

# **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

## **Project Information**

**Project ID:** PR-RGRW-04095

**Project Name:** Finca la Buena Oportunidad LLC

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

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

**State/Local Identifier:** Puerto Rico / Utuado, PR

**Preparer:** Patricia Carmenatty

**Certifying Officer Name and Title:** Permit and Environmental Compliance Officers:  
Pedro A. de León Rodríguez

**Consultant:** Behar Ybarra & Associates LLC

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

### **Project Location:**

Carretera 600 Km 3.1 Sector El Corcho, Bo. Angeles, Utuado, PR 00611

Greenhouse and irrigation system location: latitude 18.27641 longitude -66.808556

Water well latitude: latitude 18.276419 longitude -66.80868

Trailer location: latitude 18.18.276383 longitude -66.808775

Parcel cadastral # 187-000-001-59-000, 187-000-001-23-000

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

The proposed activities for PR-RGRW-04095 consist of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials. It will be a new irrigation system that will supply water to the new greenhouse. The water to be used will come from existing cisterns and all the pipes will be above ground. No ground disturbance will be

required for the installation of the irrigation system, this will be part of the greenhouse. The greenhouse will be anchored to the ground using galvanized rigid pipe and will be buried to a depth of 2 feet. The trailer measures 20' long and will be anchored to 4 supports buried 2 feet deep. The 6" water well will also be installed following the standards and regulations of the Puerto Rico Department of Natural and Environmental Resources (DNER). The installation of the water well, greenhouse and trailer will require ground disturbance. Although in the Area of Potential Effects figure we note the location of an alternate water well (Lat:18.27626; Long: -66.809886), the owner decided to locate the water well where it was originally intended west of the greenhouse (Lat:18.276419; Long: -66.80868). The power source will be provided by an existing intake from P.R.E.P.A/LUMA on the property. The water needed for the greenhouse will be provided by an existing cistern that is supplied from a PRASA intake on the property. The project area is located at PR-600 km. 3.1, Bo. Ángeles, Sector El Corcho within the Municipality of Utuado. Based on a review of historical aerial imagery, the general area has been used for agricultural purposes for the past 3 years

The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of the greenhouse, water well and trailer. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the location of the greenhouse, water well and trailer plus a 15-meter buffer and the visual APE is the viewshed of the proposed project.

A site Map is included in Figure 1, illustrating the location of the greenhouse, irrigation system, water well and trailer on the property. Photos of the location are included in Section 106 documentation, Appendix 1. Refer to Appendix 3 for Site Inspection Report.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]: The Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) will increase agricultural capacity while promoting and increasing food security island wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities. This agricultural project associated with the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials is in keeping with the overall objectives of the Economic Development Program.

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

The area where the water well, trailer and greenhouse have steep topography. In the project area we have grass, trees, bushes and vines on the surface. Therefore, there is little to no change in land use associated with these placements.

## Funding Information

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

**Estimated Total HUD Funded Amount:** \$65,813.10

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$65,813.10.

## Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials will have no impact on any Airports. The site is located 115,687 feet from the nearest major civil airport (Eugenio Maria de Hostos in Mayagüez) and 281,053 feet from the nearest military airport (Luis Muñoz Marín International Airport in San Juan). This topic is in

		compliance with the HUD's Airport Hazard regulations without further evaluation. See the attached Airport map Runway Protection Zone, Figure 2.
<p><b>Coastal Barrier Resources</b></p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is not located in a CBRS Unit. The project is located 74,695 feet southeast of the nearest Coastal Barrier Resource System, PR-79. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map, Figure 3.</p>
<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is located in a Zone X, Panel 72000C0595H, 4/19/2005 on the FEMA FIRM. The project does not require flood insurance or is excepted from flood insurance. See attached Flood Map, Figure 4. This topic is in compliance with Flood Disaster Protection without further evaluation.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an agricultural site and is not located in a nonattainment municipality of Puerto Rico (Arecibo, Bayamón, Cataño, Guaynabo, Salinas, San Juan, Toa Baja). The installation and operation of this project will have no impact and is in compliance with the Clean Air Act without further evaluation. See attached published list of Puerto Rico Nonattainment/Maintenance Status for each country by year for all criteria pollutants in Appendix 2.</p>

<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project is located 72,365 feet from the nearest Coastal Zone Management Area and does not affect a Coastal Zone as defined in the state Coastal management Plan. The project is in compliance with the Coastal Zone Management Act. See the attached CZMA map, Figure 5.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an agricultural project. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. There are no sites of environmental concern identified within 3,000 feet near where the proposed activities will be.</p> <p>The project is in compliance with contamination and toxic substances requirements. See attached Toxics Map, Figure 6.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project could involve any activity that has an adverse effect on protected species or critical habitats. After reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) and the Puerto Rico Department of Natural and Environmental Resources (DNER) database, the PR boa (<i>Chilabothrus inornatus</i>), PR Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>) and PR Parrot (<i>Amazona vittata</i>) could be found in the project area.</p> <p>The nature of the project, scope of work, information available, a careful analysis</p>

of the IpaC, the Puerto Rico Boa conservation measures, the Caribbean Dkey in the US Fish and Wildlife Service's online IPaC application, and the observations during the field visit, were used to evaluate the potential impacts to federally listed species from this project. Based on that information and the answer inputted into the Dkey, it was determined that the proposed action will have "No Effect" determination on the Puerto Rican Boa and PR Broad-winged Hawk.

Based on what was observed during the site inspection, the area will have to be cleared to install the greenhouse with the irrigation system, trailer and water well. The spaces provided for the proposed activities have been maintained that way for agricultural purposes. Based on these observations we determined that the proposed action will have a NE ("No Effect") on the PR Parrot, although measures will have to be implemented to protect the PR parrot's habitat if it appears in the project area. The project is 31,878 feet from the nearest final endangered species critical habitat. Therefore, the project has no critical habitats in the area.

If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. As established by the USFWS Puerto Rican Boa Conservation Measures Guideline.

<https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf>

		This project is in compliance with the Endangered Species Act. See attached Consultation Letter and Consultation Package in Appendix 4. See attached Endangered Species map, Figure 7.
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials and does not include development, construction or rehabilitation that will increase residential density. This project is in compliance with Explosive and Flammable hazards without further evaluation.
<b>Farmlands Protection</b>  Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project does not include any activities that could potentially convert agricultural land to non-agricultural use. The project activities will occur in Farmlands of statewide importance. The scope of work includes the installation and construction of a water well, greenhouse and trailer, and this is a construction limited to on-farm structures needed for farm operations. The project is in compliance with the Farmland Protection Policy Act. See the attached Farmlands map, Figure 8.
<b>Floodplain Management</b>  Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located in a Zone X, Panel 72000C0595H, 4/19/2005 (Figure 4). The site is not located in a Preliminary Firm or an Advisory Base Flood Elevation special flood hazard area. The project is in compliance with Executive Order 11988. See attached Flood Map (Figure 9).
<b>Historic Preservation</b>  National Historic Preservation Act of 1966,	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site was visited on October 4, 2023, by SOI-qualified archaeologist. Based on this definition and the nature and scope of the undertaking, the APE has been defined as the area potentially affected by ground-disturbing activities related to

<p>particularly sections 106 and 110; 36 CFR Part 800</p>		<p>installation of the water well, greenhouse and trailer. Documentation with photographs and maps was subsequently submitted to SHPO (attached Appendix 1). In a response from PR SHPO dated December 4, 2023, SHPO concurred with a finding of <b>No Historic Properties Affected</b> within the project's Area of Potential Effects (see attached Appendix 1). The property is not considered historic or contributing to an historic district (See attached Historic map, Figure 10). Therefore, this activity is in compliance with Historic Preservation.</p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an agricultural site. The project does not include new construction for residential use or rehabilitation of an existing residential property. The site is rural in nature and there will be no impact to or from the surrounding area from a noise perspective. This topic is in compliance with Noise abatement and Control without further evaluation.</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>There are no EPA sole source aquifers in Puerto Rico. The project is in compliance with Sole Source aquifers without further evaluation.</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>There are no wetlands located on or near the project activity area. Therefore, the wetland will not be affected by the project. The project is in compliance with</p>

		Executive Order 11990. See the attached Wetlands map, Figure 11.
<b>Wild and Scenic Rivers</b>  Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not within proximity of the NWSRS river. The project is located 353,455 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act. See Map, Figure 12.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the scope of work for this project, there will be no additional impact on low-income or minority residents. This proposed activity will not have a negative impact on Environmental Justice. Therefore, the proposed activity complies with this section.

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed action is continued agricultural use of property which is compatible with a zoning code of NC (No Rated) and existing land use of SREP-A (Specially Protected Rustic Land - Agricultural). There is no urban design associated with this rural, agricultural site.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil is currently being used for agriculture purposes. There is no change in land use since the land will continue to be used to agriculture purposes. The soil in the area has been classified as Voladora clay, 5 to 12 percent slopes eroded (VoC2). This soil is deep, sloping, and well drained. It is on terraces and ridgetops of humid volcanic uplands. The permeability of this soil is moderate. The landslide data indicates low to moderate landslide susceptibility; therefore, no erosion is expected to occur from this project. The project will not affect the drainage in the area. There will be no additional runoff associated with the project. See Landslide Susceptibility Map, Figure 13.
Hazards and Nuisances including Site Safety and Noise	2	There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area, nor will the project generate any additional noise. Additionally, the project does not include housing or such to where inhabitants would be affected.
Energy Consumption	2	The project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials on an existing agricultural farm and will not require any expansion to existing power facilities. The power source for the water well will be provided by an existing intake from P.R.E.P.A/LUMA on the property.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	The project will result in short-term benefit to employment when contractors are hired for the construction of the greenhouse, trailer and water well. After construction, there may be a net positive benefit for the farm, a small business receiving this funding for economic development recovery purposes, which will aid in the continued operations of the intended use of the farm which products will be used by Puerto Rico population. The project is not anticipated to have a significant impact on Employment and Income Patterns, however, the project may help restore employment opportunities and income patterns.
Demographic Character Changes, Displacement	2	The proposed project will not alter the demographic characteristics of Utuado, PR. The applicant is already located at this location and the project will provide opportunities for the continuous agricultural growth of the business.
Environmental Justice	2	<p>In the project area within a one-mile radius:</p> <ul style="list-style-type: none"> <li>• The people of color are 96% compared to PR average of 96%</li> <li>• 79 % of the people are low income compared to PR average of 70%</li> <li>• 25% of the people are unemployed compared to PR average of 15%</li> </ul> <p>The proposed activities of the installation of the greenhouse, trailer and water well will have a positive impact on creating jobs for local people. Therefore, the proposed activity complies with this section. See EJSscreen Report in Appendix 3.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		

Educational and Cultural Facilities	2	The project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an agricultural site and will have no impact on educational and cultural facilities.
Commercial Facilities	2	The proposed project may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities.
Health Care and Social Services	2	The project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an agricultural site and will have no impact on Health Care and Social Services.
Solid Waste Disposal / Recycling	2	The proposed project will have no impact on Solid Waste Disposal / Recycling services. The products and by-products are agricultural, and any waste would be biodegradable. The remaining construction solid waste materials would be collected for transport to the local landfill.
Wastewater / Sanitary Sewers	2	The installation and construction of the greenhouse, trailer, water well will not produce any wastewater. Based on the scope of work is not expected to result in significant changes in wastewater or sanitary sewer generation. The proposed project will have no impact on Wastewater / Sanitary Sewers.
Water Supply	2	The proposed project will not require an additional water supply. No new connections will be provided for municipal potable water. A permit from the Puerto Rico Department of Natural and Environmental Resources (DNER) is required to be obtained for the water well. The water needed will be provided by an existing PRASA intake on the property. All water pipes for the irrigation system will be above ground. The proposed project will have no impact on the water supply.
Public Safety - Police, Fire and	2	The project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an

Emergency Medical		agricultural site and will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The proposed project will have no impact to Parks, Open Space and Recreation. The property being used is agricultural and it will continue as agricultural use.
Transportation and Accessibility	2	The project consists of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an agricultural site and will have no impact on transportation and accessibility.

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

**Additional Studies Performed:** Not applicable.

**Field Inspection** (Date and completed by): October 4, 2023, Jaqueline Lopez, SOI-Qualified Archaeologist

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

FAA, National Plan for Integrated Airport Systems:  
[www.faa.gov/airports/planning\\_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf](http://www.faa.gov/airports/planning_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf)

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.  
[www.fws.gov/CBRA/Maps/Locator/PR.pdf](http://www.fws.gov/CBRA/Maps/Locator/PR.pdf)

National Park Service, National Registry of Natural Landmarks.  
[www.nature.nps.gov/nnl/docs/NNLRegistry.pdf](http://www.nature.nps.gov/nnl/docs/NNLRegistry.pdf)

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

National Wild and Scenic Rivers System: [www.rivers.gov/puerto-rico.php](http://www.rivers.gov/puerto-rico.php)

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

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

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

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

US EPA, Environmental Topics, Air Topics: [www.epa.gov/environmental-topics/air-topics](http://www.epa.gov/environmental-topics/air-topics)

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

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

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

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

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

Puerto Rico Coastal Zone Management Program Plan, September 2009.

Puerto Rico Planning Board, Communication regarding Coastal Zone Management,

November 16, 2018 (No response).

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

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

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

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

**List of Permits Obtained:** A permit from the Puerto Rico Department of Natural and Environmental Resources (DNER) is required to be obtained for the water well.

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

**Cumulative Impact Analysis** [24 CFR 58.32]: In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials for an agricultural site.

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

The Regrow Program purpose is to enhance and expand agricultural production related to economic revitalization and sustainable development activities while promoting and increasing food security island wide. The "Alternative" action would mean that the applicant would consider other locations for the greenhouse, trailer and water well. However, other locations may result in tree clearing prior to construction and/or need to fill in some steep area. Any option that requires going off-site would not contribute to the improvement and growth of agricultural production or enable economic development for this applicant.

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

The 'No-Action' alternative would mean that the applicant would not receive federal funding to provide the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system

and irrigation materials for an agricultural site which would inhibit the economic growth opportunity that the applicant would not otherwise have under the PRDOH Re-Grow Puerto Rico program. As a result, these owners may not be able to experience the growth needed to recover and expand their agriculture activities. A provision of the grant allows for economic development for businesses. The No-Action alternative would not allow for the economic development for this applicant.

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

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

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

Law, Authority, or Factor	Mitigation Measure
The regulation in Puerto Rico establishes that for well constructions a Water Well or Water Intake Construction Permit must be submitted.	The Applicant must obtain a permit from the DNER prior the well construction.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Soil suitability will be assessed prior to construction. Contractors will be required to use BMPs during construction if erosion impacts occur. DNER authorization may be required for any ground disturbance associated with the activities in the proposed project.
<b>Endangered Species</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	If a PR Parrot appears in the project area measures will have to be implemented to protect the parrot's habitat by minimizing the clearing of vegetation strictly to what is necessary for the proposed activities.  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

	<p>Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. As established by the USFWS Puerto Rican Boa Conservation Measures Guideline.</p> <p><a href="https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf">https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</a></p>

**Determination:**

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

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

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

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

Preparer Signature:  Date: 12/20/2023

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

Certifying Officer Signature:  Date: 3/15/2024

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

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

## Figures

Figure 1

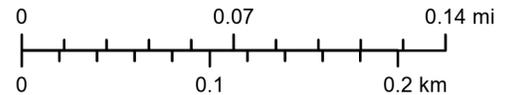
# Location: Aerial Map

## Puerto Rico Department of Housing ReGrow



**Legend**

- PR\_RGRW\_04095
- PR-RGRW-04095 Parcel
- CRIM Parcels



Service Layer Credits: World Imagery: Maxar  
 Google Satellite: © OpenStreetMap (and) contributors, CC-BY-SA  
 World Street Map: Esri, HERE, Garmin, NGA, USGS and Google Earth



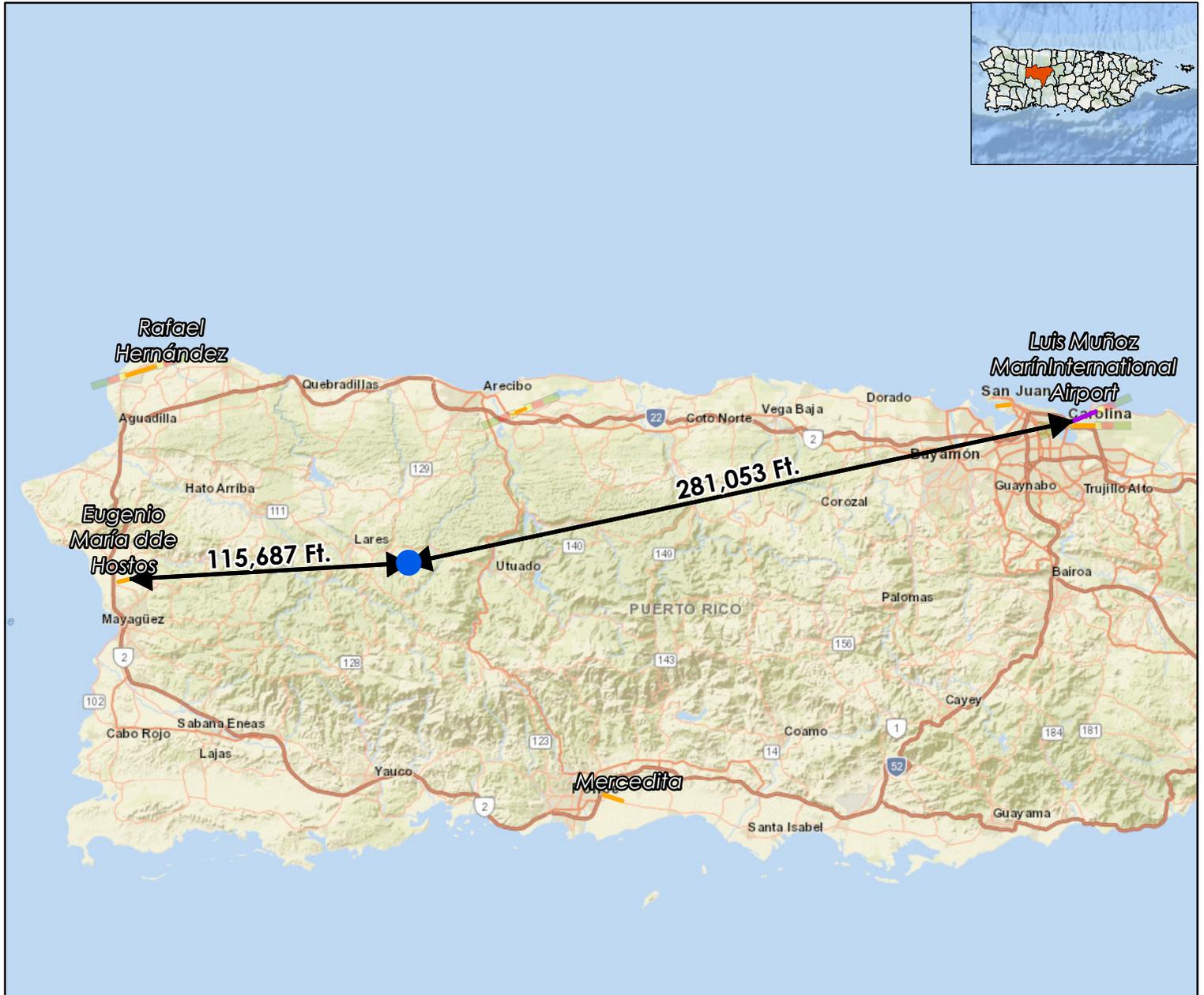
**Source**

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

Figure 2:

# Airports

Puerto Rico Department of Housing ReGrow

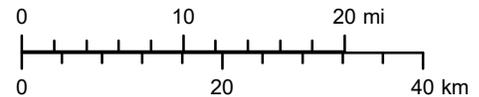


**Legend:**

- PR-RGRW-04095
- SJU Military Runway
- SJU Civil Runway

**Accident Potential Zone**

- APZ 1
- APZ 2
- Clear Zone



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



1:750,000

**Source**

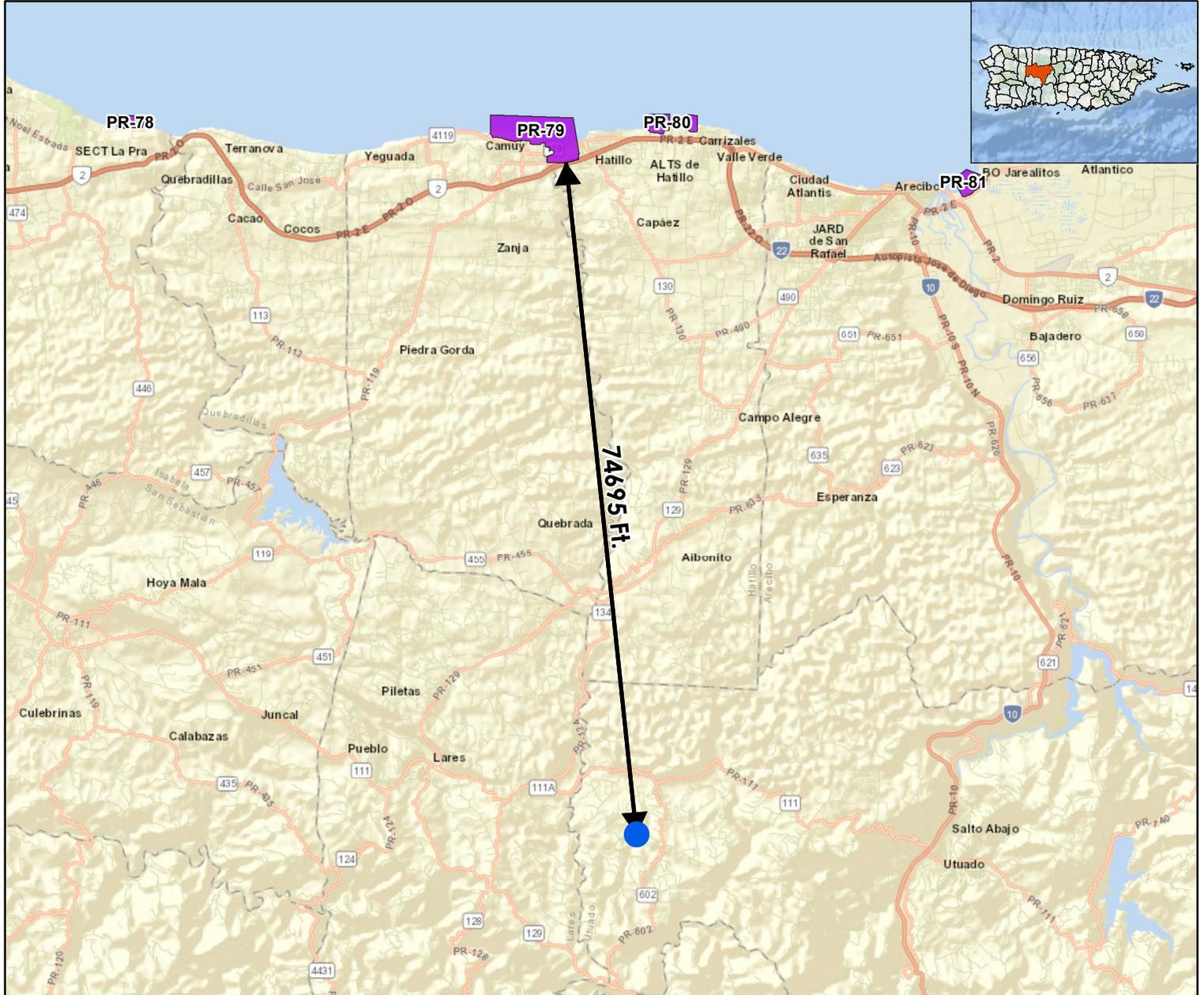
Federal Aviation Administration (FAA)  
<https://adds-faa.opendata.arcgis.com/>

Finca La Buena Oportunidad LLC  
Bo. Carretera 600 Km. 3.1  
Sector El Corcho, Angeles  
Utuaado, PR 00611  
Catastro: 187-000-001-23-000  
Lat: 18.27641, Long: -66.808556

Figure 3:

# Coastal Barrier Resources System

Puerto Rico Department of Housing ReGrow

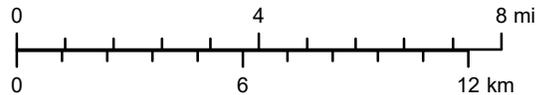


**Legend:**

● PR-RGRW-04095

**Coastal Barrier Resources System (CBRS)**

■ System Unit



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

1:200,000

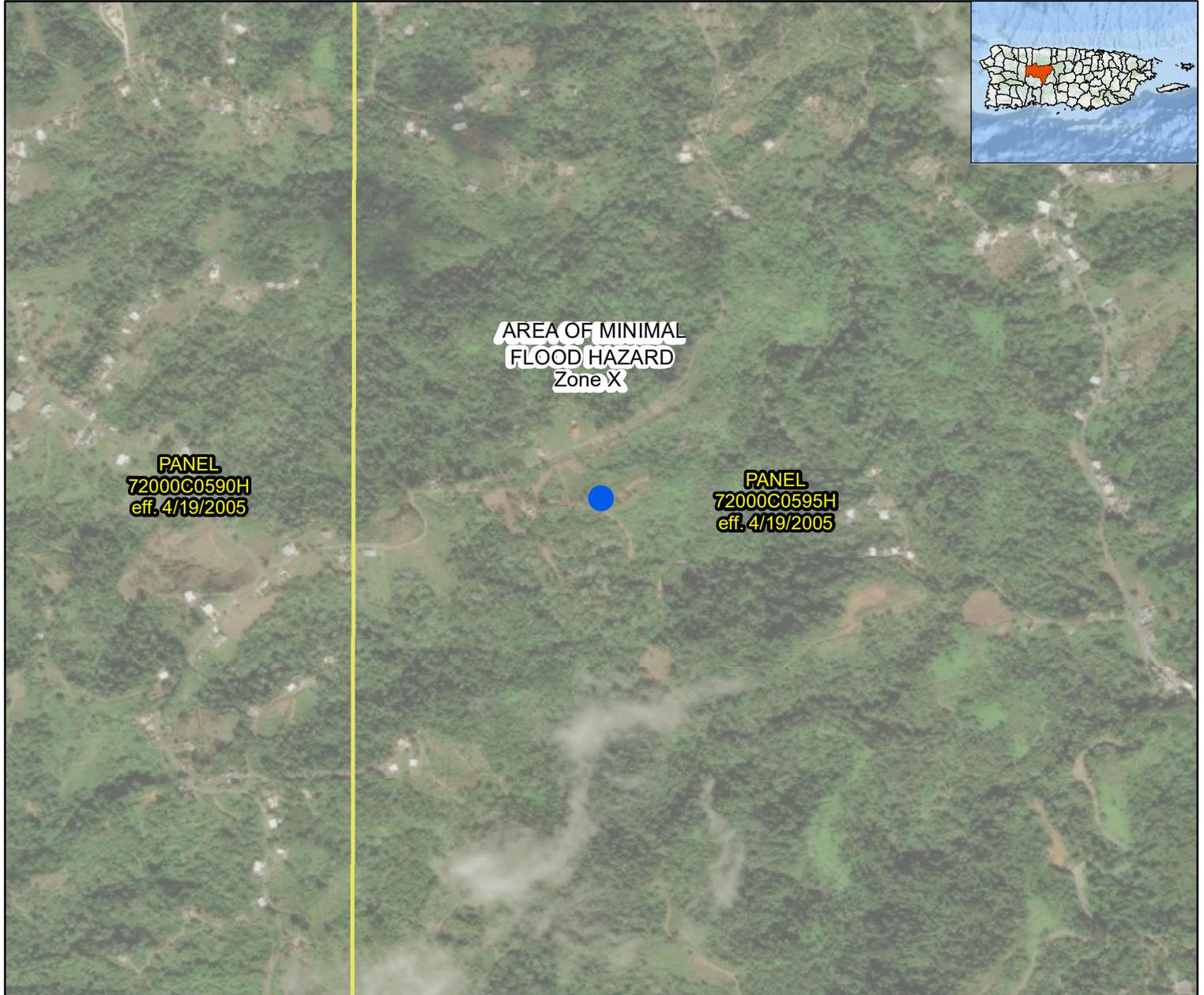
**Source**

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

Figure 4:

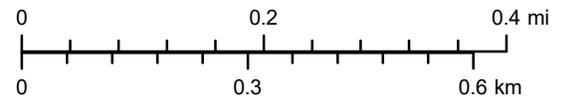
# Flood Insurance Rate Map (FIRM)

Puerto Rico Department of Housing ReGrow



**Legend:**

-  PR-RGRW-04095
-  Area of Minimal Flood Hazard *Zone X*
-  FIRM Panel



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



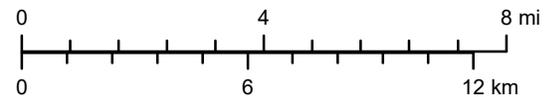
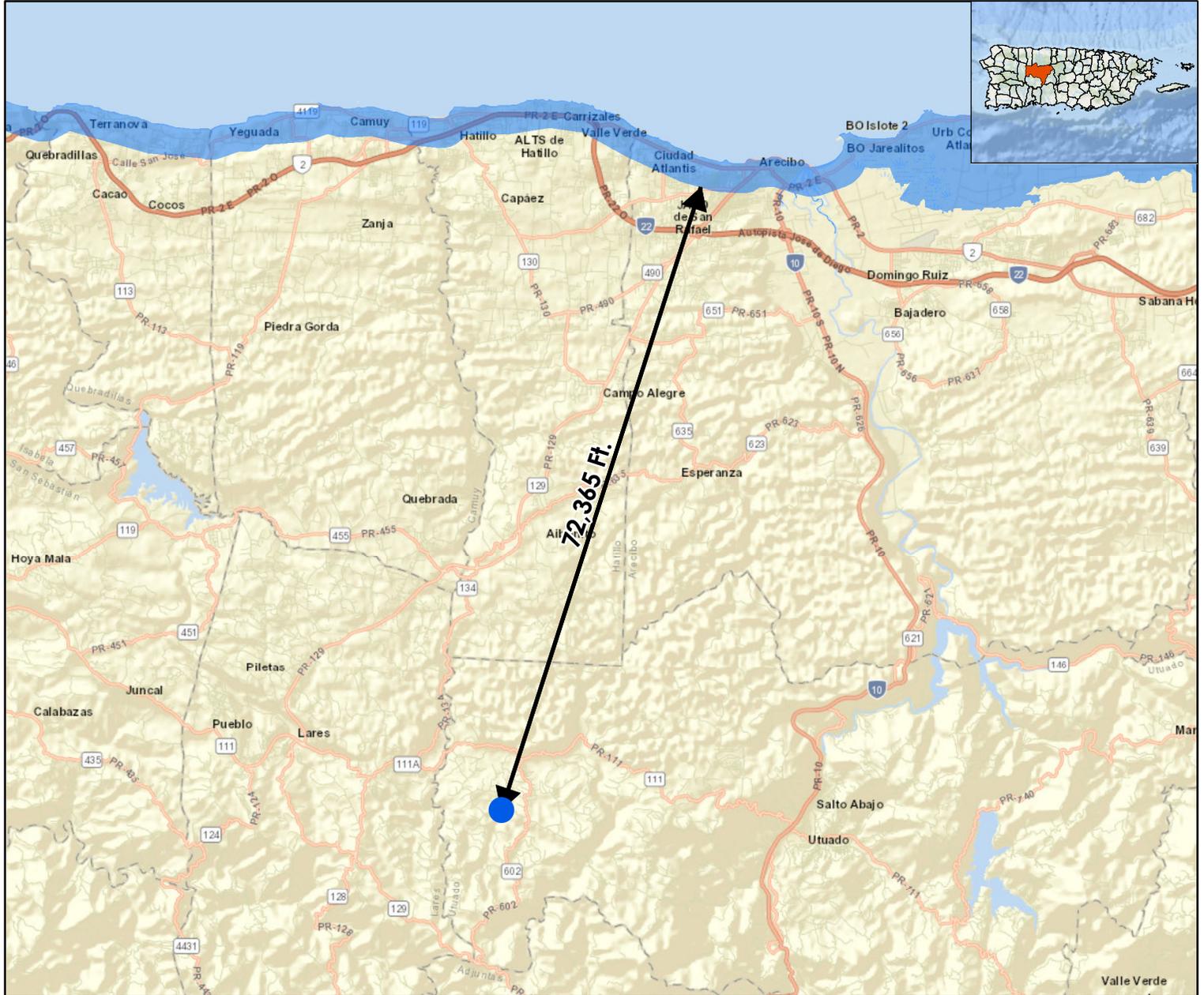
1:10,000

**Source**

Federal Emergency Management Agency (FEMA)  
<https://msc.fema.gov/portal/home>

Finca La Buena Oportunidad LLC  
Bo. Carretera 600 Km. 3.1  
Sector El Corcho, Angeles  
Utuaado, PR 00611  
Catastro: 187-000-001-23-000  
Lat: 18.27641, Long: -66.808556

**Figure 5:**  
**Coastal Zone Management**  
Puerto Rico Department of Housing ReGrow



**Legend:**

● PR-RGRW-04095

■ Coastal Zone Management Act Boundary

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



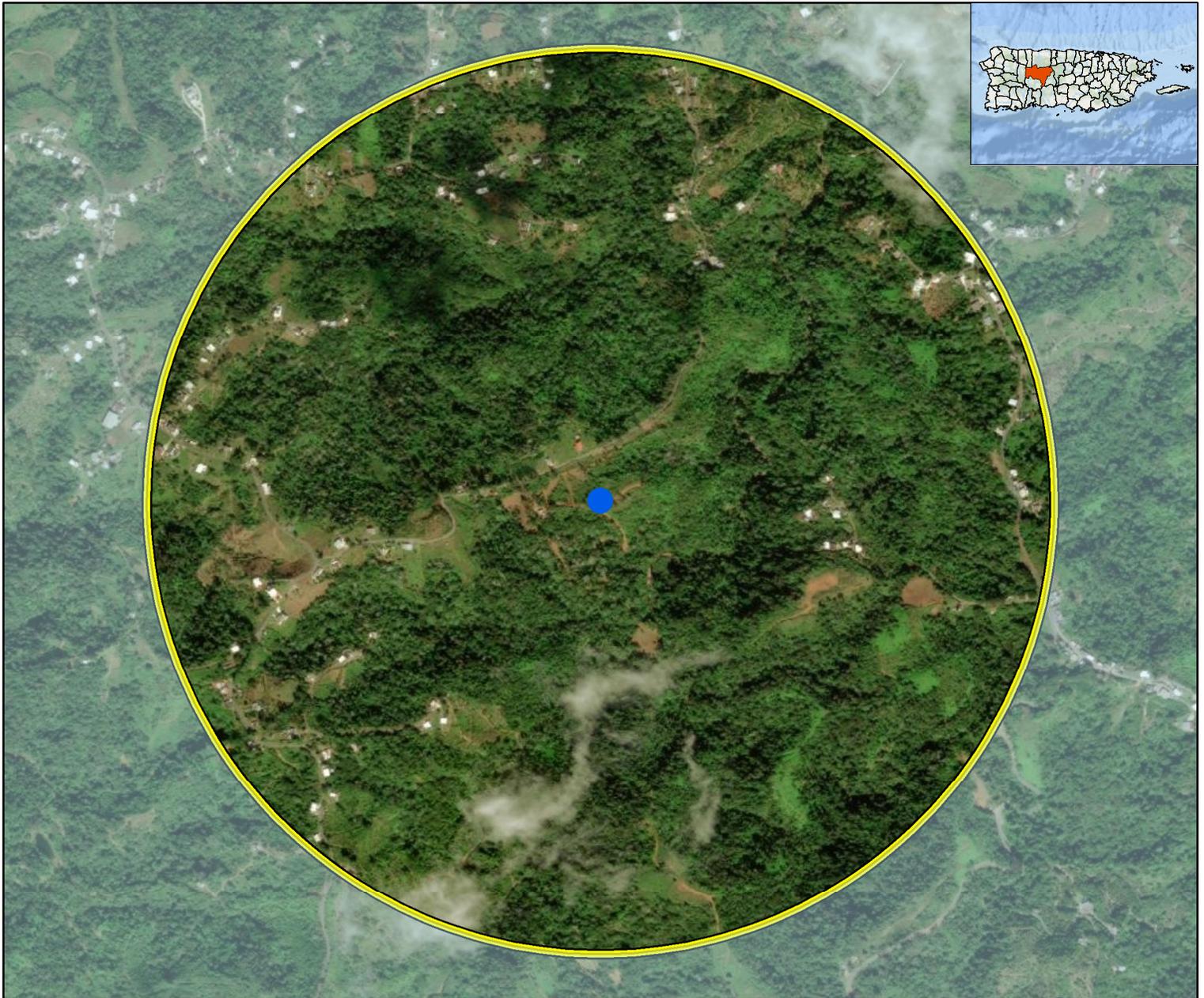
1:200,000

**Source**

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

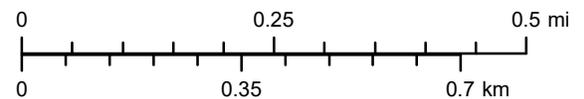
Finca La Buena Oportunidad LLC  
Bo. Carretera 600 Km. 3.1  
Sector El Corcho, Angeles  
Utuado, PR 00611  
Catastro: 187-000-001-23-000  
Lat: 18.27641, Long: -66.808556

**Figure 6:**  
**Toxic and Hazardous Facilities**  
Puerto Rico Department of Housing ReGrow



**Legend:**

-  PR-RGRW-04095
-  3,000 Ft. (914.4 Mts.) Buffer



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



1:12,000

**Source**

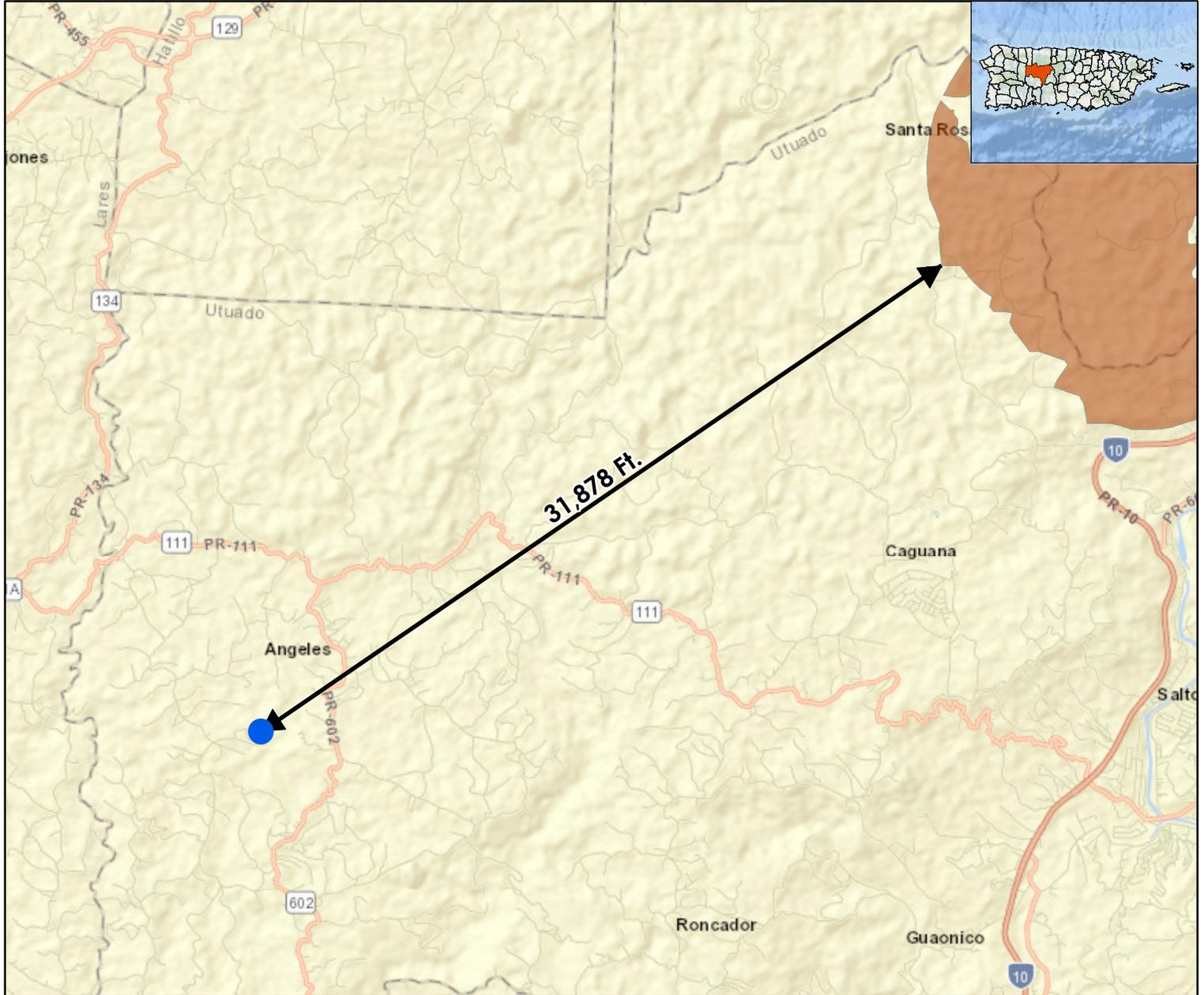
EPA Facility Registry Service (FRS)  
<https://www.epa.gov/frs>

Finca La Buena Oportunidad LLC  
Bo. Carretera 600 Km. 3.1  
Sector El Corcho, Angeles  
Utuaado, PR 00611  
Catastro: 187-000-001-23-000  
Lat: 18.27641, Long: -66.808556

Figure 7:

# Threatened and Endangered Species

Puerto Rico Department of Housing ReGrow



**Legend:**

- PR-RGRW-04095
- Critical Habitat



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

N  
W E  
S  
1:70,000

**Source**

NOAA Office of Response and Restoration  
<https://response.restoration.noaa.gov/>

Figure 8:

# Farmland Protection

Puerto Rico Department of Housing ReGrow

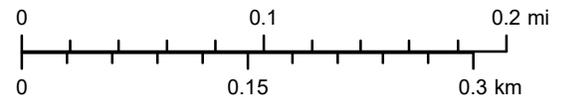


## Legend:

● PR-RGRW-04095

### Farm Class

- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



1:5,000

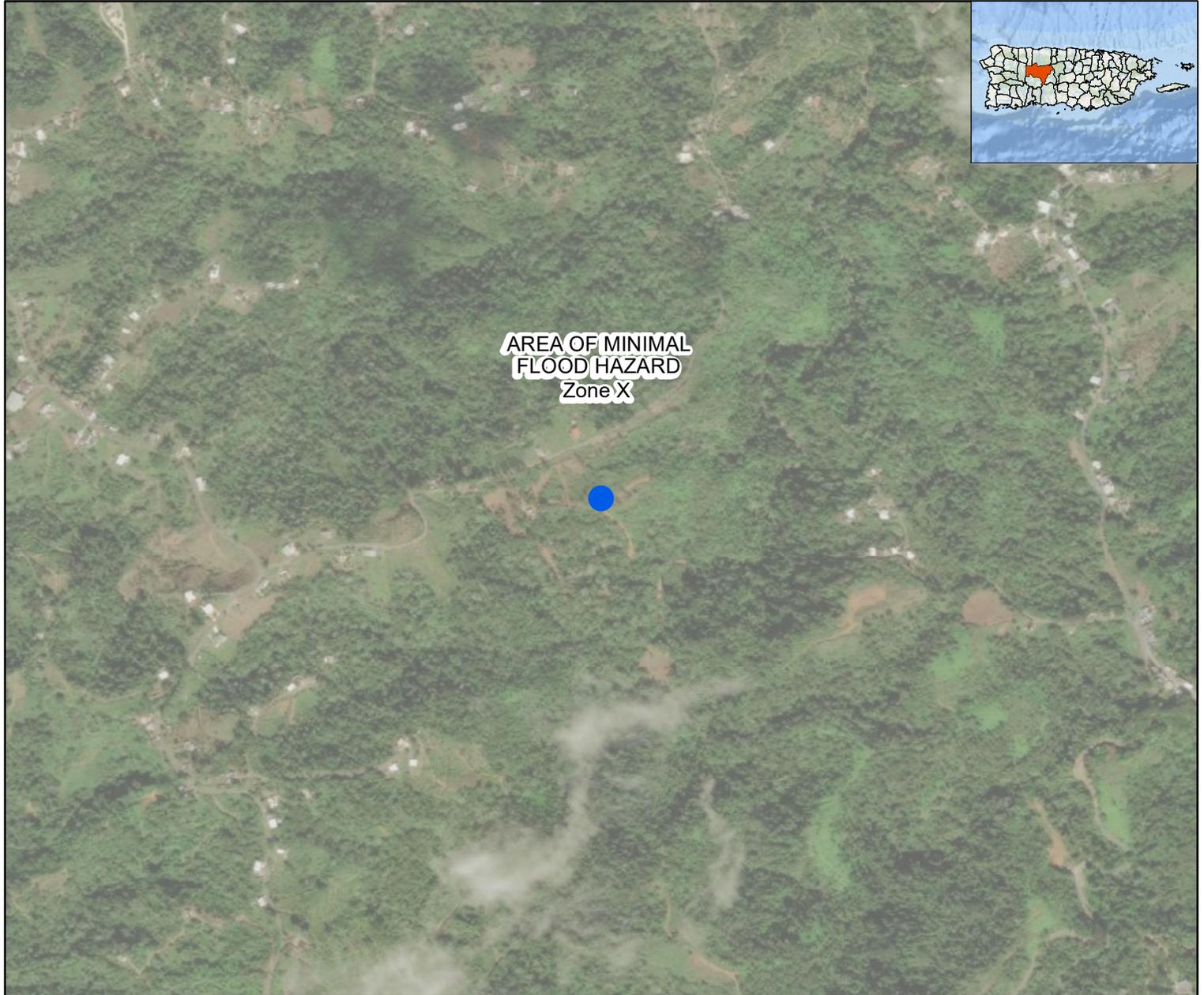
### Source

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

Figure 9:

# Advisory Base Flood Elevation Map

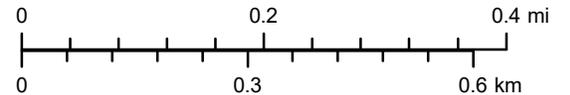
Puerto Rico Department of Housing ReGrow



## Legend:

● PR-RGRW-04095

□ Area of Minimal Flood Hazard *Zone X*



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



1:10,000

## Source

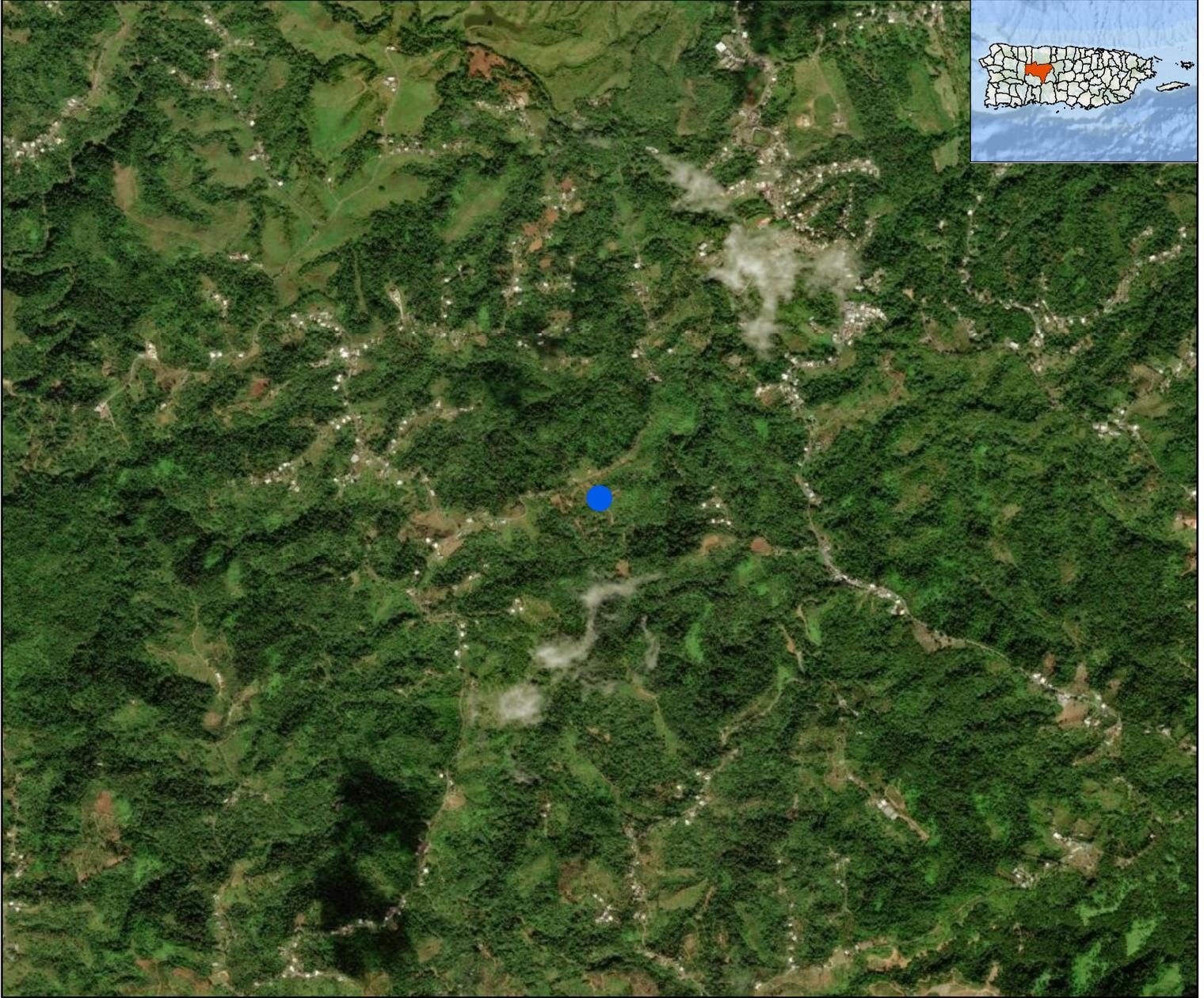
Puerto Rico Planning Board (PRPB)  
<https://jp.pr.gov/>

Finca La Buena Oportunidad LLC  
Bo. Carretera 600 Km. 3.1  
Sector El Corcho, Angeles  
Utua, PR 00611  
Catastro: 187-000-001-23-000  
Lat: 18.27641, Long: -66.808556

Figure 10:

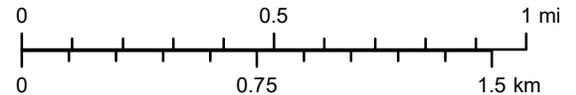
# Historic Preservation

Puerto Rico Department of Housing ReGrow



## Legend:

 PR-RGRW-04095



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



1:24,000

## Source

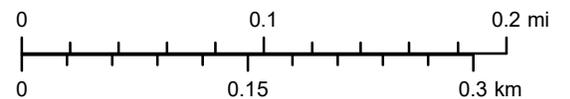
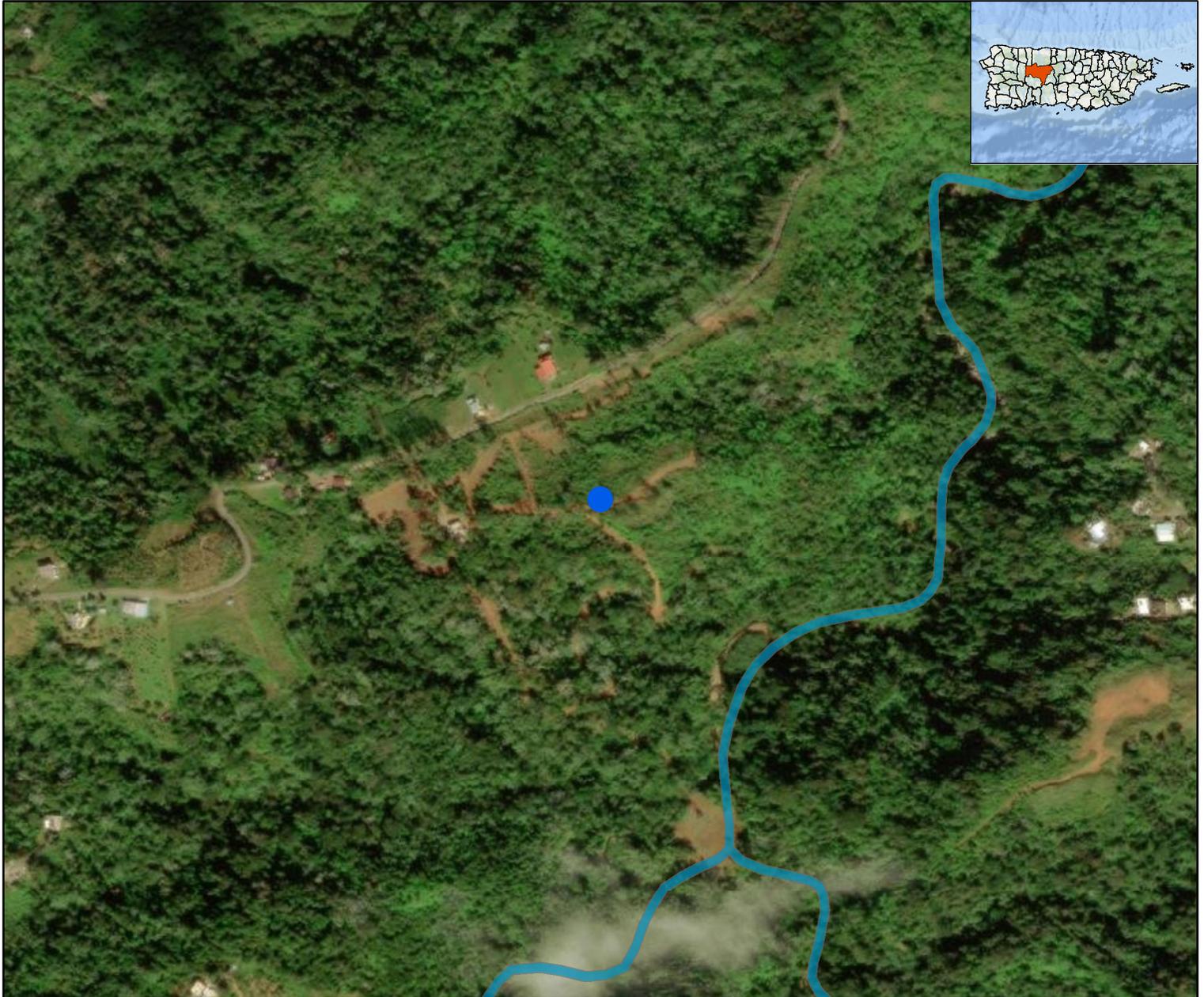
National Park Service (NPS) - National Register of Historic Places(NRHP)  
<https://www.nps.gov/subjects/nationalregister/index.htm>  
State Historic Preservation Office (SHPO)  
<https://oech.pr.gov/Pages/default.aspx>

Finca La Buena Oportunidad LLC  
Bo. Carretera 600 Km. 3.1  
Sector El Corcho, Angeles  
Utua, PR 00611  
Catastro: 187-000-001-23-000  
Lat: 18.27641, Long: -66.808556

Figure 11:

# Wetlands

Puerto Rico Department of Housing ReGrow



## Legend:

● PR-RGRW-04095

## National Wetlands Inventory

■ Riverine

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



1:5,000

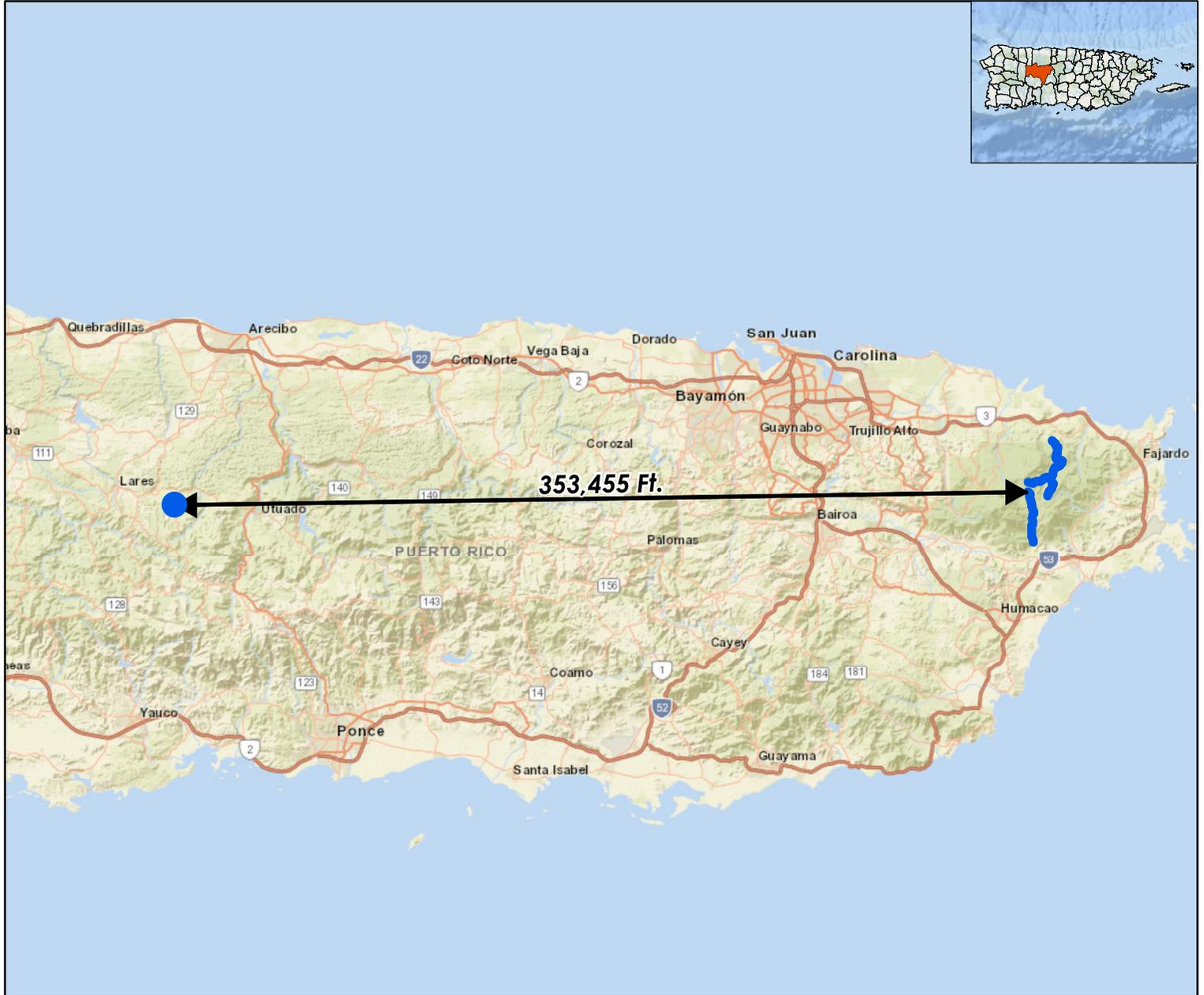
## Source

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

Figure 12:

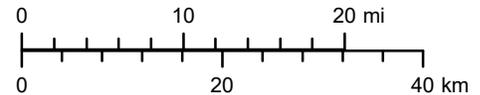
# Wild and Scenic Rivers

Puerto Rico Department of Housing ReGrow



## Legend:

- PR-RGRW-04095
- Wild and Scenic Rivers



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



1:750,000

## Source

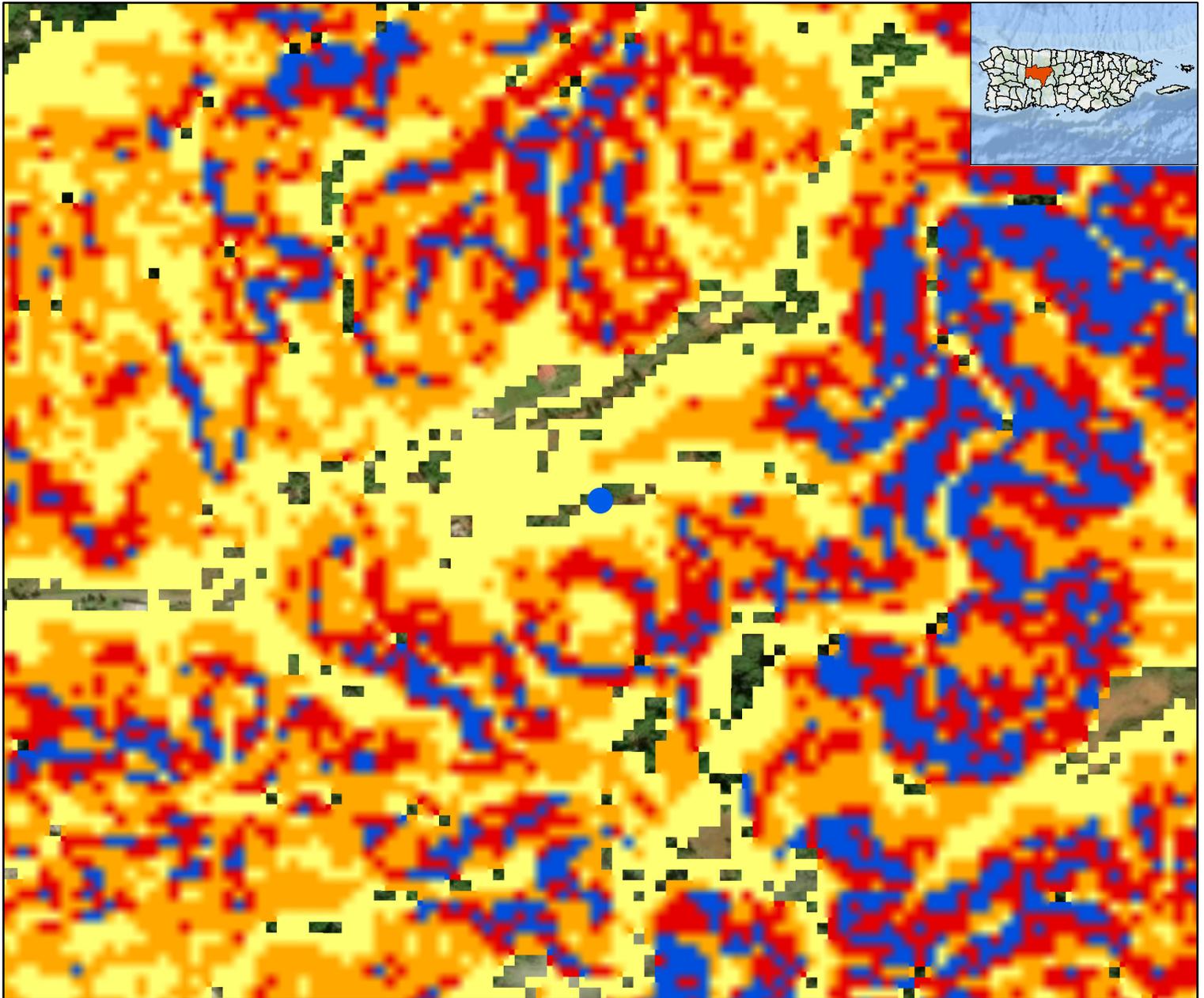
FWS National Wild and Scenic Rivers System  
<https://www.rivers.gov/mapping-gis.php>

Finca La Buena Oportunidad LLC  
 Bo. Carretera 600 Km. 3.1  
 Sector El Corcho, Angeles  
 Utuado, PR 00611  
 Catastro: 187-000-001-23-000  
 Lat: 18.27641, Long: -66.808556

Figure 13:

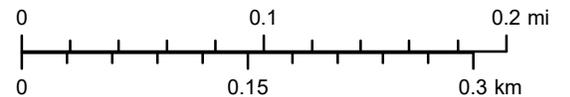
# Landslide Susceptibility

Puerto Rico Department of Housing ReGrow



**Legend:**

- PR-RGRW-04095
- Low
- Moderate
- High
- Very High
- Extremely High



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
 Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



1:5,000

**Source**

U.S. Geological Survey (USGS)  
<https://pubs.er.usgs.gov/publication/ofr20201022>

# Appendix 1



**GOVERNMENT OF PUERTO RICO**  
STATE HISTORIC PRESERVATION OFFICE

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

December 04, 2023

**Lauren Bair Poche**

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

SHPO: 12-01-23-10 PUERTO RICO DISASTER RECOVERY, CDBG-DR RE-GROW PR URBAN-RURAL AGRICULTURAL RE-GROW PROGRAM, PR-RGRW-04095, FINCA LA BUENA OPORTUNIDAD LLC., CARR. 600 KM 3.1 SECTOR EL CORCHO, BO. ANGELES, UTUADO, PUERTO RICO

Dear Ms. Poche,

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

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

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

Sincerely,

Carlos A. Rubio-Cancela  
State Historic Preservation Officer

CARC/GMO/LGC



December 1, 2023

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

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

**Section 106 NHPA Effect Determination Submittal: PR-RGRW-04095 – Finca la Buena Oportunidad LLC – Carretera 600 Km 3.1 Sector El Corcho, Bo. Angeles, Utuado, 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 Finca la Buena Oportunidad LLC located at Carretera 600 Km 3.1 Sector El Corcho, Bo. Angeles, in the municipality of Utuado. The undertaking for this project includes installing/constructing a new water well, a 25'x106' greenhouse, and a 20' trailer. The proposed project also includes the purchase and installation of an above-ground drip irrigation system and the purchase of cocoa grafts, sprouts, coconut brazil, compost, and a tractor. The installation of the water well, greenhouse and trailer will require ground disturbance. The greenhouse will be anchored to the ground using galvanized rigid pipe and will be buried to a depth of 2 feet. The trailer anchored to 4 supports buried 2 feet deep. The 6" water well will also be installed to a depth of 300 feet following the standards and regulations of the Puerto Rico Department of Natural and Environmental Resources (DNER).

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

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

Kindest regards,



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

Architectural Historian, EHP Senior Manager

Attachments

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b>		
<b>REGROW PUERTO RICO PROGRAM</b>		
<b>Section 106 NHPA Effect Determination</b>		
<b>Applicant: Finca la Buena Oportunidad LLC</b>		
<b>Case ID: PR-RGRW-04095</b>	<b>City: Utuado</b>	

<b>Project Location:</b> Carretera 600 Km 3.1 Sector El Corcho, Bo. Angeles, Utuado, PR 00611	
<b>Project Coordinates:</b> 18.27641 -66.808556, 18.276419 -66.80868, 18.276383 -66.808775, 18.27626 -66.809886	
<b>TPID (Número de Catastro):</b> 187-000-001-59-000, 187-000-001-23-000	
<b>Type of Undertaking:</b>	
<input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> n/a	<b>Property Size (acres):</b> 28.01

<b>SOI-Qualified Architect/Architectural Historian:</b> Jorge Lizardi Pollock PH.D
<b>Date Reviewed:</b> October 26, 2023
<b>SOI-Qualified Archaeologist:</b> Jaqueline López Meléndez
<b>Date Reviewed:</b> October 4, 2023

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

### Project Description (Undertaking)

The proposed activities for PR-RGRW-04095 consist of installing/constructing a new 6 inches diameter (9 inches perforation) and 300 feet deep water well, a 25'x106' greenhouse and a trailer. Also includes the purchase of a drip irrigation system, irrigation materials, cocoa grafts, sprouts, coconut brazil, compost, and Tractor. It will be a new irrigation system that will supply water to the new greenhouse. The water to be used will come from existing cisterns and all the pipes will be above ground. No ground disturbance will be required for the installation of the irrigation system. The greenhouse will be anchored to the ground using galvanized rigid pipe and will be buried to a depth of 2 feet. The trailer measures 20' long and will be anchored to 4 supports buried 2 feet deep. The 6" water well will also be installed following the standards and regulations of the Puerto Rico Department of Natural and Environmental Resources (DNER). The installation of the water well, greenhouse and trailer will require ground disturbance. Although in the Area of Potential Effects figure we note the location of an alternate water well (Lat:18.27626; Long: -66.809886), the owner decided to locate the water well where it was originally intended west of the greenhouse (Lat:18.276419; Long: -66.80868). The power source will be provided by an existing intake from P.R.E.P.A/LUMA on the property. The water needed for the greenhouse will be provided by an existing cistern that is supplied from a PRASA intake on the property. The project area is located at PR-600 km. 3.1, Bo. Ángeles, Sector El Corcho within the

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>ReGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Applicant: Finca la Buena Oportunidad LLC</b>	
<b>Case ID: PR-RGRW-04095</b>	<b>City: Utuado</b>

Municipality of Utuado. Based on a review of historical aerial imagery, the general area has been used for agricultural purposes for the past 3 years.

**Area of Potential Effects**

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the location of the greenhouse, water well, trailer plus a 15-meter buffer and the visual APE is the viewshed of the proposed project. Although in the Area of Potential Effects figure we note the location of an alternate water well (Lat:18.27626; Long: -66.809886), the owner decided to locate the water well where it was originally intended west of the greenhouse (Lat:18.276419; Long: -66.80868).

**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 that there are no reported archaeological sites within a half-mile (0.50 miles) radius of the project location. The closest reported archaeological site to the PR-RGRW-04095 project area is the Pre-Columbian site known as Otoao #40 (SHPO: UA0100040) located 1.55 miles to the north. The proposed project is located in Utuado, at an altitude of 1,542 feet above sea level. Per the USGS/NRCS Web Soil Survey, the project area is within mapped soil series: Voladora clay. The project area APE is in VoC2. The nearest bodies of water are Criminales river located 0.18 miles east and unnamed creek located 0.27 miles north. The coast is approximately 14.76 miles north from the project area.

Within 0.50 miles radius of the project area there is one (1) archaeological survey have been conducted, with negative results.

The project area does not have cultural resources that are listed either on the National Register of Historic Places (NRHP) or in a Traditional Urban Center or Historic District. The project area is located in the rural mountainous area of Utuado. The soil in the area has been classified as Voladora clay, 5 to 12 percent slopes eroded (VoC2). This soil is deep, sloping, and well drained. It is on terraces and ridgetops of humid volcanic uplands. The permeability of this soil is moderate. The available water capacity is high. Runoff and natural fertility are medium.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Applicant: Finca la Buena Oportunidad LLC</b>	
<b>Case ID: PR-RGRW-04095</b>	<b>City: Utuado</b>

On October 2, 2023, we visually inspected the project area. The topography is steep. In the project area we have grass, trees, bushes and vines on the surface. Visibility is not good. No cultural remains can be observed on the surface of the parcel.

### **Identification of Historic Properties – Architecture**

Within the 0.50-mile radius, the owner of the project and the land, Mr. Escudero, has his house. Escudero stated that when he bought the land, a concrete house was built circa 1950 with PRRA (Puerto Rico Reconstruction Administration) funds. The PRRA was liquidated in 1955, though from 1941 until its disappearance, most of its efforts were focused on maintaining what was built before the US entered the Second World War or developing local defense infrastructure. Also, what is still possible to appreciate from the original house design resembles Housing Authority plans and aesthetics more than PRRA houses. It is possible that the house was developed by the Puerto Rico Housing Authority instead of by the PRRA.

On the other hand, this house was completely overgrown and abandoned when the owner bought it. Escudero hired personnel to make improvements to the house. The house originally had a balcony, two bedrooms, one bathroom, and a kitchen. It measured approximately 38 feet by 36 feet. The rebuilt structure measures about 68 feet by 48 feet and has additional rooms, a living room, a terrace to the west and south of the structure, and a basement or open roofed space to the east. We can see the difference between the two structures from the photos provided by Escudero (Photos 5 and 6). The property owner severely altered or modified the residence in 2020, losing all integrity and research potential. We understand that the structure is not eligible for the National Register of Historic Places for any criteria.

### **Determination**

The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There are no reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. There are no known archaeological sites or NRHP listed/eligible historic properties that are within or adjacent to the property or the parcel in which the Area of Potential Effect of case PR-RGRW-04095 is located. The altered ca. 1950 house has lost integrity and is not eligible for the NRHP due to the extensive additions and alterations to the home. The construction of public roads and agricultural infrastructure has minimally impacted the surrounding terrain. Therefore, no historic properties will be affected by the proposed project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGrow PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Applicant: Finca la Buena Oportunidad LLC</b>		
<b>Case ID: PR-RGRW-04095</b>		<b>City: Utuado</b>

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

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

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

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

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

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REgROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		
<b>Applicant: Finca la Buena Oportunidad LLC</b>		
<b>Case ID: PR-RGRW-04095</b>	<b>City: Utuado</b>	

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

<b>Name</b>	<b>SHPO id #</b>	<b>IPRC id #</b>	<b>Distance/Direction</b>	<b>Description</b>	<b>NRHP (listed, eligible, non-eligible, no data)</b>
Puerto Rico Housing Authority	-	-	Within	Puerto Rico Housing Authority residential structure ca. 1950, modified in 2020	Non eligible

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

<b>Author</b>	<b>Phase/Title</b>	<b>Year</b>	<b>SHPO / IPRC code</b>	<b>Results</b>	<b>Distance/Direction</b>
Marlene Ramos	IA-IB/ Angeles Ward	1988	ICP/CAT-UT-88-01-06	Negative	0.30 mi SE

### Project (PR-RGRW-04095) Location – Area of Potential Effect Map (Aerial)

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Corred. Santa T. Suite 4-3, Calle Ponce 854, Arroyito, San Juan, PR, 00920 Tel: (787) 793-0200

Application ID: PR-RGRW-04095

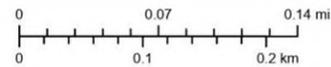
FINCA LA BUENA OPORTUNIDAD LLC  
Bo. Carretera 600 KM 3.1  
Sector El Corcho, Angeles  
Utuado, PR 00611  
Catastro: See List Below  
Lat: See List Below, Lon: See List Below

## Area of Potential Effect

Puerto Rico Department of Housing ReGrow



- Legend**
- PR-RGRW-04095 Applicant Structure
  - Area of Potential Effect
  - PR-RGRW-04095 Parcel
  - CRIM Parcels



Service Layer Credits: World Imagery: Maxar  
Google Satellite: © OpenStreetMap (and) contributors,  
CC-BY-SA  
World Street Map: Esri, HERE, Garmin, NGA, USGS  
and Google Earth



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



Applicant: Finca la Buena Oportunidad LLC

Case ID: PR-RGRW-04095

City: Utuado

### Project (PR-RGRW-04095) Location - Aerial Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Ciudad, Suite 1, Bulev J-3, Calle Perseus 554, Alhambra, San Juan, PR. 00920 Tel: (787) 783-0295

Application ID: PR-RGRW-04095

FINCA LA BUENA OPORTUNIDAD LLC

Bo. Carretera 600 KM 3.1

Sector El Corcho, Angeles

Utuado, PR 00611

Catastro: See List Below

Lat: See List Below, Lon: See List Below

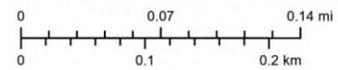
## Location: Aerial Map

Puerto Rico Department of Housing ReGrow



**Legend**

- PR\_RGRW\_04095
- PR-RGRW-04095 Parcel
- CRIM Parcels



Service Layer Credits: World Imagery: Maxar  
Google Satellite: © OpenStreetMap (and) contributors,  
CC-BY-SA  
World Street Map: Esri, HERE, Garmin, NGA, USGS  
and Google Earth



**Source**

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



### Project (PR-RGRW-04095) Location - USGS Topographic Map



Application ID: PR-RGRW-04095

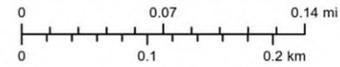
FINCA LA BUENA OPORTUNIDAD LLC  
Bo. Carretera 600 KM 3.1  
Sector El Corcho, Angeles  
Utuado, PR 00611  
Catastro: See List Below  
Lat: See List Below, Lon: See List Below

### Location: USGS Topographic Map

Puerto Rico Department of Housing ReGrow



- Legend**
- PR-RGRW-04095
  - PR-RGRW-04095 Parcel



Service Layer Credits: World Street Map: Esri, HERE, Garmin, NGA, USGS



Contour Interval 20 Feet

**Source**

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

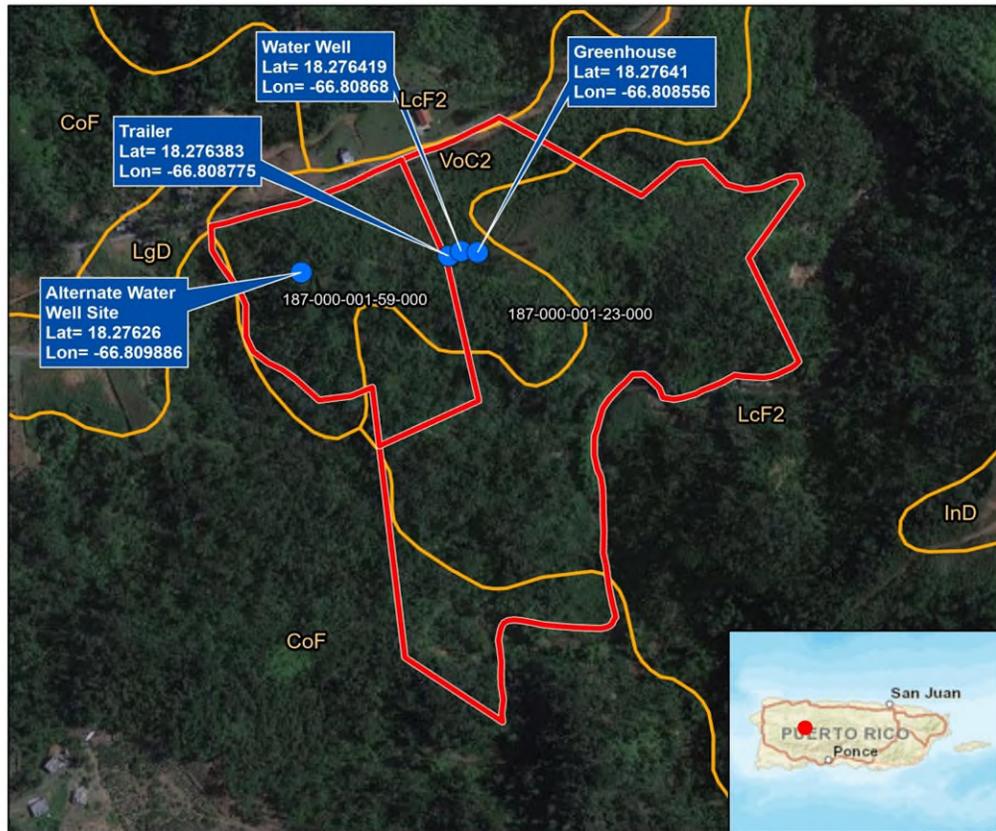
Project (PR-RGRW-04095) Location – Soils Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Corred. Interam. 1 Suite J-3, Calle Ponce 554, Arecibo, San Juan, P.R. 00620 Tel: (787) 763-0260

Application ID: PR-RGRW-04095

FINCA LA BUENA OPORTUNIDAD LLC  
Bo. Carretera 600 KM 3.1  
Sector El Corcho, Angeles  
Utuado, PR 00611  
Catastro: See List Below  
Lat: See List Below, Lon: See List Below

Soils Map  
Puerto Rico Department of Housing ReGrow

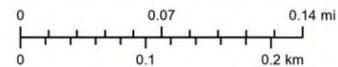


Legend

- PR-RGRW-04095
- PR-RGRW-04095 Parcel
- Soil Map Unit Symbol

Soil Map Unit Symbol

- CoF - Consejo clay, 40 to 60 percent slopes
- InD - Ingenio clay loam, 5 to 20 percent slopes
- LcF2 - Lirios clay loam, 40 to 60 percent slopes, eroded
- LgD - Los Guineos clay, 12 to 20 percent slopes
- VoC2 - Voladora clay, 5 to 12 percent slopes, eroded



Service Layer Credits: World Imagery: Maxar  
Google Satellite: © OpenStreetMap (and) contributors,  
CC-BY-SA  
World Street Map: Esri, HERE, Garmin, NGA, USGS  
and Google Earth



Source

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



Applicant: Finca la Buena Oportunidad LLC

Case ID: PR-RGRW-04095

City: Utuado

### Project (PR-RGRW-04095) Location with Previous Investigations - Aerial Map

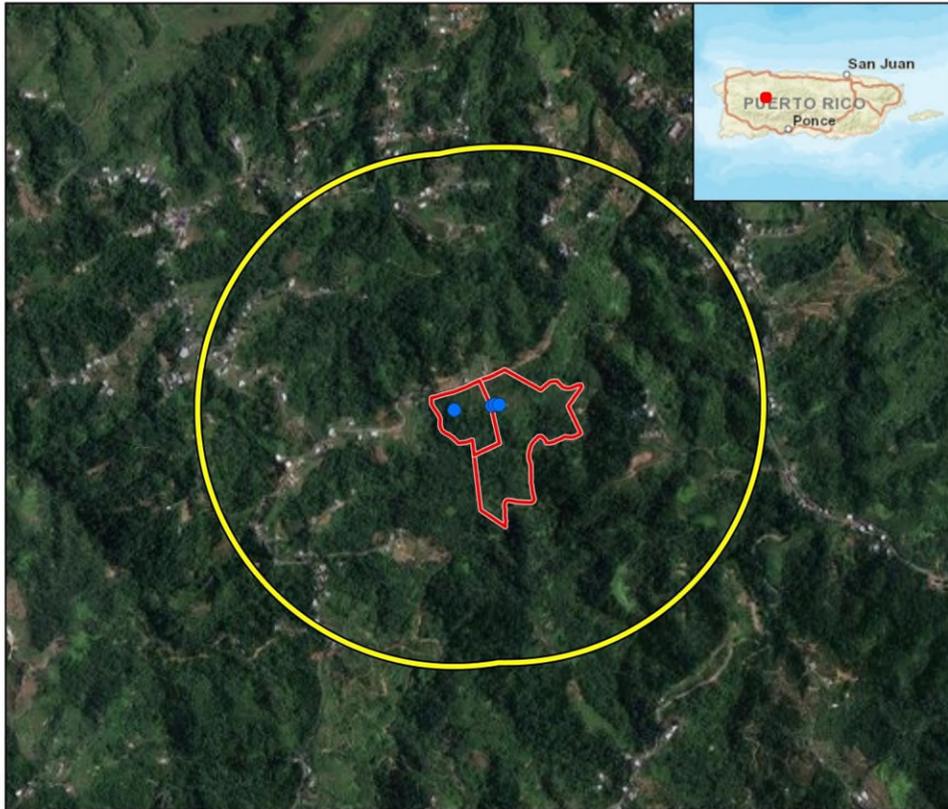


## Previous Investigations: Aerial Map

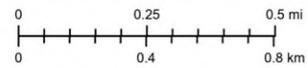
Puerto Rico Department of Housing ReGrow

Application ID: PR-RGRW-04095

FINCA LA BUENA OPORTUNIDAD LLC  
Bo. Carretera 600 KM 3.1  
Sector El Corcho, Angeles  
Utuado, PR 00611  
Catastro: See List Below  
Lat: See List Below, Lon: See List Below



- Legend**
- PR-RGRW-04095
  - PR-RGRW-04095 Parcel
  - 0.50 Mile (0.80 km) Buffer



Service Layer Credits: World Imagery: Maxar  
Google Satellite: © OpenStreetMap (and) contributors,  
CC-BY-SA  
World Street Map: Esri, HERE, Garmin, NGA, USGS  
and Google Earth



Source

### Project (PR-RGRW-04095) Location with Previous Investigations - Topographic Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
10001, Avenue 1, Suite 402, Caguas, Puerto Rico 00986, San Juan, PR, 00906

Application ID: PR-RGRW-04095

FINCA LA BUENA OPORTUNIDAD LLC

Bo. Carretera 600 KM 3.1

Sector El Corcho, Angeles

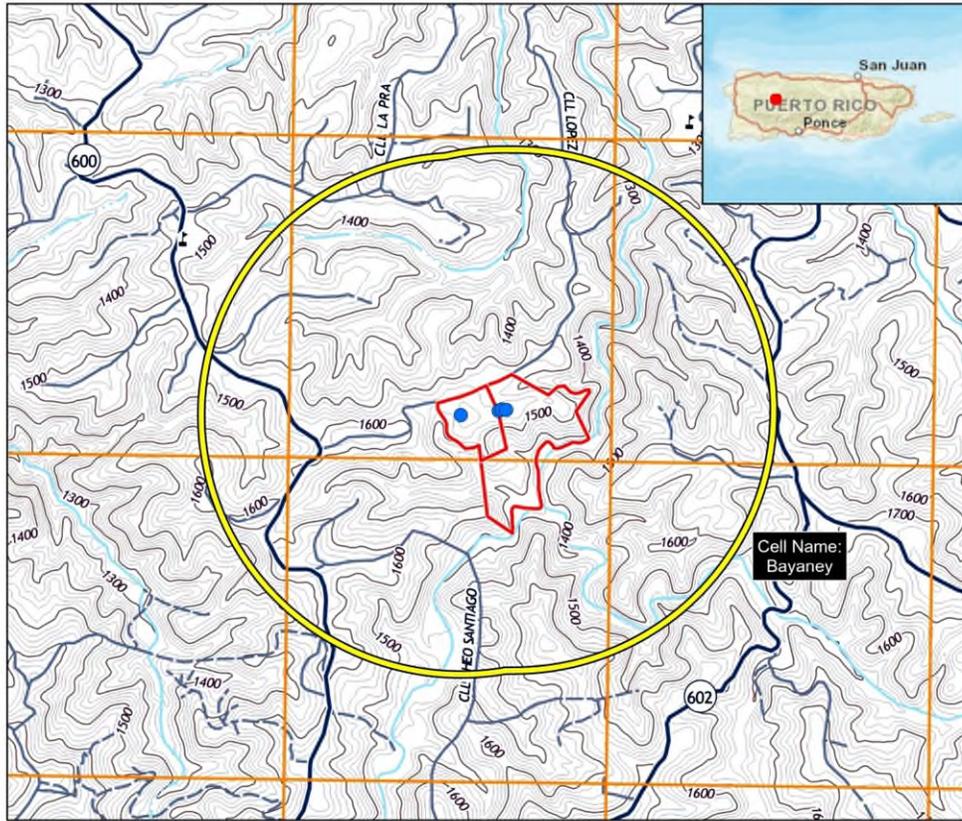
Utuado, PR 00611

Catastro: See List Below

Lat: See List Below, Lon: See List Below

### Previous Investigations: USGS Topographic Map

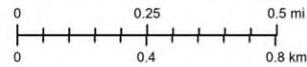
Puerto Rico Department of Housing ReGrow



**Legend**

- PR-RGRW-01658
- PR-RGRW-04095 Parcel
- 0.50 Mile (0.80 km) Buffer

Contour Interval 20 Feet



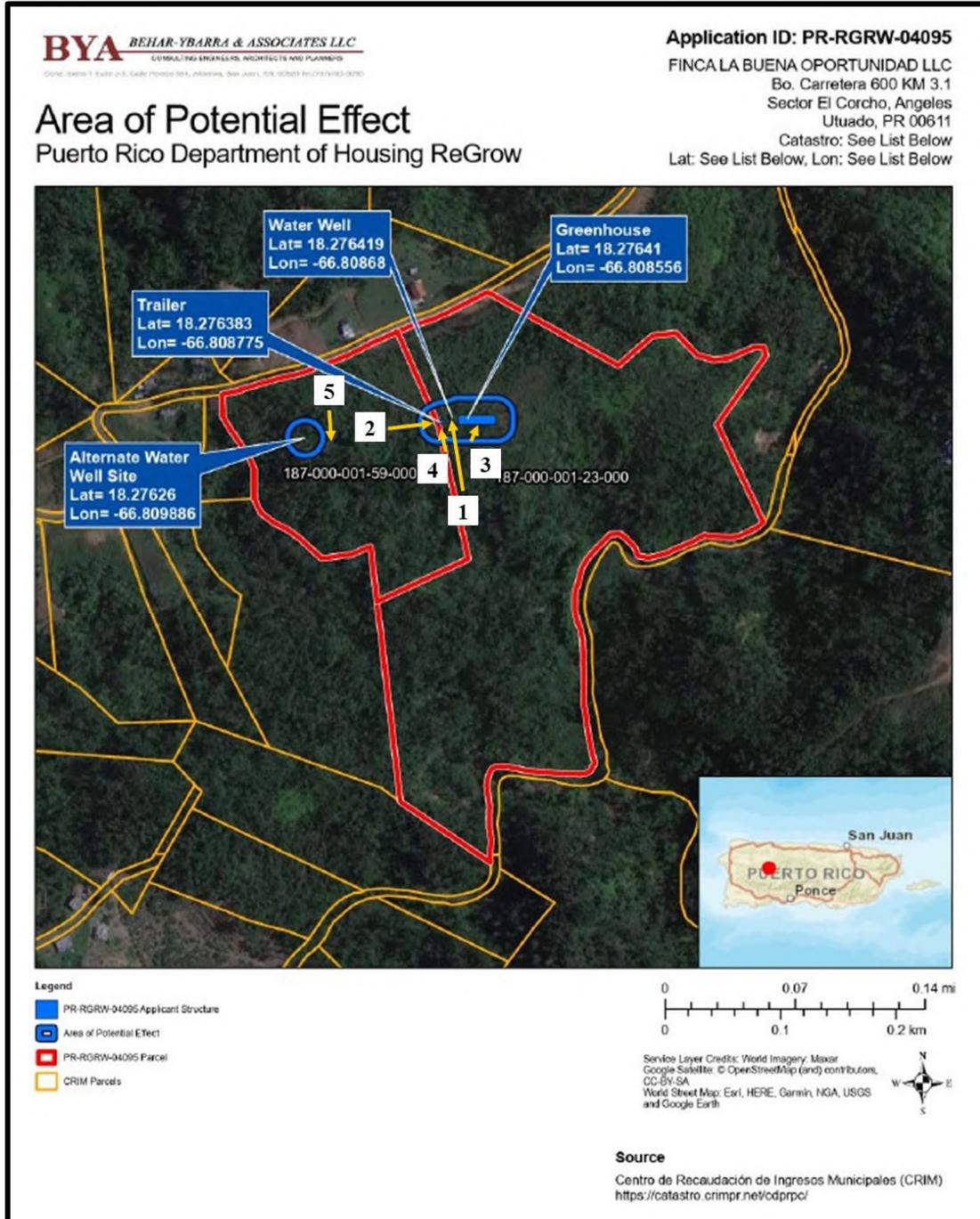
Service Layer Credits: World Street Map: Esri, HERE, Garmin, NGA, USGS



**Source**

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

### Photograph Key





Applicant: Finca la Buena Oportunidad LLC

Case ID: PR-RGRW-04095

City: Utuado



Photo #: 1

Description (include direction): General area, where the water well will be installed, looking northwest.

Date: October 2, 2023



Photo #: 2

Description (include direction): General area, where the trailer, water well and greenhouse will be installed, looking east.

Date: October 2, 2023



Applicant: Finca la Buena Oportunidad LLC

Case ID: PR-RGRW-04095

City: Utuado



Photo #: 3

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

Date: October 2, 2023



Photo #: 4

Description (include direction): General area, where the trailer will be installed, looking northwest.

Date: October 2, 2023



Applicant: Finca la Buena Oportunidad LLC

Case ID: PR-RGRW-04095

City: Utuado



Photo #: 5

Description (include direction): Photo of the housing structure built by Puerto Rico Housing Authority ca. 1950, looking south. Source: Jorge Escudero

Date: ca. 2019



Photo #: 6

Description (include direction): Photo of the housing structure built by Puerto Rico Housing Authority ca. 1950, looking south. Source: Jorge Escudero

Date: ca. 2019

**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: Finca la Buena Oportunidad LLC**

**Case ID: PR-RGRW-04095**

**City: Utuado**



**Photo #: 7**

**Date: ca. 2021**

**Description (include direction): Photo of the home structure rebuilt in 2020 by the owner. Source: Jorge Escudero. Photo take with a drone, looking southwest.**



October 20, 2022

**Arch. Carlos A. Rubio Cancela**

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

**Re: Authorization to Submit Documents**

Dear Arch. Rubio Cancela:

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

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

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

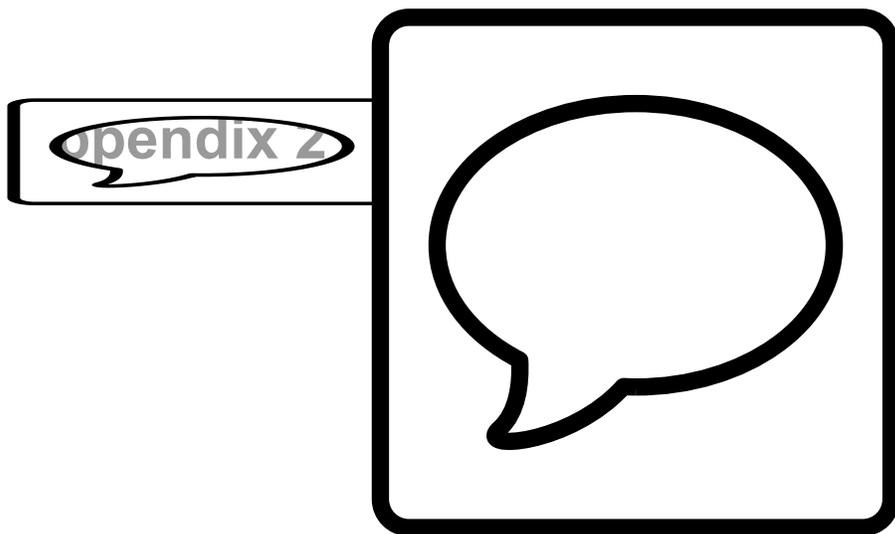
Cordially,

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

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT





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

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

Data is current as of March 31, 2023

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

\* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m<sup>3</sup>) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

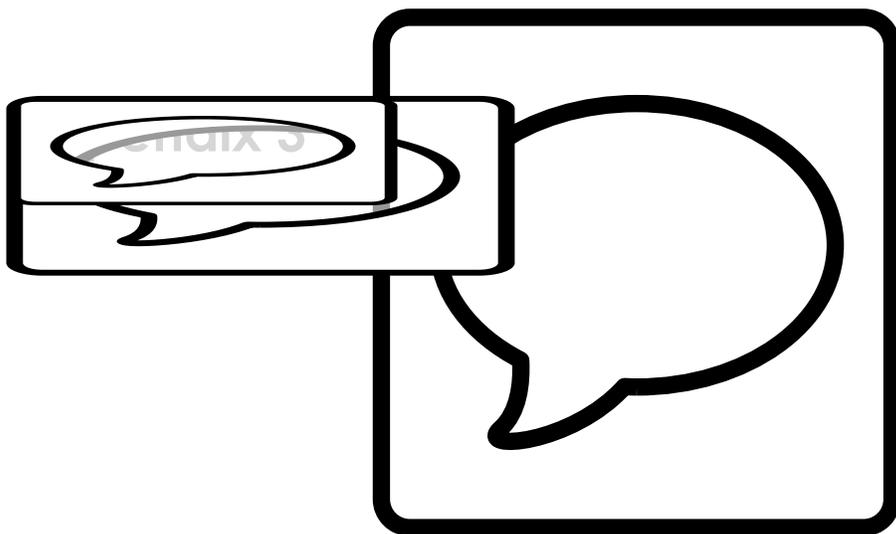
PUERTO RICO

Important Notes

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

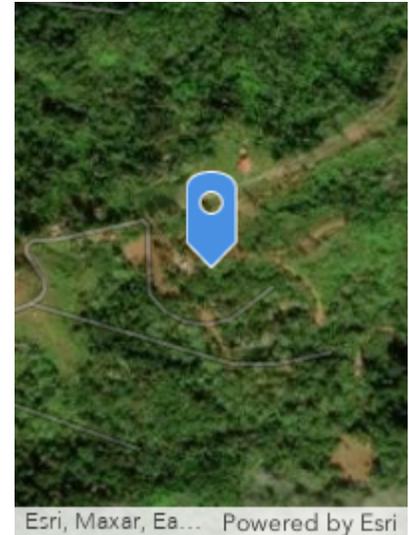
County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State/County FIPS Codes
<b>PUERTO RICO</b>								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11121314151617181920212223	//		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide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

Important Notes



**APPLICANT/LOCATION INFORMATION**

Applicant ID:	PR-RGRW-04095
Applicant Name:	FINCA LA BUENA OPORTUNIDAD LLC
Parcel ID:	187-000-001-59-000, 187-000-001-53-000, 187-000-001-46-000, 187-000-001-23-000
Latitude:	18.276143
Longitude:	-66.809387
Street Address:	Bo Carretera 600, KM 3.1, Sector El Corcho, Angeles
Municipio:	Utua
Zip Code:	00611
Site Inspector:	Egon A Gonzalez
Date of Visit:	September 2, 2023
Time of Visit:	10:01
Building Type:	Greenhouse, Container and waterwell



**FIELD OBSERVATIONS**

Question	Answer	Notes
A. Is the structure in use?	No	Structure does not exist
B. Is the structure a greenhouse?	Yes	
C. Is Electricity connected? (Utilities or Well)	Yes	Electricity is provided by structure nearby
D. Is water connected? (Utilities or Well)	Yes	Water is provided by AAA
1. Are there signs of poor housekeeping on site? (mounds of rubble, garbage, strom debris, solid waste, petroleum products, paint, pesticides, cleaning fluids, vehicle batteries, abandoned vehicles, pits, pools, ponds of hazardous substances, etc.)	No	
2. Are there any 55-gallon drums visible on site? If yes, are they leaking?	No	
3. Are there any (or signs of any) underground storage tanks on the property?	No	
4. Are there signs of AST on the parcel or adjacent parcel? If yes, list approximate size and contents, if known.	Yes	Water cisterns
5. Is there any stained soil or pavement on the parcel?	No	
6. Is a water drainage system in use?	No	
7. Is a warehouse in use for storage of Fertilizer or Pesticides?	No	
8. Are there any groundwater monitoring wells on the site or adjacent parcel?	No	
9. Is there evidence of a faulty septic system?	No	
10. Is there distressed vegetation on the parcel?	No	
11. Is there any visible indication of mold?	No	
12. Is there any visible evidence of asbestos, chipping, and flaking or peeling paint, or hazardous materials present in or on the structure?	No	
13. Are any additional site hazards observed?	No	
14. Is there any permanent standing water, such as a pond or stream, located on the site(do not include ponding from recent rain / weather events)?	No	
15. Does the subject property have water frontage?	No	Parcel borders river but is not close to area of potential effect
16. Is there any indication of the presence of wetlands?	No	
17. Are there any obvious signs of animals or birds nesting on or near the site?	No	

18. Is the applicant aware of any significant historical event or persons associated with the structure, or of it being located in a historic district/ area?	No	
19. Is a historic marker present?	No	

Front of Structure

Photo Direction:

Comments: Front of Greenhouse:  
Kale Coordinates: 18.276410, -  
66.808556



Facing Away from Front

Photo Direction:

Comments:



Side #1 of Structure

Photo Direction:

Comments:



Facing Away From Side #1

Photo Direction:

Comments:



**Back of Structure**

Photo Direction:

Comments:



**Facing Away from Back**

Photo Direction:

Comments:



Side #2 of Structure

Photo Direction:

Comments:



Facing Away from Side #2

Photo Direction:

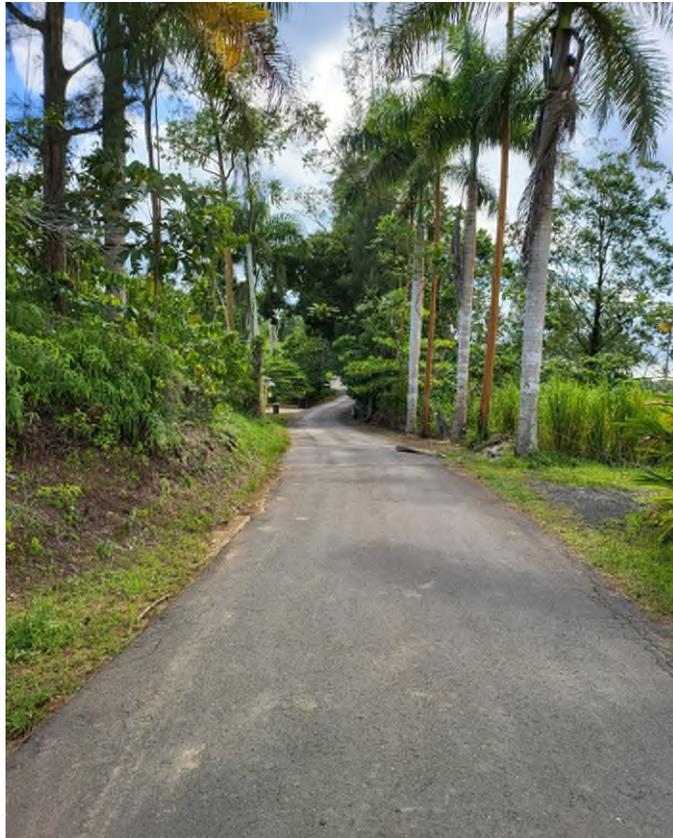
Comments:



**Streetscape #1**

Photo Direction:

Comments:



**Streetscape #2**

Photo Direction:

Comments:



Address

Photo Direction:

Comments:



Architectural Details 1

Photo Direction:

Photo Description: Greens 13 varieties of kale



Architectural Details 2

Photo Direction:

Photo Description:



Architectural Details 3

Photo Direction:

Photo Description:



Architectural Details 4

Photo Direction:

Photo Description: Kale



Architectural Details 5

Photo Direction:

Photo Description: Kale



Architectural Details 6

Photo Direction:

Photo Description: Kale



Architectural Details 7

Photo Direction:

Photo Description: Bob Choi



Architectural Details 8

Photo Direction:

Photo Description: Water lines over ground



Architectural Details 9

Photo Direction:

Photo Description:



Architectural Details 10

Photo Direction:

Photo Description: Greenhouse



Architectural Details 11

Photo Direction:

Photo Description: Greenhouse



Architectural Details 12

Photo Direction:

Photo Description: Chives



Architectural Details 13

Photo Direction:

Photo Description: Chicken coop



Architectural Details 14

Photo Direction:

Photo Description: Greenhouse



Architectural Details 15

Photo Direction:

Photo Description: Recao



Architectural Details 16

Photo Direction:

Photo Description: Main water well site: 18.276419, -66.808680



Architectural Details 17

Photo Direction:

Photo Description: Main water well



Architectural Details 18

Photo Direction:

Photo Description: Main water well site



Architectural Details 19

Photo Direction:

Photo Description: Trailer in property will provide electricity



Architectural Details 20

Photo Direction:

Photo Description: 20ft trailer  
coordinates: 18.276383, -66.808775



Architectural Details 21

Photo Direction:

Photo Description: 20ft trailer near water well



Architectural Details 22

Photo Direction:

Photo Description: Water lines over ground



Architectural Details 23

Photo Direction:

Photo Description: Water cisterns



Architectural Details 24

Photo Direction:

Photo Description: Structure in property



Architectural Details 25

Photo Direction:

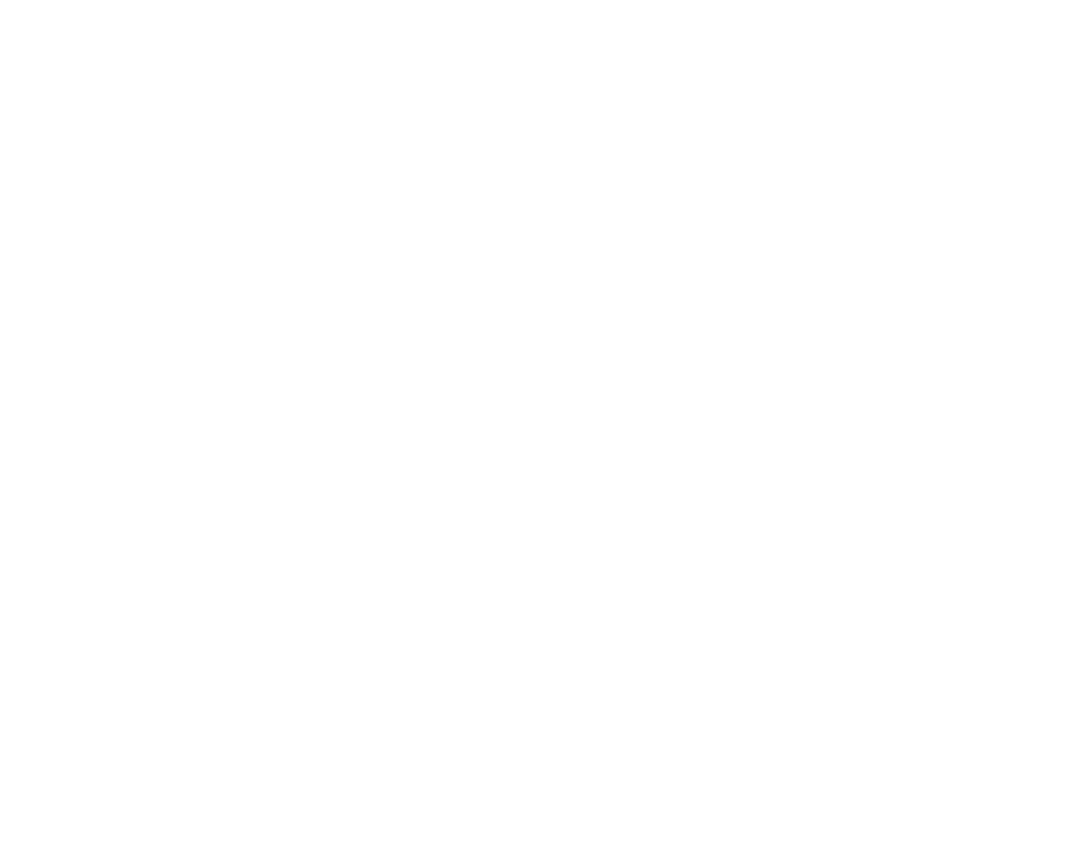
Photo Description: Electricity provided by electric company



Architectural Details 26

Photo Direction:

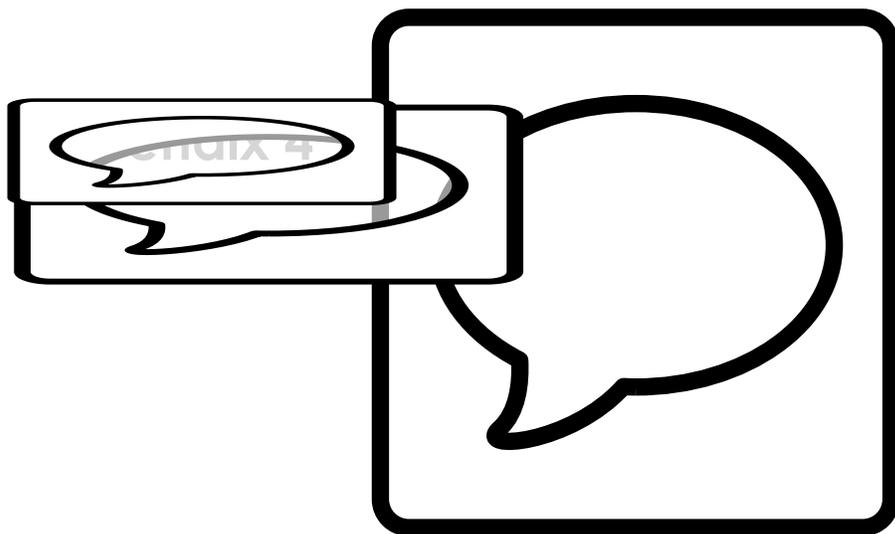
Photo Description: Tractor storage



# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	N/A	N/A	N/A	8.08	N/A
Ozone (ppb)	N/A	N/A	N/A	61.6	N/A
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.0176	0.0667	18	0.261	0
Air Toxics Cancer Risk* (lifetime risk per million)	20	20	15	25	5
Air Toxics Respiratory HI*	0.2	0.19	17	0.31	4
Toxic Releases to Air	160	4,300	14	4,600	29
Traffic Proximity (daily traffic count/distance to road)	3.6	180	4	210	9
Lead Paint (% Pre-1960 Housing)	0.035	0.16	27	0.3	23
Superfund Proximity (site count/km distance)	0.085	0.15	53	0.13	61
RMP Facility Proximity (facility count/km distance)	0.088	0.47	24	0.43	25
Hazardous Waste Proximity (facility count/km distance)	0.056	0.76	2	1.9	11
Underground Storage Tanks (count/km <sup>2</sup> )	0	1.7	0	3.9	0
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.0073	2.3	56	22	65
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	88%	83%	51	35%	98
Supplemental Demographic Index	56%	43%	83	14%	99
People of Color	96%	96%	9	39%	93
Low Income	79%	70%	57	31%	97
Unemployment Rate	25%	15%	79	6%	97
Limited English Speaking Households	86%	67%	86	5%	99
Less Than High School Education	35%	21%	84	12%	94
Under Age 5	4%	4%	62	6%	40
Over Age 64	19%	22%	39	17%	64
Low Life Expectancy	N/A	N/A%	N/A	20%	N/A

\*Diesel particulate matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.



December 7, 2023

Mr. Edwin Muñíz  
Field Supervisor  
Fish and Wildlife Service  
Caribbean Ecological Services Field Office  
PO Box 491  
Boqueron, PR 00622  
Email: caribbean\_es@fws.gov

***RE: Informal Consultation for Case PR-RGRW-04095 at Bo. Carretera 600, KM 3.1, Sector El Corcho, Angeles, Utuado, PR 00611***

Dear Mr. Muniz:

The Puerto Rico Department of Housing is requiring 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 project PR-RGRW-04095, located at coordinates of the water well location: latitude 18.276419 longitude -66.80868, water well alternate location: latitude 18.27626 longitude -66.809886, trailer location: latitude 18.276383 longitude -66.808775, greenhouse and irrigation system location: latitude 18.27641 longitude -66.808556 on Bo. Carretera 600, KM 3.1, Sector El Corcho, Angeles, Utuado, PR 00611 see Figure 1: Location Map and Figure 2: Topographic Map. The project is part of the Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) that aims to increase agricultural capacity while promoting and increasing food security inland wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities.

The proposed activities for PR-RGRW-04095 consist of the installation and construction of a new 6" diameter (9" perforation) and 300 feet deep water well, a 25'x 106' greenhouse, a 20' trailer, a drip irrigation system and irrigation materials. It will be a new irrigation system that will supply water to the new greenhouse. The water to be used will come from existing cisterns and all the pipes will be above ground. No ground disturbance will be required for the installation of the irrigation system, this will be part of the greenhouse. The greenhouse will be anchored to the ground using galvanized rigid pipe and will be buried to a depth of 2 feet. The trailer measures 20' long and will be anchored to 4 supports buried 2 feet deep. The 6" water well will also be installed following the standards and regulations of the Puerto Rico Department of Natural and Environmental Resources (DNER). The installation of the water well, greenhouse and trailer will require ground disturbance. Although in the Area of Potential Effects figure we note the location of an alternate water well (Lat:18.27626; Long: -66.809886), the owner decided to locate the water well where it was originally intended west of the greenhouse (Lat:18.276419; Long: -66.80868). The power source will be provided by an existing intake from P.R.E.P.A/LUMA on the property. The water needed for the greenhouse will be provided by an existing cistern that is supplied from a PRASA intake on the property. The project area is located at PR-600 km. 3.1, Bo. Ángeles, Sector El Corcho within the Municipality of Utuado. Based on a review of historical aerial imagery, the general area has been used for agricultural purposes for the past 3 years.

The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of the water well, trailer and a greenhouse, see Figure 3: Area of Potential Effect.

**Existing Conditions and Trends:**

For the proposed project parcels 187-000-001-59-000, 187-000-001-23-000, the areas are designated as Farmland of statewide importance, See Figure 4: PR-RGRW-04095 Farmland Protection Map. The project area is located in a rural mountainous area of Utuado. The area where the water well, trailer and greenhouse have steep topography. In the project area we have grass, trees, bushes and vines on the surface, refer to photo 1, 2,3 and 4. The soil in the area has been classified as Voladora clay, 5 to 12 percent slopes eroded (VoC2). This soil is deep, sloping, and well drained. It is on terraces and ridgetops of humid volcanic uplands. The permeability of this soil is moderate. The land has been used for agricultural uses for over 3 years and the proposed project will not change the land use associated with these placements. In addition, the closer Final Critical Habitat is located 31,878 feet from the project location, see Figure 5 PR-RGRW-04095 Critical Habitats Map.

Using the Information for Planning and Consultation (IPaC) system (See Exhibit 2), we have determined that the proposed project lies within the range of the following federally listed species and critical habitats:

<b>Name of species</b>	<b>Threatened/Endangered/Candidate</b>
<b>Reptiles</b>	
Puerto Rican boa ( <i>Chilabothrus inornatus</i> )	Endangered
<b>Birds</b>	
Puerto Rican Broad-winged Hawk ( <i>Buteo platypterus brunnescens</i> )	Endangered
Puerto Rican Parrot ( <i>Amazona vittata</i> )	Endangered
<b>Critical Habitat</b>	
There are no critical habitats within the project area.	

The nature of the project, scope of work, information available, a careful analysis of the IpaC, the Puerto Rico Boa conservation measures, the Caribbean Dkey dated December 7, 2023, in the US Fish and Wildlife Service’s online IPaC application, and the observations during the field visit, were used to evaluate the potential impacts to federally listed species from this project. Based on that information and the answer inputted into the Dkey, it was determined that the proposed action will have “No Effect” determination on the Puerto Rican Boa, PR Broad-winged Hawk and PR Parrot, see Exhibit 2.

<b>Name of the species</b>	<b>Effect Determination</b>	<b>Conservation Measures that will be implemented</b>
Puerto Rican boa ( <i>Chilabothrus inornatus</i> )	No Effect (NE)	USFWS Puerto Rico Boa Conservation Measures 2023
Puerto Rican Broad-winged Hawk ( <i>Buteo platypterus brunnescens</i> )	No Effect (NE)	No Conservation Measures

Puerto Rican Parrot ( <i>Amazona vittata</i> )	No Effect (NE)	No Conservation Measures
<b>Critical Habitats</b>		
There are no critical habitats within the project area.		

In order to complete the informal consultation process, we are requesting your concurrence for the NE determination included in this letter. Attached to this letter, we are including the documents used to reach our effect determinations for the listed species. Should you require any additional information, please contact Allison Cullett at [allison.cullett@horne.com](mailto:allison.cullett@horne.com).

**References:**

**Puerto Rican boa (*Chilabothrus inornatus*)**

<https://ecos.fws.gov/ecp/species/6628>

USFWS Puerto Rican boa Conservation Measures

**Puerto Rican Broad-winged Hawk (*Buteo platypterus brunnescens*)**

Species Profile: <https://ecos.fws.gov/ecp/species/5512>

**Puerto Rican Parrot (*Amazona vittata*)**

Species Profile: <https://ecos.fws.gov/ecp/species/3067>

## **Exhibit A: Figures**

Figure 1

# Location: Aerial Map

Puerto Rico Department of Housing ReGrow

Application ID: PR-RGRW-04095

FINCA LA BUENA OPORTUNIDAD LLC

Bo. Carretera 600 KM 3.1

Sector El Corcho, Angeles

Utuaado, PR 00611

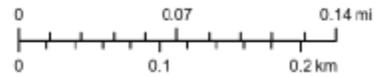
Catastro: See List Below

Lat: See List Below, Lon: See List Below



### Legend

- PR-RGRW\_04095
- ▭ PR-RGRW-04095 Parcel
- ▭ CRIM Parcels



Service Layer Credits: World Imagery: Maxar  
Google Satellite: © OpenStreetMap (and) contributors,  
CC-BY-SA  
World Street Map: © HERE, Garmin, NGA, USGS  
and Google Earth

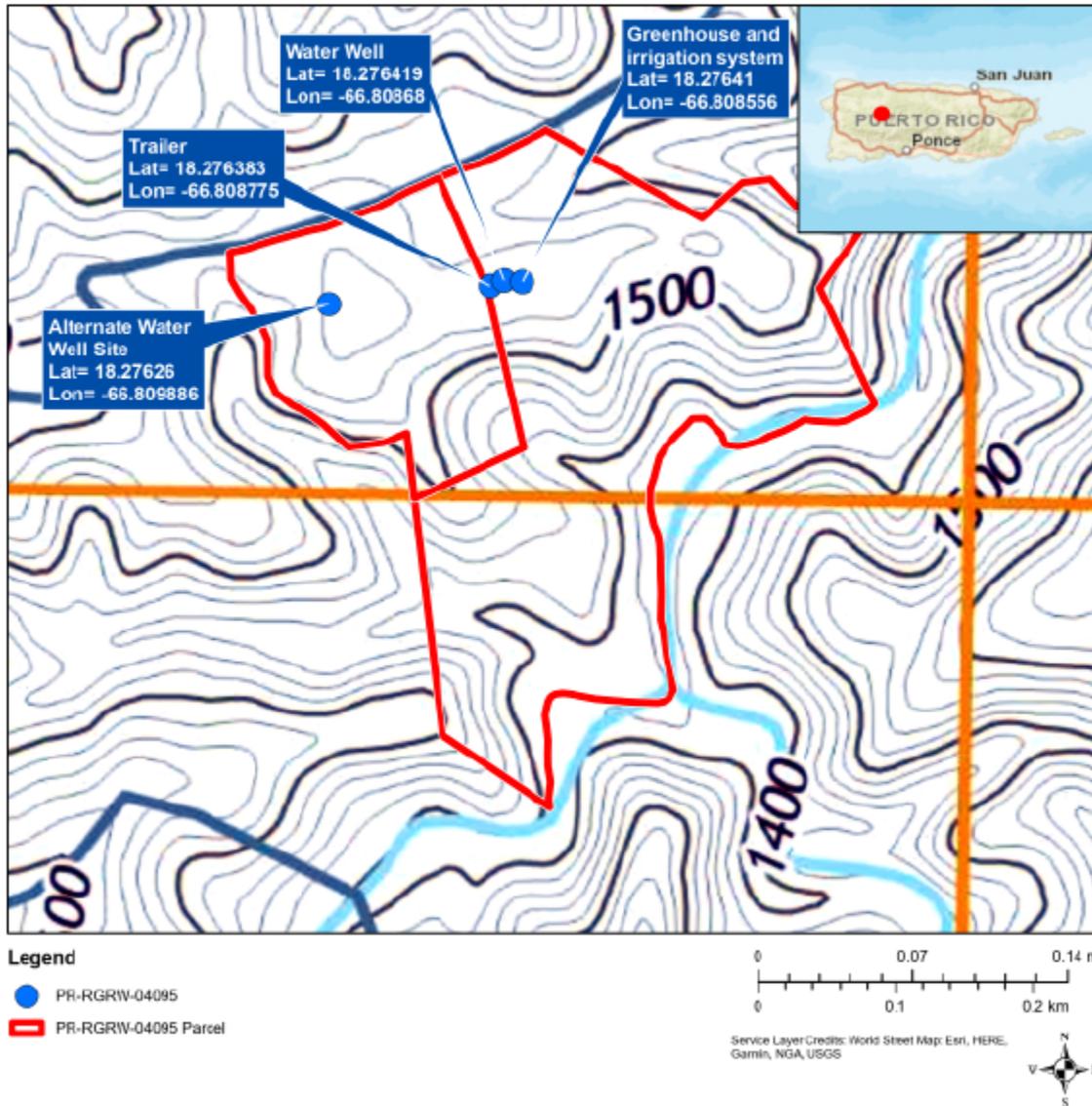


### Source

Centro de Recaudación de Ingresos Municipales (CRIM)  
<https://catastro.crimprnet/cdjrpr/>

Figure 1: PR-RGRW-04095 Location Map

# Location: USGS Topographic Map Puerto Rico Department of Housing ReGrow



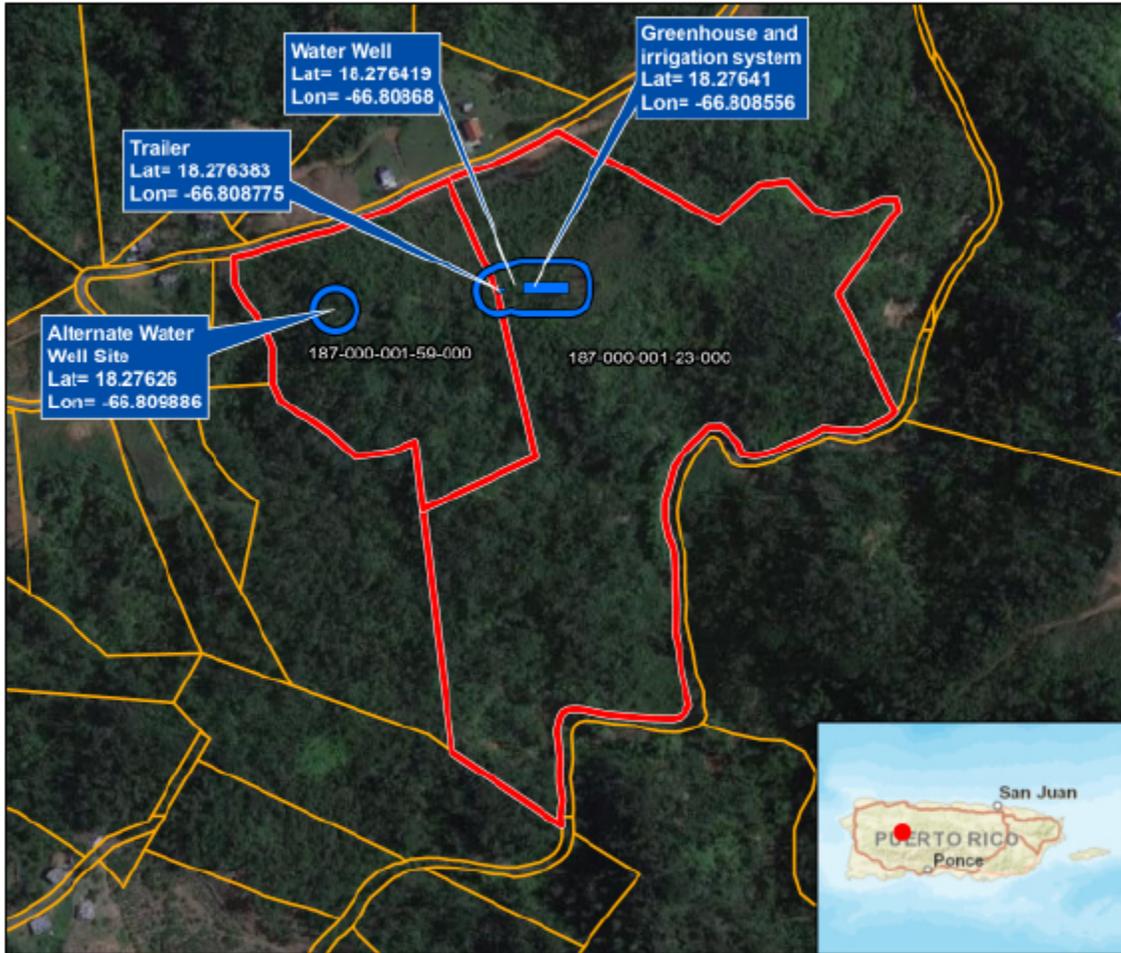
Contour Interval 20 Feet

**Source**  
United States Geological Survey (USGS)  
National Geologic Map Database  
[https://ngmdb.usgs.gov/ngmdb/ngmdb\\_home.html](https://ngmdb.usgs.gov/ngmdb/ngmdb_home.html)

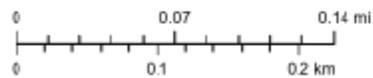
Figure 2: PR-RGRW-04095 Topographic Map

# Area of Potential Effect

Puerto Rico Department of Housing ReGrow



- Legend**
- PR-RGRW-04095 Applicant Structure
  - Area of Potential Effect
  - PR-RGRW-04095 Parcel
  - CRIM Parcels



Service Layer Credits: World Imagery: Maxar  
 Google Satellite: © OpenStreetMap (and) contributors,  
 CC-BY-SA  
 World Street Map: © HERE, Garmin, NGA, USGS  
 and Google Earth



**Source**  
 Centro de Recaudación de Ingresos Municipales (CRIM)  
<https://catastro.crimprnet/cdjrpr/>

Figure 3: PR-RGRW-04095 Area of Potential Effect Map

**Farmland Protection**  
 Puerto Rico Department of Housing ReGrow



**Legend:**

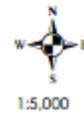
● PR-RGRW-04095

**Farm Class**

- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
 Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



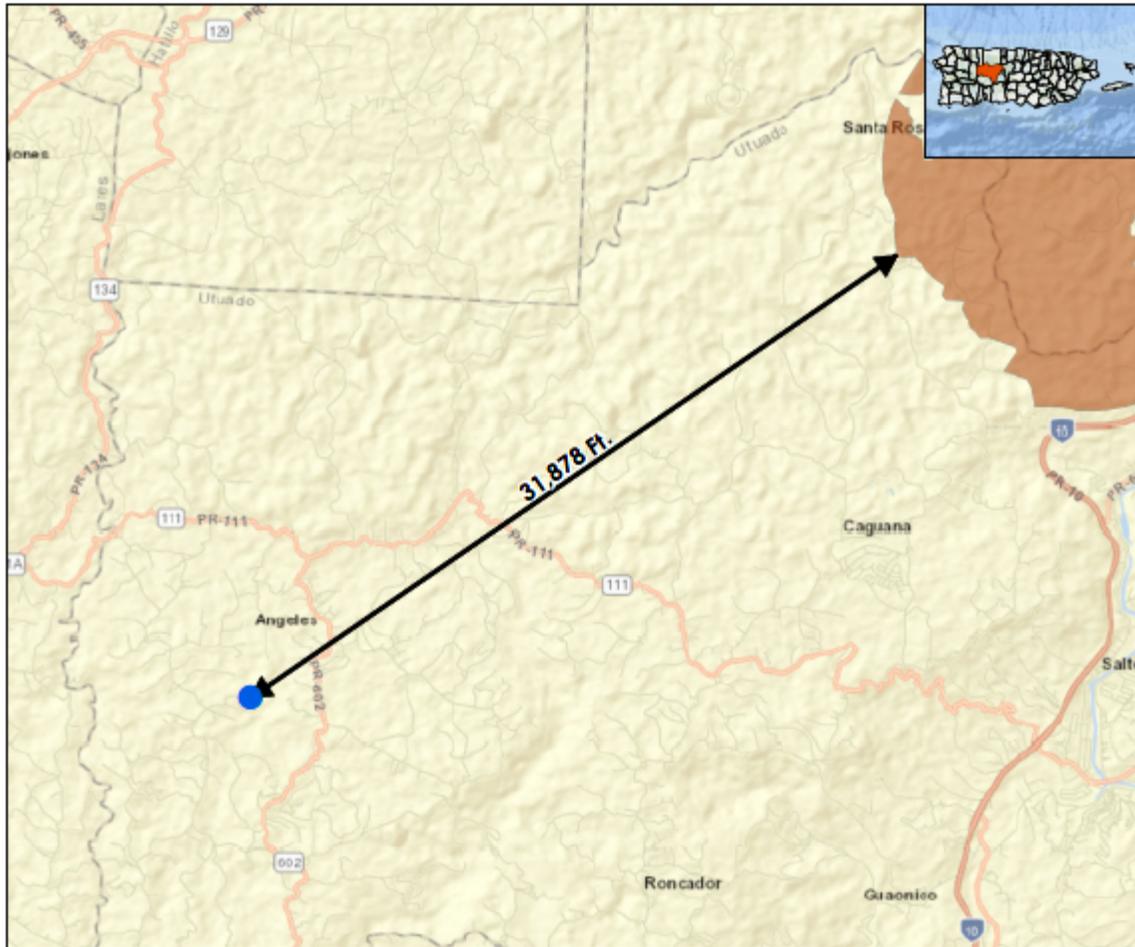
**Source**

National Resources Conservation Service (NRCS)  
 Gridded Soil Survey Geographic Database [gSSURGO]  
<https://data.nrc.usda.gov/dataset/soil-survey-geographic-database-surgo>

Figure 4: PR-RGRW-04095 Farmland Protection Map

# Threatened and Endangered Species

Puerto Rico Department of Housing ReGrow



**Legend:**

- PR-RGRW-04095
- Critical Habitat



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, MEI, Esri China (Hong Kong), Esri (Ireland), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



**Source**

NOAA Office of Response and Restoration  
<https://response.restoration.noaa.gov/>

Figure 5: PR-RGRW-04095 Critical Habitats Map

**Exhibit B: Information for Planning and Consultation (IPaC)**



## 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](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project Code: 2024-0024009  
Project Name: PR-RGRW-04095

December 07, 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](mailto:caribbean_es@fws.gov). To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

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

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

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

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

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

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

This species list is provided by:

---

Caribbean Ecological Services Field Office

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

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

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

## OFFICIAL SPECIES LIST

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

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(787) 834-1600

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## PROJECT SUMMARY

Project Code: 2024-0024009

Project Name: PR-RGRW-04095

Project Type: New Constr - Above Ground

Project Description: The proposed activities for PR-RGRW-04095 consist of installing/constructing a new 6 inches diameter (9 inches perforation) and 300 feet deep water well, a 25'x106' greenhouse and a trailer. Also includes the purchase of a drip irrigation system and irrigation materials. It will be a new irrigation system that will supply water to the new greenhouse. The water to be used will come from existing cisterns and all the pipes will be above ground. No ground disturbance will be required for the installation of the irrigation system. The greenhouse will be anchored to the ground using galvanized rigid pipe and will be buried to a depth of 2 feet. The container measures 20' long and will be anchored to 4 supports buried 2 feet deep. The 6" water well will also be installed following the standards and regulations of the Puerto Rico Department of Natural and Environmental Resources (DNER). The installation of the water well, greenhouse and trailer will require ground disturbance. Although in the Area of Potential Effects figure we note the location of an alternate water well (Lat: 18.27626; Long: -66.809886), the owner decided to locate the water well where it was originally intended west of the greenhouse (Lat: 18.276419; Long: -66.80868). The power source will be provided by an existing intake from P.R.E.P.A/LUMA on the property. The water needed for the greenhouse will be provided by an existing cistern that is supplied from a PRASA intake on the property. The project area is located at PR-600 km. 3.1, Bo. Ángeles, Sector El Corcho within the Municipality of Utuado. Based on a review of historical aerial imagery, the general area has been used for agricultural purposes for the past 3 years.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.2762615,-66.80876010790337,14z>

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Counties: Utuado County, Puerto Rico

## ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

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

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

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

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

## BIRDS

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

## REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/47KTH52V6JGC3HJDKMZC5HVJNQ/documents/generated/7140.pdf">https://ipac.ecosphere.fws.gov/project/47KTH52V6JGC3HJDKMZC5HVJNQ/documents/generated/7140.pdf</a>	Endangered

## CRITICAL HABITATS

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

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

---

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

## BALD & GOLDEN EAGLES

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

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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

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

## MIGRATORY BIRDS

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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

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

## 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.

---



## 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](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project code: 2024-0024009  
Project Name: PR-RGRW-04095

December 07, 2023

Subject: Consistency letter for the project named 'PR-RGRW-04095' 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 07, 2023, Patricia Carmenatty 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-04095'. The project is located in Utuado County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.2762615,-66.80876010790337,14z>



The following description was provided for the project 'PR-RGRW-04095':

The proposed activities for PR-RGRW-04095 consist of installing/constructing a new 6 inches diameter (9 inches perforation) and 300 feet deep water well, a 25'x106' greenhouse and a trailer. Also includes the purchase of a drip irrigation system and irrigation materials. It will be a new irrigation system that will supply water to the new greenhouse. The water to be used will come from existing cisterns and all the pipes will be above ground. No ground disturbance will be required for the installation of the irrigation system. The greenhouse will be anchored to the ground using galvanized rigid pipe and will be buried to a depth of 2 feet. The container measures 20' long and will be anchored to 4 supports buried 2 feet deep. The 6" water well will also be installed following the standards and regulations of the Puerto Rico Department of Natural and Environmental Resources (DNER). The installation of the water well, greenhouse and trailer will require ground disturbance. Although in the Area of Potential Effects figure we note the location of an alternate water well (Lat:18.27626; Long: -66.809886), the owner decided to locate the water well where it was originally intended west of the greenhouse (Lat:18.276419; Long: -66.80868). The power source will be provided by an existing intake from P.R.E.P.A/LUMA on the property. The water needed for the greenhouse will be provided by an existing cistern that is supplied from a PRASA intake on the property. The project area is located at PR-600 km. 3.1, Bo. Ángeles, Sector El Corcho within the Municipality of Utuado. Based on a review of historical aerial imagery, the general area has been used for agricultural purposes for the past 3 years.

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:

<b>Species</b>	<b>Listing Status</b>	<b>Determination</b>
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered	No effect
Puerto Rican Broad-winged Hawk ( <i>Buteo platypterus brunnescens</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 Parrot *Amazona vittata* Endangered

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

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

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**Action Description**

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

**1. Name**

PR-RGRW-04095

**2. Description**

The following description was provided for the project 'PR-RGRW-04095':

The proposed activities for PR-RGRW-04095 consist of installing/constructing a new 6 inches diameter (9 inches perforation) and 300 feet deep water well, a 25'x106' greenhouse and a trailer. Also includes the purchase of a drip irrigation system, irrigation materials, cocoa grafts, sprouts, coconut brazil, compost, and Tractor. It will be a new irrigation system that will supply water to the new greenhouse. The water to be used will come from existing cisterns and all the pipes will be above ground. No ground disturbance will be required for the installation of the irrigation system. The greenhouse will be anchored to the ground using galvanized rigid pipe and will be buried to a depth of 2 feet. The container measures 20' long and will be anchored to 4 supports buried 2 feet deep. The 6" water well will also be installed following the standards and regulations of the Puerto Rico Department of Natural and Environmental Resources (DNER). The installation of the water well, greenhouse and trailer will require ground disturbance. Although in the Area of Potential Effects figure we note the location of an alternate water well (Lat:18.27626; Long: -66.809886), the owner decided to locate the water well where it was originally intended west of the greenhouse (Lat:18.276419; Long: -66.80868). The power source will be provided by an existing intake from P.R.E.P.A/LUMA on the property. The water needed for the greenhouse will be provided by an existing cistern that is supplied from a PRASA intake on the property. The project area is located at PR-600 km. 3.1, Bo. Ángeles, Sector El Corcho within the Municipality of Utuado. Based on a review of historical aerial imagery, the general area has been used for agricultural purposes for the past 3 years.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.2762615,-66.80876010790337,14z>

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## QUALIFICATION INTERVIEW

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

*No*

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

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

*No*

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

*No*

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

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

*No*

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

*No*

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

*No*

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

*No*

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

*No*

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

*Yes*

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

**Automatically answered**

*Yes*

11. Does the proposed project intersect the Puerto Rican Broad-winged hawk area of influence?

**Automatically answered**

*Yes*

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**Exhibit C: Field Visit Photos**



**Photo #: 1**

**Description (include direction): General area, where the water well will be installed, looking northwest.**

**Date: October 2, 2023**



**Photo #: 2**

**Description (include direction): General area, where the trailer, water well and greenhouse will be installed, looking east.**

**Date: October 2, 2023**



**Photo #: 3**

**Description (include direction): General area, where the greenhouse shed will be installed, looking northeast.**

**Date: October 2, 2023**



**Photo #: 4**

**Description (include direction): General area, where the trailer will be installed, looking northwest.**

**Date: October 2, 2023**