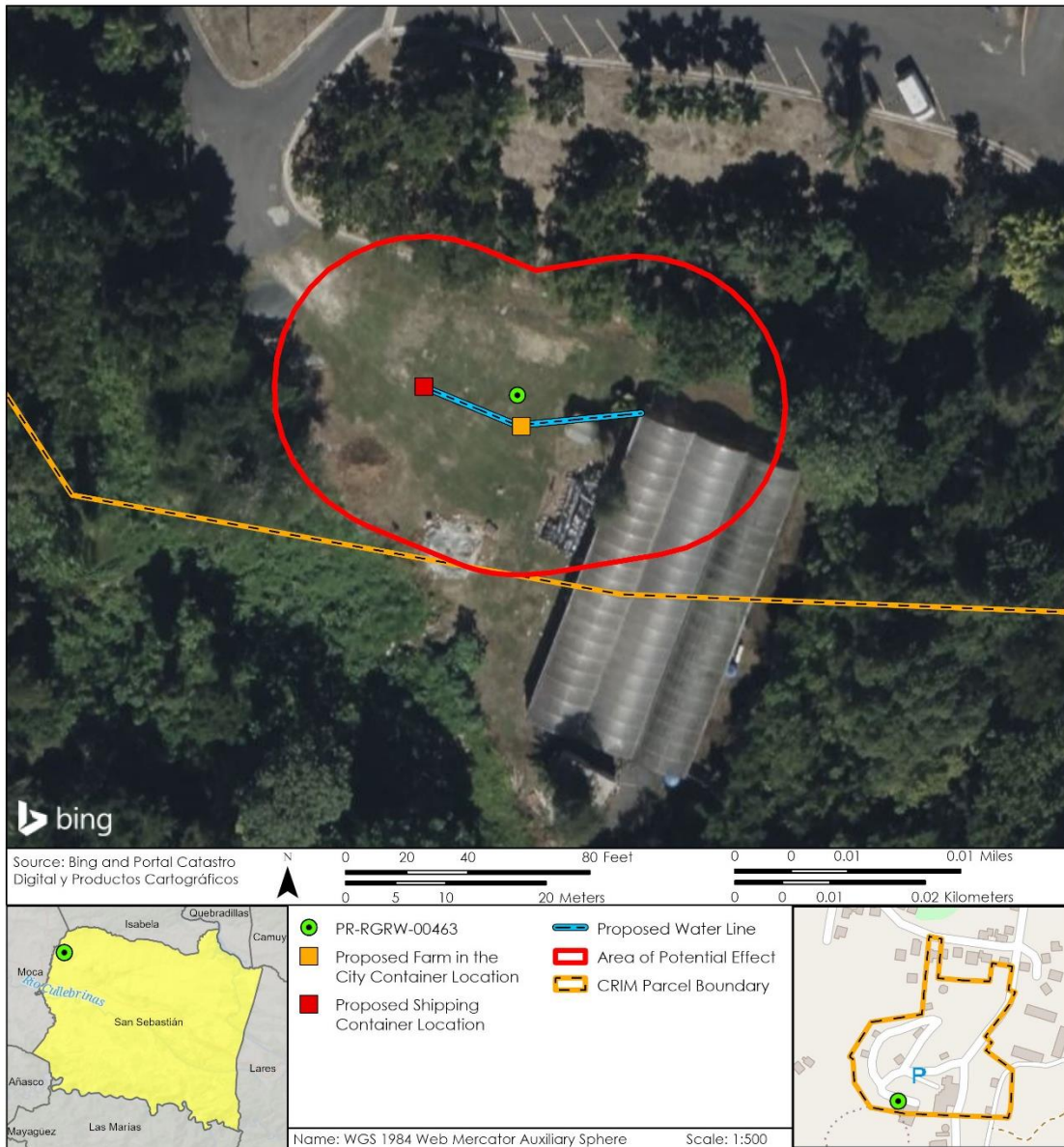
Project (Parcel) Location - Area of Potential Effect (APE)

Latitude: 18.376855
Longitude: -67.029958

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: **PR-RGRW-00463**

City: San Sebastián

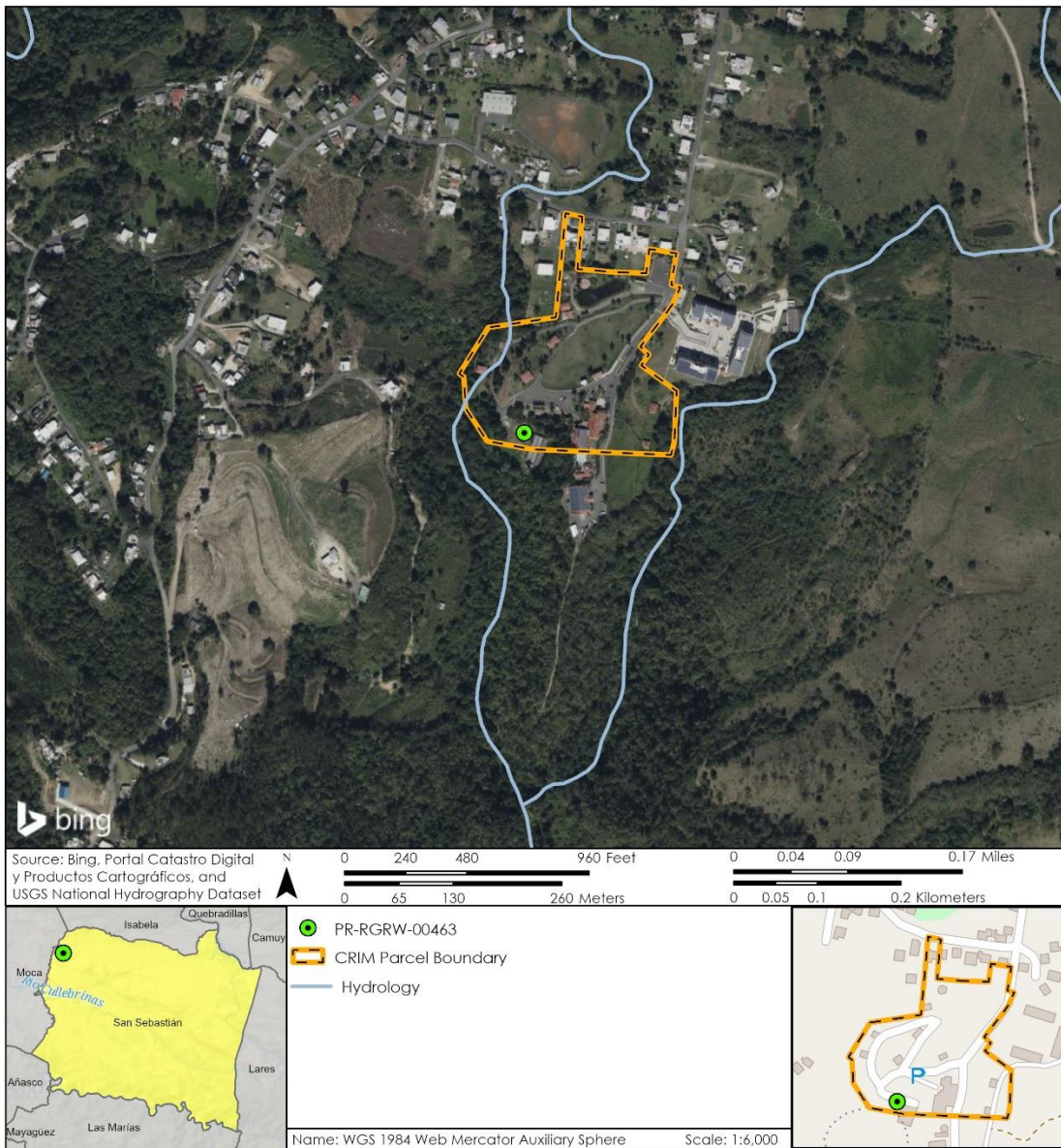
Project (Parcel) Location - Aerial Base

Latitude: 18.376855
Longitude: -67.029958

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: **PR-RGRW-00463**

City: San Sebastián

Project (Parcel) Location - Topographic Base

Latitude: 18.376855
Longitude: -67.029958

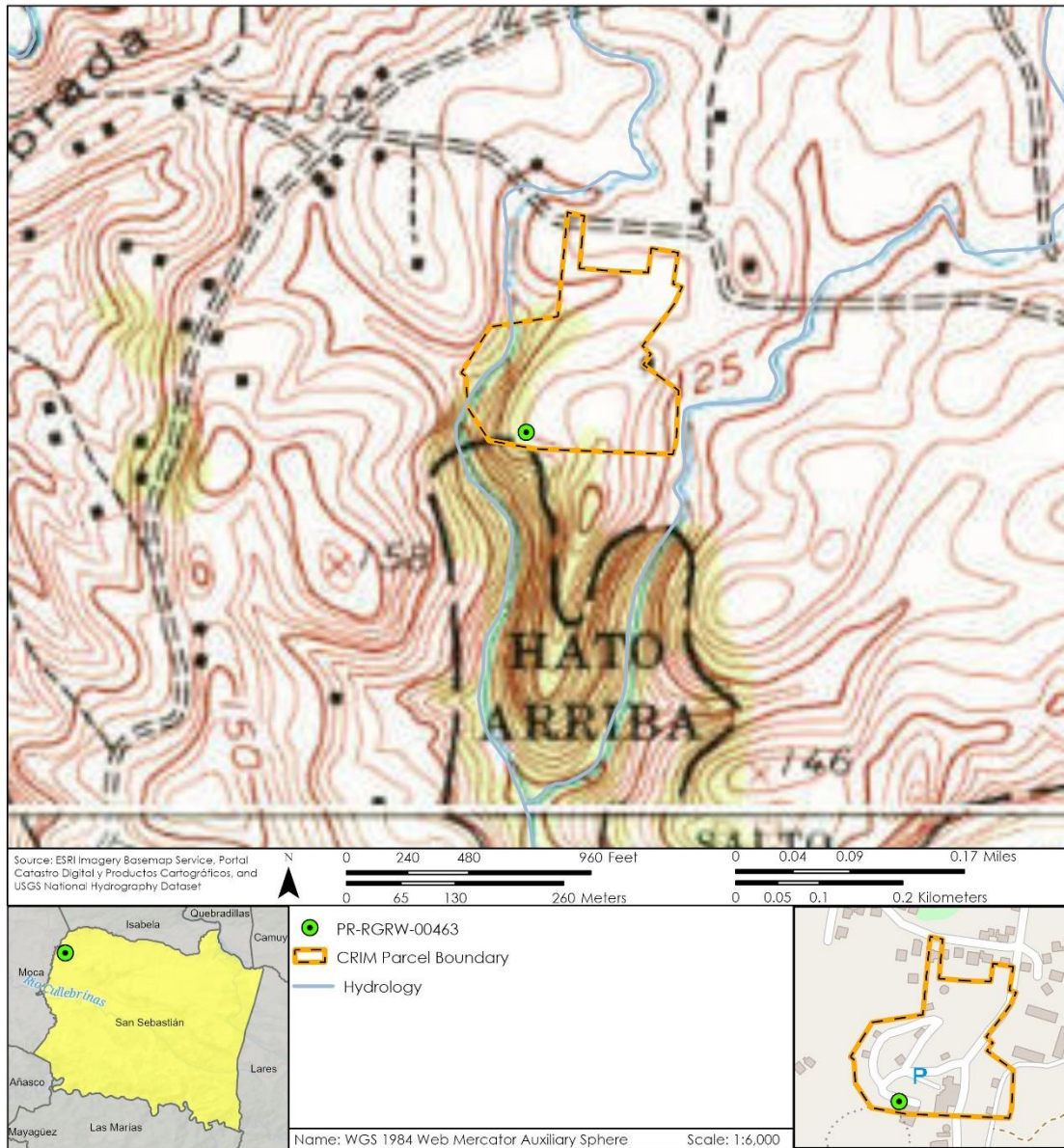


Puerto Rico Department of Housing
Re-Grow Program



Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: **PR-RGRW-00463**

City: San Sebastián

Project (Parcel) Location - Soils Map

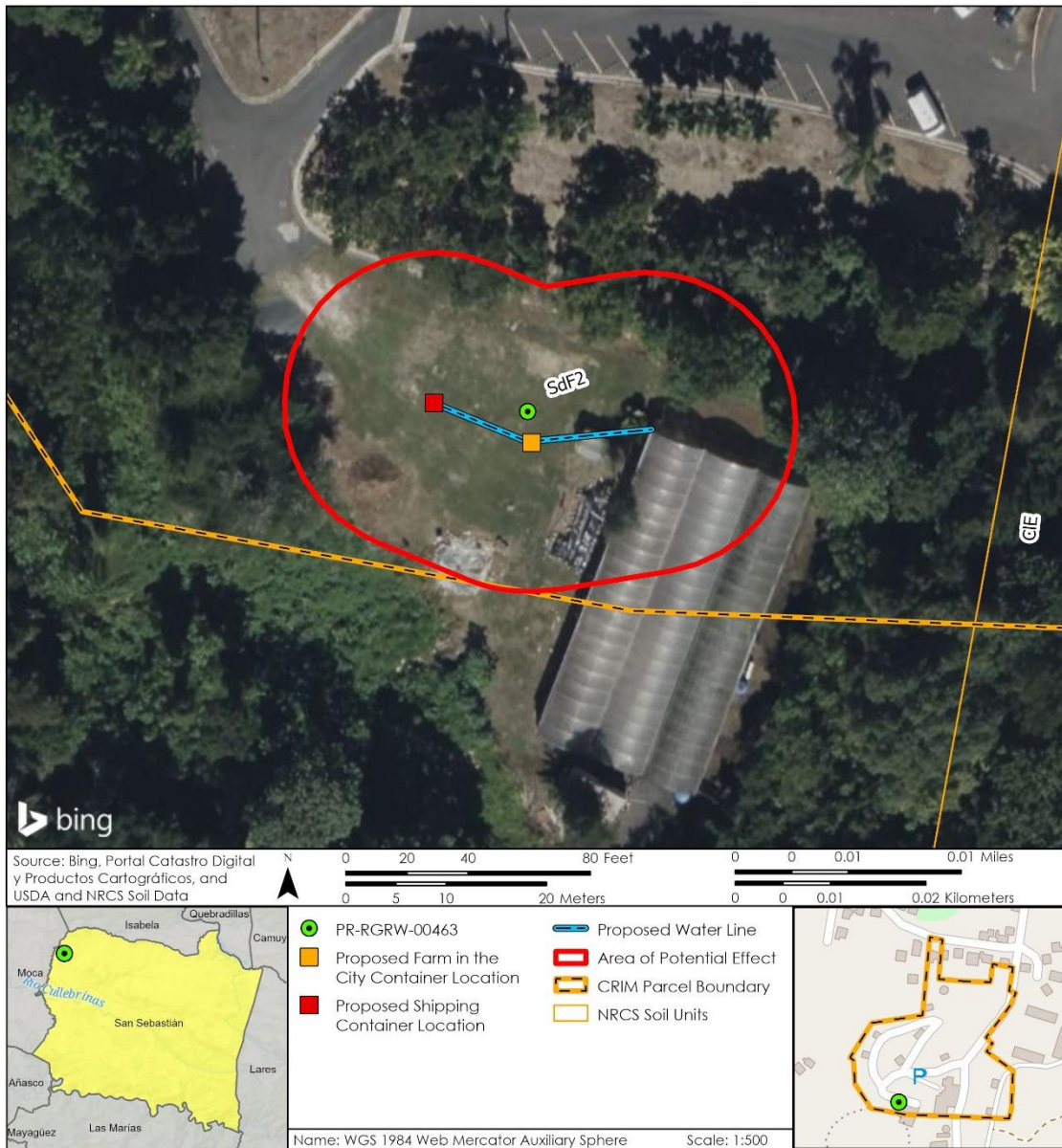
Latitude: 18.376855
Longitude: -67.029958



Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: **PR-RGRW-00463**

City: San Sebastián

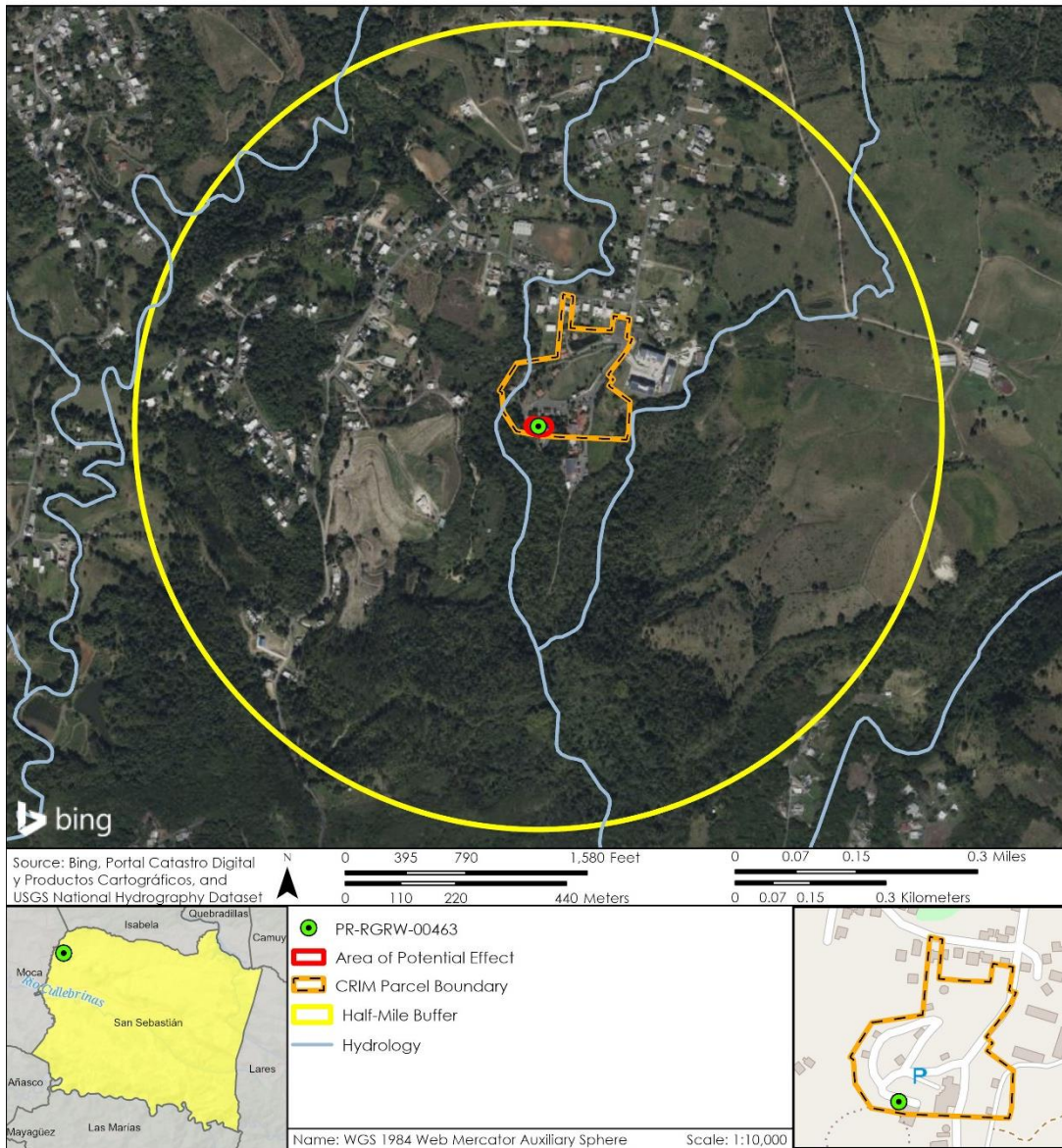
Historic Properties - Aerial Base

Latitude: 18.376855
Longitude: -67.029958

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: **PR-RGRW-00463**

City: San Sebastián

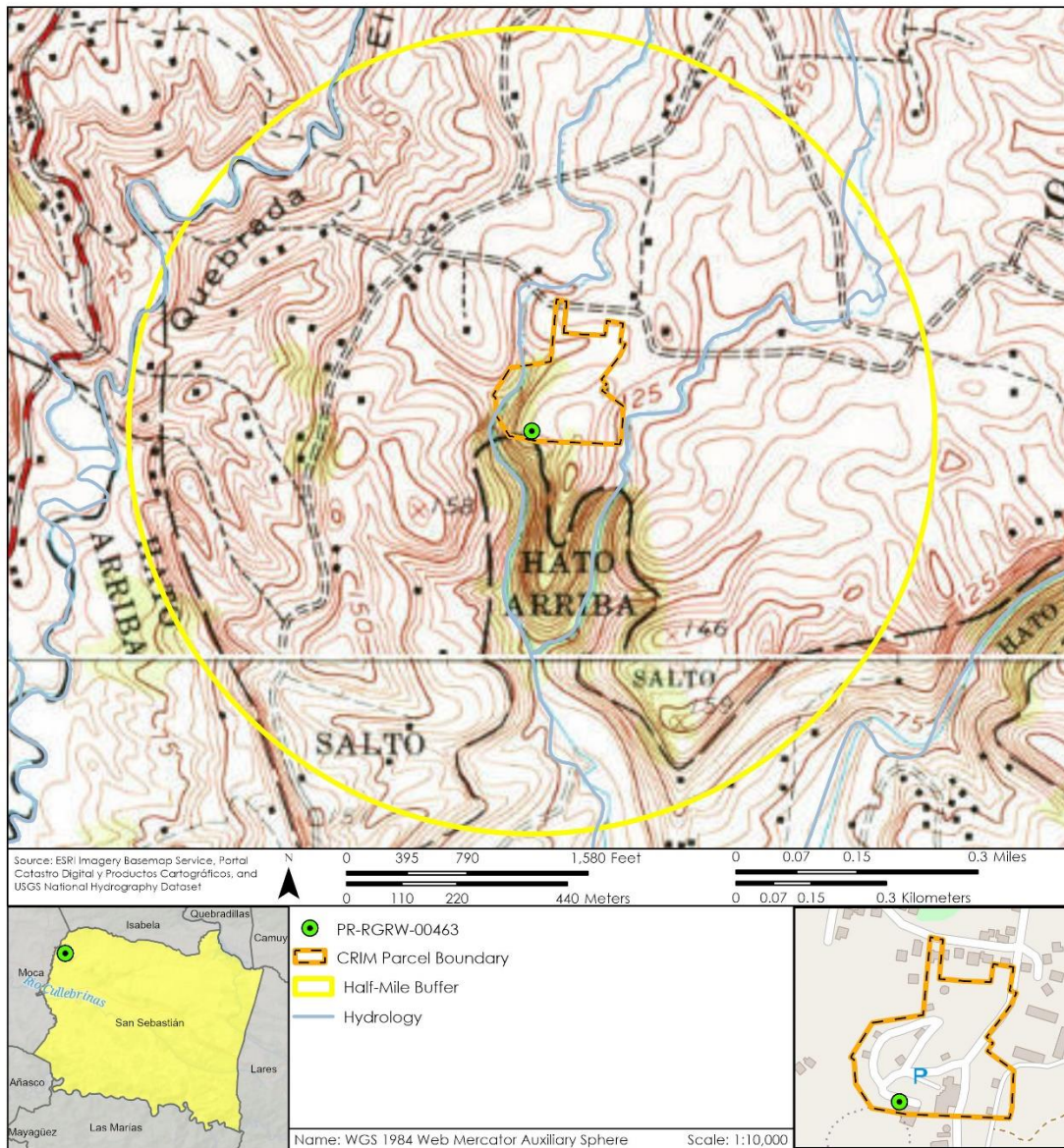
Historic Properties - Topographic Base

Latitude: 18.376855
Longitude: -67.029958

Puerto Rico Department of Housing
Re-Grow Program

Application ID#: PR-RGRW-00463

Address: Carr. 445, Km 6.5, San Sebastián, Puerto Rico



Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián



Photo #: 1

Description (include direction): Overview of the proposed container(s) location looking southwest.

Date: 1/25/2024



Photo #: 2

Description (include direction): Overview of the existing greenhouses, looking southeast.

Date: 1/25/2024

Applicant: E&F Development Inc.

Case ID: PR-RGRW-00463

City: San Sebastián



Photo #: 3

Description (include direction): Existing electrical connection.

Date: 1/3/2024



Photo #: 4

Description (include direction): Existing water connection.

Date: 3/6/2023

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

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.

Barbosa Ave. #606, Building Juan C. Cordero Davila, Rio Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365
Tel: (787) 274-2527 | www.usenda.pr.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

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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 Pavetko, Pavetko.Oleg@epa.gov
Mr. Matthew Laitila, laitila.matthew@epa.gov

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Dr. Carlos Marín, carlos.marin3@upr.edu



August 20, 2024

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

Via email: OIA@cdc.gov

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Tel. (787) 274-2527 | 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

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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
Eng. Amarilis Rosario, aire@dma.pr.gov
Mrs. Elid Ortega, ortega@dma.pr.gov



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

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

Via email: dr.carlos.mellado@salud.pr.gov

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Tel. (787) 274-2527 | www.cuivenda.pr.gov



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

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

Via email: hweyers@usgs.gov

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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.

Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365
Tel. (787) 274-2527 | www.cuivenda.pr.gov

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

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. Raúl Hernández Dabla, rhernandez2@salud.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

Cc: Mr. R. Randall Schumann, 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); Rzeszutarski, 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
<https://www.usgs.gov/staff-profiles/r-randall-schumann>

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
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>; Silvina Cancelos Mancini <silvina.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

From: Silvina Cancelos Mancini <silvina.cancelos@upr.edu>
Sent: Friday, September 6, 2024 15:04
To: 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>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <Povetko.Oleg@epa.gov>
Subject: Re: Request for Information- Randon testing and levels

Estimada Melanie Medina

Quería dejarle 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

Silvina 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: silvina.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.¹ 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.

¹ 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, 7TH 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 or have your staff contact Reyes, Brenda at 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
-04'00'

cc: Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)
Melany Medina: mmedina@vivienda.pr.gov
Elaine Dume Mejia: Edume@vivienda.pr.gov
Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: arivera@vivienda.pr.gov
Cesar O. Rodriguez: cesarrodriiguez@drna.pr.gov
Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov

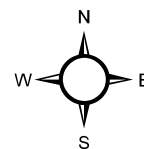
PR-RGRW-00463 Wetlands



Legend

Riverine

0 0.02 0.04 0.08 mi



National Wetlands Inventory

U.S. Fish and Wildlife Service

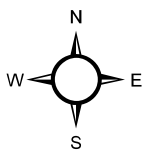
PR-RGRW-00463-W ABFE



Legend

- | | |
|---|--|
| A | Coastal A Zone and Floodway |
| AO | Zone/BFE Boundary |
| AE | 1% Annual Chance Flood |
| Coastal A Zone | 0.2% Annual Chance Flood |
| VE | Limit of Moderate Wave Action (LiMWA) |
| 0.2% Annual Chance Flood Zone | Advisory Base Flood Elevation (zoom in to make visible) |
| A-Floodway | Streamline (zoom in to make visible) |
| AE-Floodway | |

0 0.02 0.04 0.08 mi







FEMA Map Service

ABFE 1PCT

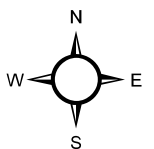
PR-RGRW-00463-W Airports (Civilian)



Legend

-  Civilian Airports 2,500ft Buffer
-  Runway Protection Zones
-  Airport Runways
-  Major

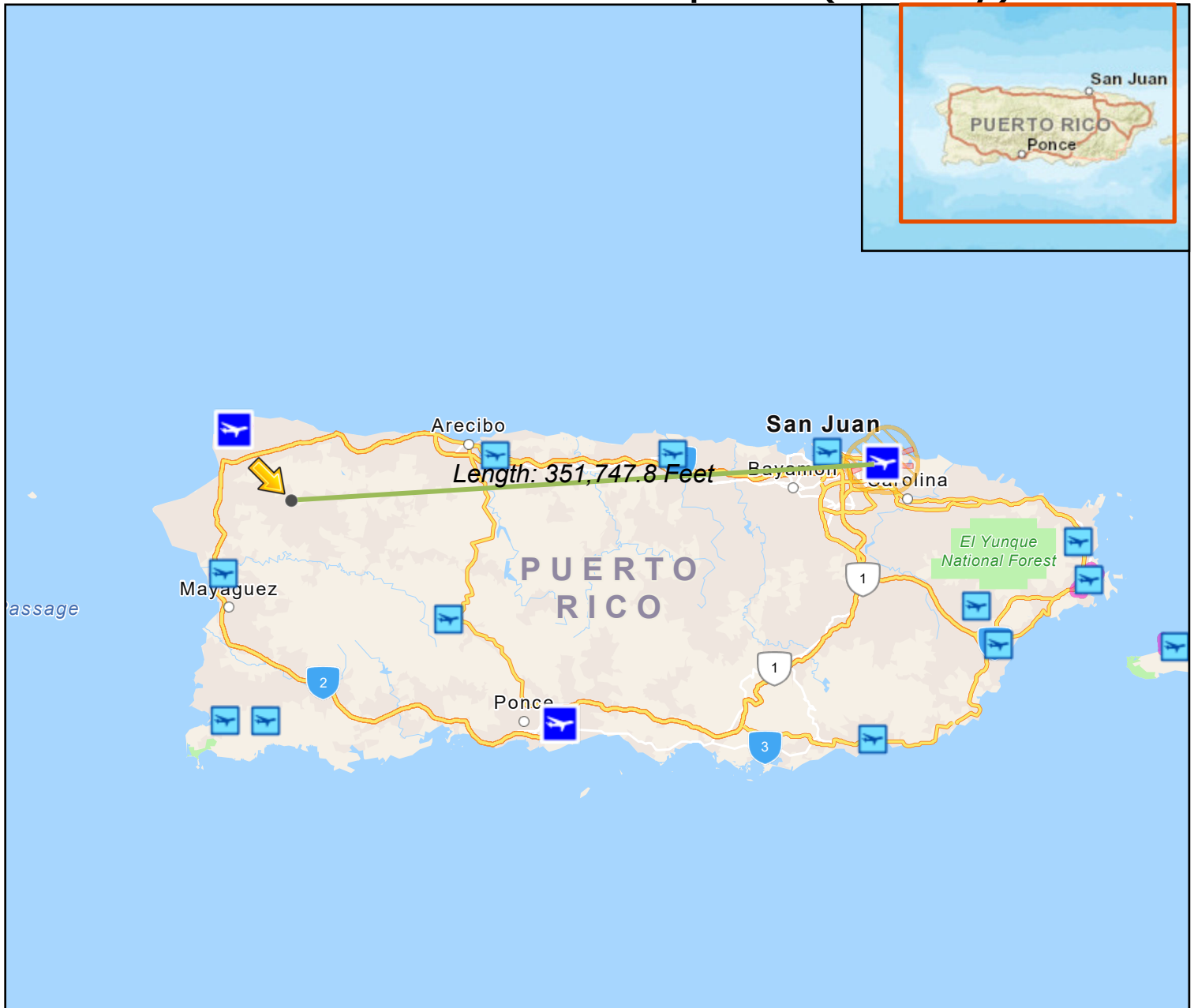
0 1.25 2.5 5 mi



Runway Protection Zones

Major Civil and Military Airports

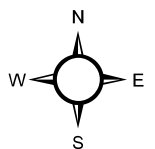
PR-RGRW-00463-W Airports (Military)



Legend

- Military Airports 15,000ft Buffer
- Civilian Airports 2,500ft Buffer
- Military Accident Potential Zones APZ 2
- Military Accident Potential Zones APZ 1
- Runway Protection Zones
- Airport Runways
- Major
- Minor Airport

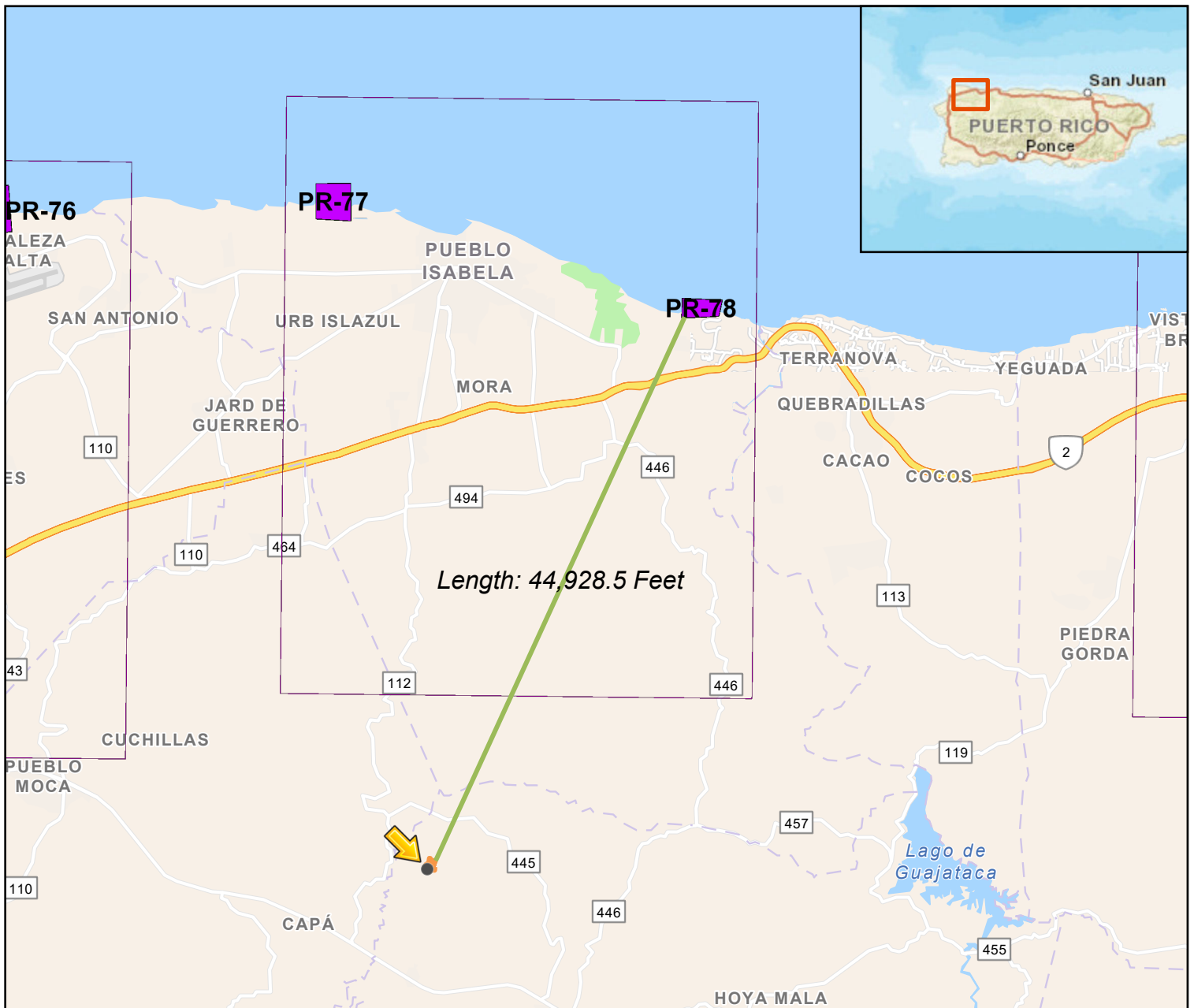
0 10 20 40 mi



Runway Protection Zones

Major Civil and Military Airports

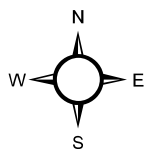
PR-RGRW-00463-W CBRS



Legend

- CBRS Map Panels
- Otherwise Protected Area
- System Unit

0 1.25 2.5 5 mi




U.S. Fish and Wildlife Service

Coastal Barrier Resources Act Program

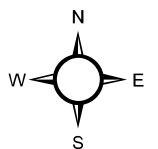
PR-RGRW-00463-W CZM



Legend

 Coastal Zone Management Act Boundary

0 1.25 2.5 5 mi



NOAA

Coastal Zone Management Act

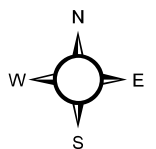
PR-RGRW-00463-W Endangered Species



Legend

USFWS_Critical_Habitat - Critical Habitat - Polygon Features - Final (agency service)

0 0.5 1 2 mi



Endangered Species Habitat

U.S. Fish and Wildlife Service

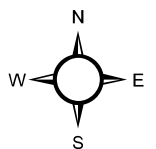
PR-RGRW-00463-W Farmlands



Legend

- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Not Prime Farmland

0 0.02 0.04 0.08 mi



USGS USA Soils

Farmland dataset

PR-RGRW-00463-W FIRM

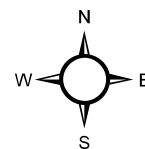


Legend

FEMA Flood Zones - Effective

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- X, Area of Minimal Flood Hazard
- FEMA Flood Zone Panel

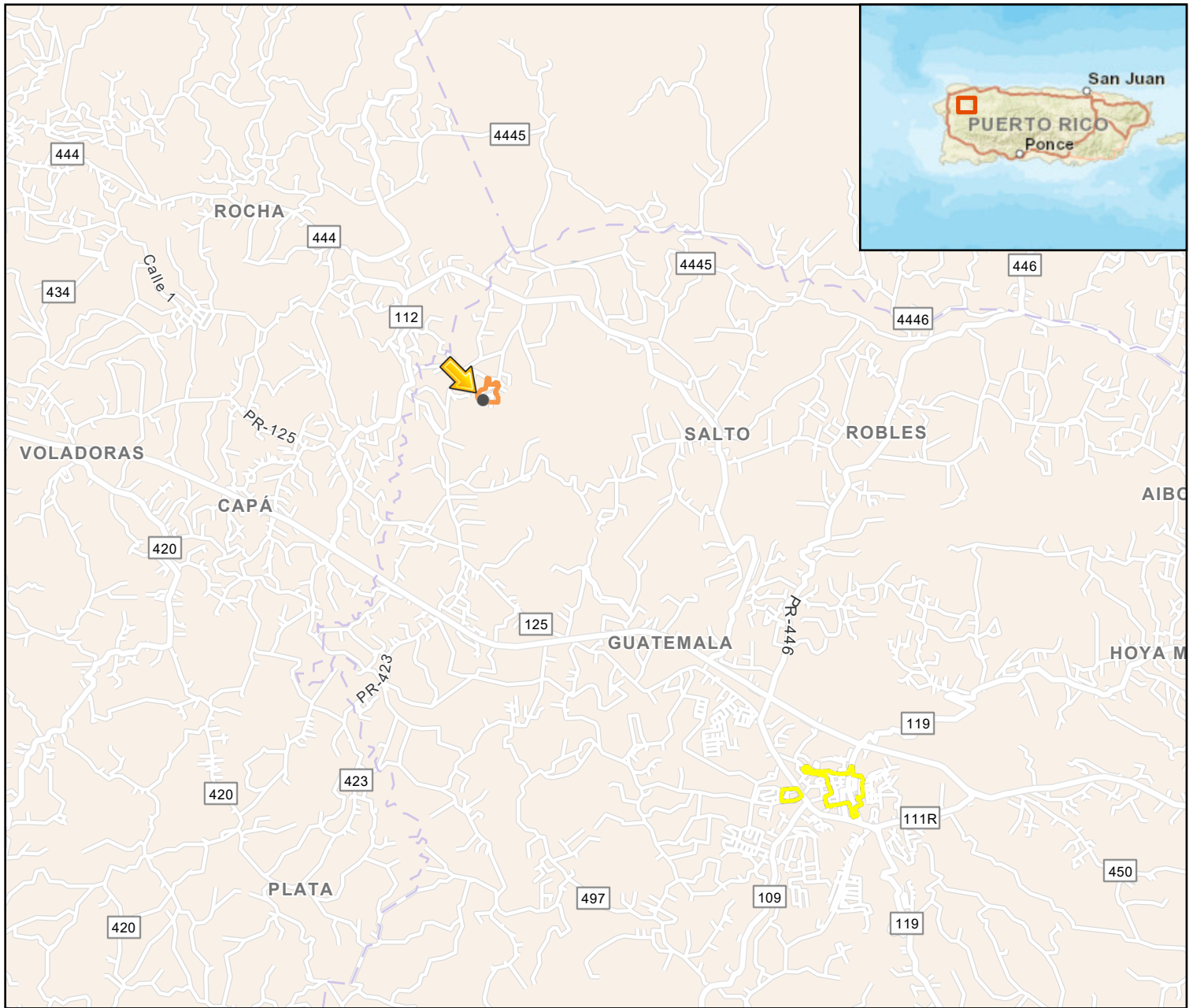
0 0.02 0.04 0.08 mi



FEMA Map Service

Flood Insurance Rate Maps

PR-RGRW-00463-W Historic

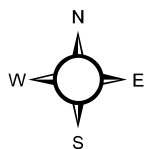


Legend

- National Historic Landmark
- National Register of Historic Places
- Removed from National Register of Historic Places
- Traditional Urban Centers

National Register of Historic Places Polygons

0 0.5 1 2 mi

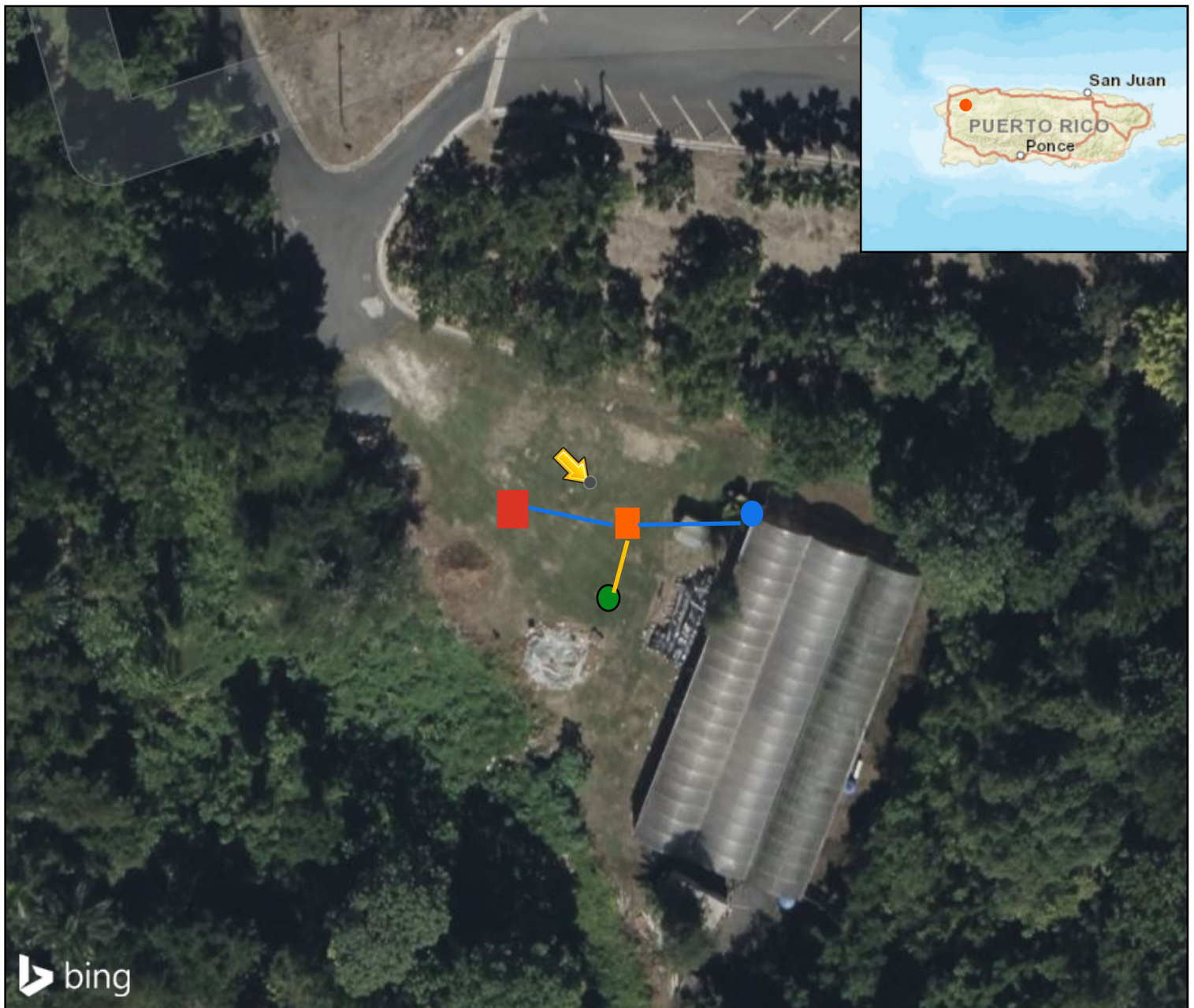


<https://arcgis.home.com/portal/apps/experiencebuilder/experience/?id=883eb165a91d411996af67b92f45a429>
<https://sigejp.pr.gov/portal/apps/webappviewer/index.html?id=b36c00df6e064b6a8f70a6593cf64b7e>
<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

National Register of Historic Places

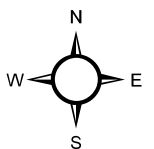
Local Historic Areas digitized by Horne

PR-RGRW-00463-W Site Map

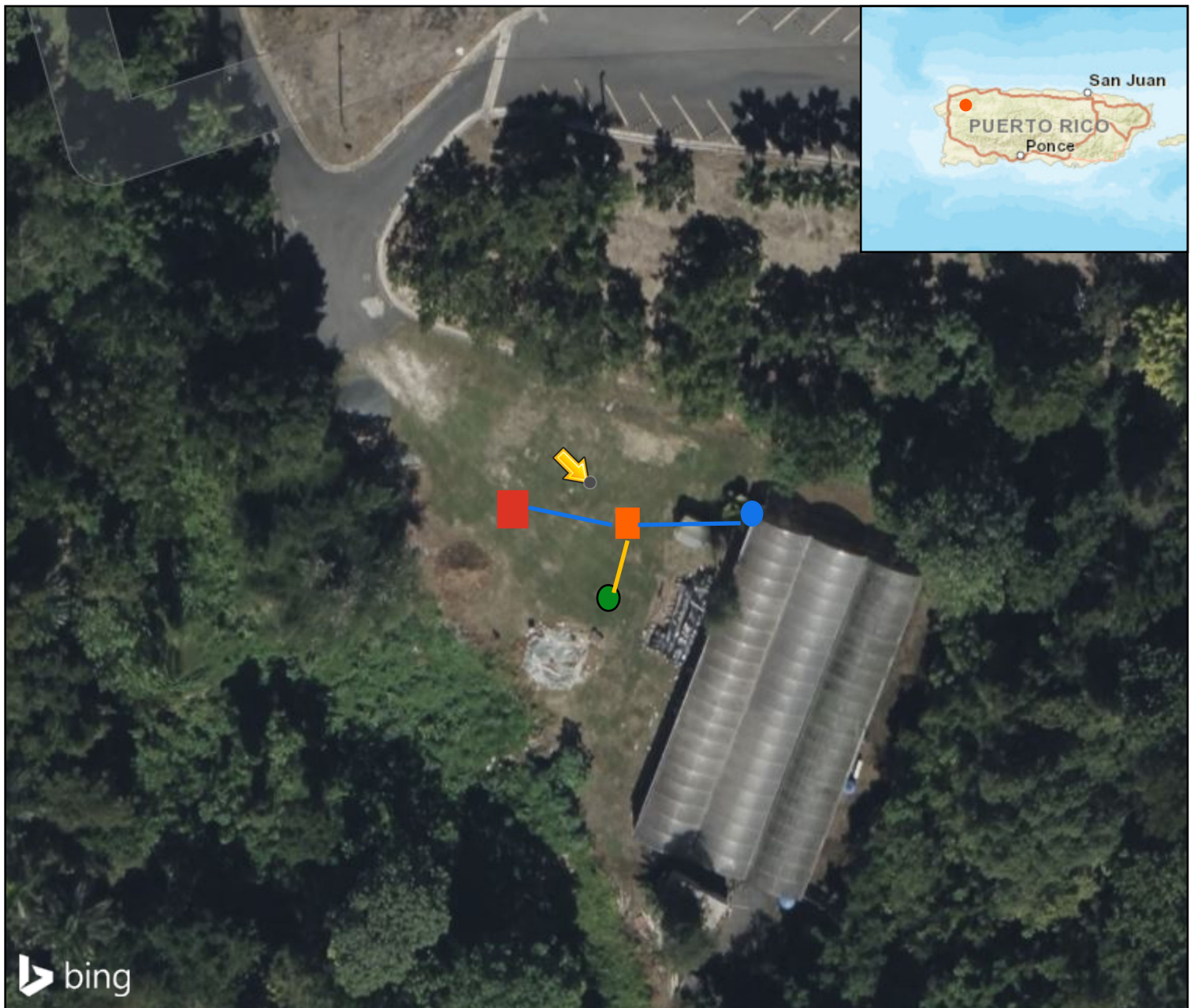


- Legend
- PR-RGRW-00463
 - Water Source
 - Septic Tank Inlet
 - Agricultural Container
 - Storage Container
 - Water Line
 - Wastewater Line

0 0.01 0.01 0.02 mi



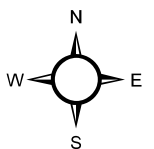
PR-RGRW-00463-W Site Map



Legend

- PR-RGRW-00463
- Water Source
- Septic Tank Inlet
- Agricultural Container
- Storage Container
- Water Line
- Wastewater Line

0 0.01 0.01 0.02 mi



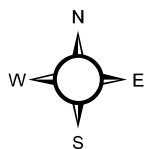
PR-RGRW-00463-W Sole Source Aquifers



Legend

Sole Source Aquifers - EPA August 2019

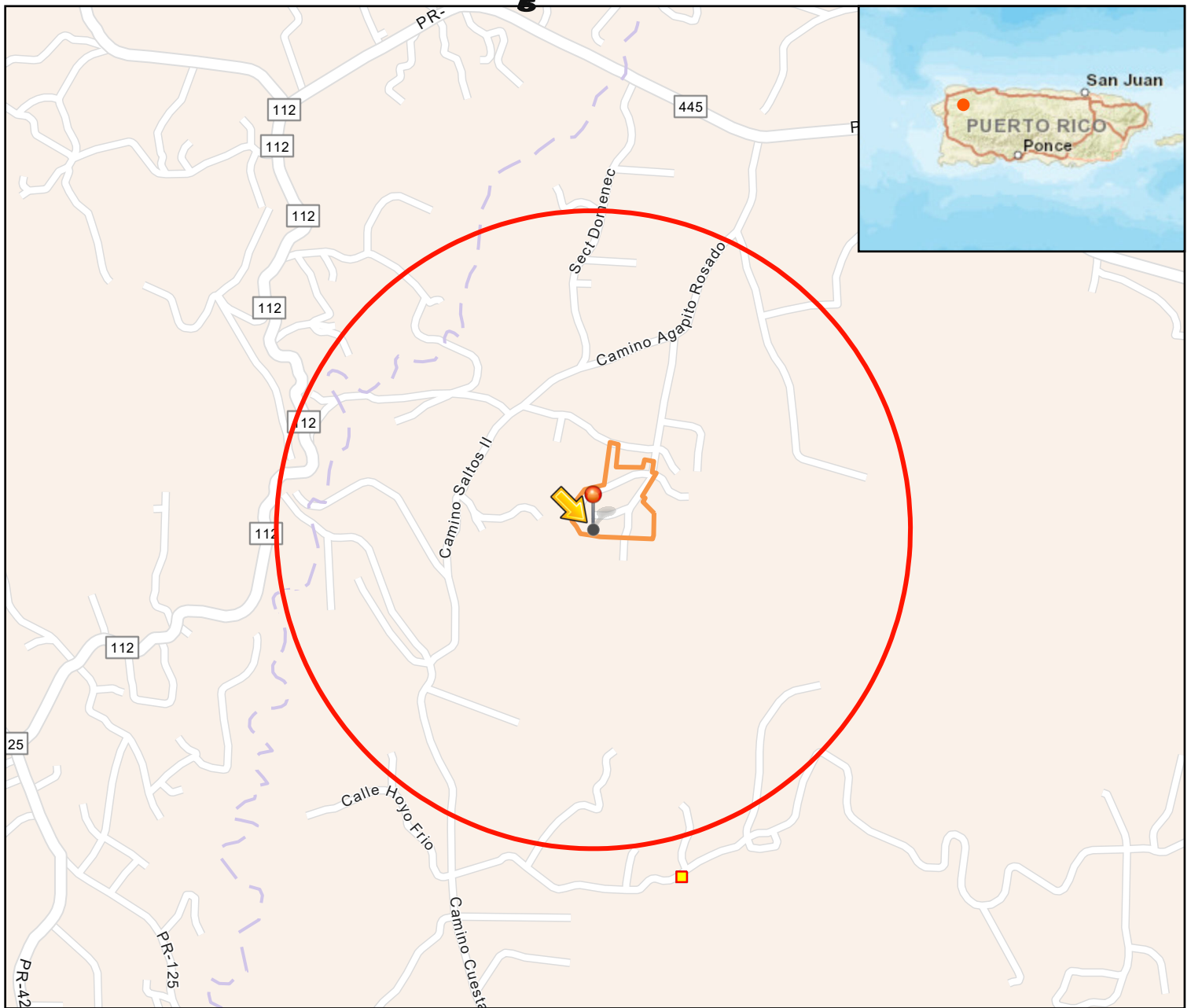
0 180 360 720 mi





Sole Source Aquifers

EPA

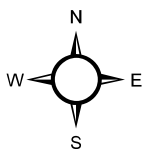
PR-RGRW-00463-W Toxics



Legend

-  Hazardous waste
-  3,000 ft Buffer

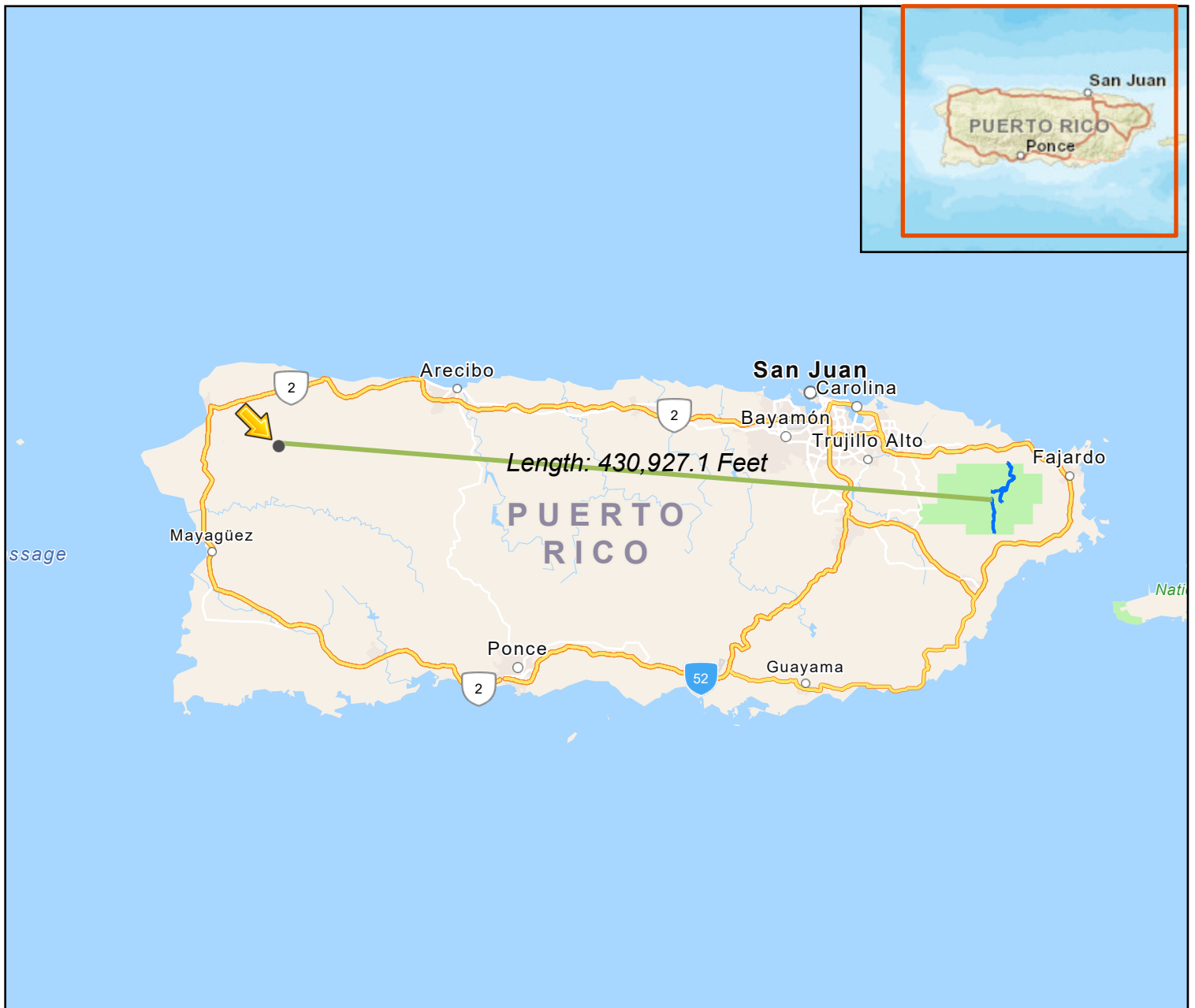
0 0.17 0.35 0.7 mi



Envirofacts Facility Locations

EPA

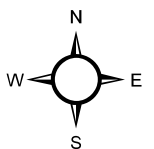
PR-RGRW-00463-W Wild and Scenic



Legend

— Wild and Scenic Rivers

0 10 20 40 mi



National Wild and Scenic River System

National Park Service