

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-01335

Project Name: José J. Díaz Guzmán

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Municipio of Corozal

Preparer: Heath Anderson, Deputy Program Manager

Certifying Officer Name and Title:

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Consultant (if applicable): SWCA Environmental Consultants

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

Project Location:

The proposed project is located on an approximate 4.68-acre parcel (Cadastral Number 139-000-008-16) at Carretera 159 KM 11.0 Barrio Dos Bocas, Sec La Santa, Corozal, Puerto Rico 00783 (see **Appendix A, Figure 1-** Site Location and **Figure 2-** Site Vicinity). The property is in a moderately urbanized portion of Corozal Municipio. Access to the property is provided via an existing driveway from the southeast boundary of the property.

The applicant has identified two locations for project activities related to the Intended Use of Grant Funds that is being evaluated under this Environmental Assessment (EA), also shown on Figure 2:

- Greenhouse Site (18.321148, -66.338441) located in the western portion of the property.
- Warehouse Site (18.321135, -66.338149) located in the western portion of the property, approximately 55 feet east of the greenhouse site.

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

The proposed project includes the construction of a new greenhouse and materials to construct a new warehouse. The proposed greenhouse is 2,100 square feet (70 feet by 30 feet) with a maximum height of approximately 27 feet. The greenhouse will be constructed on a four-to-five-inch-thick concrete slab, and the posts of the new greenhouse will be secured by 12-inch-wide concrete footers extending two feet deep into the ground. The greenhouse will have a total of 24 posts (7 posts on the east and west exterior side at 10 feet apart and 10 interior posts). The greenhouse site is relatively flat and will not require additional grading.

The proposed warehouse is 900 square feet (30 feet by 30 feet). The warehouse will be constructed on an existing 60-foot by 30-foot concrete platform, and additional ground disturbance will not be necessary. The concrete platform is a remaining component of the previous residence on the property. A total of 11 columns will be added to the concrete platform to complete the construction of the warehouse.

The proposed project also includes the installation of a hydroponic irrigation system and three 400-gallon cisterns. The three cisterns will be installed directly on the ground inside of the greenhouse and placed in a 5-foot by 5-foot hole approximately 3 feet deep. Additionally, the applicant will purchase two 1,000-gallon cisterns using private funds. These cisterns will be installed immediately southeast of the greenhouse on a 20-foot by 20-foot poured concrete platform, which will entail ground disturbance to a depth no greater than 6 inches. These two cisterns and associated platform are not included in the Applicant's Intended Use of Grant Funds. The hydroponic irrigation system will be connected to the cisterns and will require the installation of an underground pipeline. The trench for the pipeline will be approximately 3 to 6 inches deep and left uncovered and will run along the west and south boundary of the greenhouse (see **Figure 2**). Piping inside of the greenhouse will be aboveground. Water for the irrigation system will be provided from the Puerto Rico Aqueducts and Sewers Authority (PRASA) from the existing water meter on the property. The applicant will use an aboveground hose to connect the greenhouse to this water source. The water connection to the warehouse will be provided from an existing underground water line.

Electricity to power the irrigation pumps within the greenhouse will be provided from existing electrical infrastructure located approximately 45 feet southwest of the proposed greenhouse site near the entrance road. The electrical infrastructure will be connected to the greenhouse via a below-ground cable along the southwest boundary of the property. Electricity for the warehouse will also be provided via a below-ground cable extending approximately 100 feet from the existing meter to the warehouse (see **Figure 2**). All construction and installation must be approved by the Autoridad de Energía Eléctrica (AEE). The installation of electrical infrastructure is not included in the Applicant's Intended Use of Grant Funds. The project will have minimal ground disturbance for the installation of the underground water and electricity pipelines. No vegetation clearing, pruning, or tree clearing is required for construction. The applicant owns the property; therefore, no acquisition is required.

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

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

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

The applicant does not have the resources to purchase farming equipment and materials for their agricultural operation nor has the applicant received any other outside source of funding for the project. The new greenhouse and warehouse will help increase agricultural production of plantains and associated ingredients, including garlic, chili peppers, and cilantro. The project as a whole will support continued local agricultural production during future disasters.

Agencies consulted for the proposed project are provided in the *List of Sources, Agencies and Persons Consulted* section of this EA. Further discussion of the environmental impacts of the proposed action and alternatives is provided in the *Cumulative Impact Analysis, Alternatives/No Action Alternative*, and *Summary of Findings and Conclusions* sections of this EA.

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

The proposed project is in a moderately urbanized area in the central portion of Corozal Municipio. The parcel is designated as General Agriculture (A-G) land use and classified as Common Rustic Floor (SRC). The proposed activities are consistent with the current land use. Land use immediately surrounding the parcel consists primarily of residential development.

The property is characterized by relatively flat to steeply sloping topography and predominantly consists of bare ground, ruderal vegetation, and scattered trees with an area of dense tree cover surrounding an on-site creek in the northern portion of the parcel. Existing development on the property includes three on-site residences located in the eastern, southern, and southwestern portions of the property. In addition, there are two 200-gallon cisterns, one 500-gallon cistern, water distribution infrastructure, electrical infrastructure, and an existing concrete platform in the eastern portion of the property.

The proposed greenhouse site is vacant and previously disturbed land. The proposed warehouse site is located on the foundation of a previous residence.

Funding Information

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

Estimated Total HUD Funded Amount: \$43,390.41

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$43,390.41

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not within 2,500 feet of a civil primary or commercial service airport or within 15,000 feet of a military airport. The nearest civil primary or commercial service airport, Aeropuerto Fernando Luis Ribas Dominicci, is located 94,115 feet (18 miles) northeast of the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 119,616 feet (23 miles) northeast of the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.</p> <p>The Airport Hazards Partner Worksheet and Airport Hazards Map (Figure B 1-1) are provided in Appendix B, Attachment 1.</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Corozal Municipio. The closest CBRS unit, Punta Garza, is located 55,293 feet (10 miles) north of the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.</p>

		The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map (Figure B 2-1) are provided in Appendix B, Attachment 2 .
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C0680H (effective date 4/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act. The Flood Insurance Partner Worksheet and FIRM (Figure B 3-1) are provided in Appendix B, Attachment 3 .
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is in Corozal Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include the construction of a new greenhouse and the purchase of materials to construct a new warehouse. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule de minimis thresholds. No further evaluation is required. The project is in compliance with the Clean Air Act. The Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air

		Map (Figure B 4-1) are provided in Appendix B, Attachment 4.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 51,856 feet (10 miles) northeast of the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map (Figure B 5-1) are provided in Appendix B, Attachment 5.</p>
Contamination and Toxic Substances 24 CFR Part 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site was evaluated for potential contamination by conducting a field site inspection on August 16, 2023 (Appendix C) to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards.</p> <p>In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site is located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not find any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.</p>

		The Contamination and Toxics Substances Partner Worksheet and Contamination and Toxic Substances Map (Figure B 6-1) are provided in Appendix B, Attachment 6 .
<p>Endangered Species</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 involves activities that have the potential to affect protected species or habitats including but not limited to activities such as ground disturbance.</p> <p>Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) Tool. In addition, critical species habitat was reviewed through the USFWS IPaC Critical Habitat Portal.</p> <p>The review identified one federally listed species (Puerto Rican boa [<i>Chilabothrus inornatus</i>]) with the potential to occur within the project area. There is no designated or proposed critical habitat within the project area; the closest final designated critical habitat is located 54,241 feet (10 miles) northeast.</p> <p>The project activities will result in ground disturbing activities, including the installation of underground water and electricity lines as well as excavation for cisterns, and a concrete base for the greenhouse. A qualified biologist reviewed the proposed activity location and determined that there is no suitable habitat present for any federally listed species at the proposed project location. Therefore, as currently designed, the proposed project activities will have <i>No effect</i> on any federally listed species or designated critical habitat.</p> <p>If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction</p>

		<p>Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</p> <p>The Endangered Species Act Partner Worksheet, Threatened and Endangered Species Technical Memorandum with IPaC, and Critical Habitat Map (Figure B 7-1) are provided in Appendix B, Attachment 7.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project includes the construction of a new greenhouse and the purchase of materials to construct a warehouse. The project itself is not the development of a hazardous facility nor will the project increase residential densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.</p> <p>The Explosive and Flammable Hazards Partner Worksheet is provided in Appendix B, Attachment 8.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. There is farmland of statewide importance in the eastern portion of the property; however, project activities will not occur in areas with farmland of statewide importance. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required. The project is in compliance with the Farmland Protection Policy Act.</p> <p>The Farmlands Protection Partner Worksheet and Prime Farmland Map (Figure B 9-1) are provided in Appendix B, Attachment 9.</p>
<p>Floodplain Management</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel</p>

Executive Order 11988, particularly section 2(a); 24 CFR Part 55		<p>72000C0680H (effective date 4/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.</p> <p>The Floodplain Management Partner Worksheet and ABFE Floodplain Map (Figure B 10-1) are provided in Appendix B, Attachment 10.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project will involve the construction of a greenhouse and the purchase of materials to construct a new warehouse on a previously developed portion of the property. State Historic Preservation Office (SHPO) consultation was performed.</p> <p>No National Historic Landmark (NHL) are within or near the project area.</p> <p>A site visit was conducted on August 16, 2023, by an SOI-qualified Archaeologist. Record reviews and research were conducted at the SHPO and the Instituto de Cultura Puertorriqueña (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.</p> <p>The results of the record search and the site inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties.</p> <p>The determination was submitted to SHPO by PRDOH for concurrence on December 1, 2023, and SHPO concurred with the No Historic Properties Affected determination on December 13, 2023. No further</p>

		<p>evaluation is required. The project is in compliance with the National Historic Preservation Act.</p> <p>The Historic Preservation Partner Worksheet and SHPO consultation are provided in Appendix B, Attachment 11.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities are limited to the construction of a new greenhouse and purchase of materials to construct a warehouse and do not involve new residential construction or rehabilitation. No further evaluation is required. The project is in compliance with HUD's noise regulation.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico. No further evaluation is required. The project is in compliance with the Safe Drinking Water Act.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the National Wetland Inventory identified a riverine feature on the north portion of the property. The riverine feature is approximately 260 feet northeast of the project site at its closest point and will not be affected by project activities if best management practices, such as silt fencing and erosion control, are implemented during any ground-disturbing activities. No further evaluation is required. The project is in compliance with Executive Order 11990.</p> <p>The Wetlands Protection Partner Worksheet and Wetland Map (Figure B 12-1) are provided in Appendix B, Attachment 12.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Corozal Municipio. The closest Wild and Scenic River segment is located 190,456 feet</p>

		<p>(36 miles) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.</p> <p>The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (Figure B 13-1) are provided in Appendix B, Attachment 13.</p>
ENVIRONMENTAL JUSTICE		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The ReGrow Program intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by improving agricultural use and production. The project will not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. The project is in compliance with Executive Order 12898.</p> <p>The Environmental Justice Partner Worksheet and EJSscreen Report are provided in Appendix B, Attachment 14.</p>

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

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

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site location is designated as General Agriculture (A-G) land use and classified as Common Rustic Floor (SRC). The proposed action is continued agricultural use of property, which is compatible with zoning and existing land use.</p> <p>Construction actions include minor improvements which increase the current function of the existing land use. There is no change in land use since the land will continue to be used for agriculture purposes. The proposed project is in a moderately urbanized area in the central portion of Corozal Municipio, and project activities will not contribute to urban sprawl.</p> <p>The applicant and/or construction manager is required to obtain any necessary local and territorial building and environmental permits prior to the commencement of construction activities.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Soil types at the project site consist of Consumo clay, 40 to 60 percent slopes (CuF); Humatas clay, 20 to 40 percent slopes (HtE); and Mucara clay, 40 to 60 percent slopes (MxE).</p> <p>Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Contractors will be required to use best management practices during construction to control erosion and prevent runoff. The soil is currently being used for agriculture purposes.</p> <p>Landslide data from the U.S. Geological Survey (USGS) indicates less than 25 landslides per square kilometer for the project area (see Appendix A, Figure A-3 USGS Landslide Map).</p>

		Department of Natural and Environmental Resources (DNER) authorization is required for any extraction, removal, excavation, and dredging of the components of the earth's crust.
Hazards and Nuisances including Site Safety and Noise	2	Contractors will be required to provide health and safety plans and monitoring during construction. Noise levels will temporarily increase during construction; however, program activities are limited to the existing farm property and will not elevate long-term ambient noise levels. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours and to the hours established in the Regulation for Noise Control and Pollution in Puerto Rico. Additionally, the project does not include housing to where inhabitants would be affected.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>The project will result in short-term benefit to employment if contractors are hired for the construction of the new greenhouse and the purchase of materials to construct a warehouse. After construction, the project will support the continuation of operations and intended use of the farm, which supplies produce for Puerto Rico communities.</p> <p>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.</p>
Demographic Character Changes, Displacement	2	The project activities include the construction of a new greenhouse and purchase of materials to construct a warehouse. The project is in a moderately urbanized area in Corozal Municipio and will not alter the demographics or character of the surrounding community. Project activities will not result in any direct or indirect displacement of individuals or families.
Environmental Justice	2	The project activities include the construction of a new greenhouse and purchase of materials to

		construct a warehouse. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by improving agricultural use and production. The project will not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The construction of a new greenhouse and purchase of materials to construct a warehouse will occur on private land and will not contribute to any change in educational or cultural facilities or affect access to or capacity of educational or cultural facilities.
Commercial Facilities	2	The construction of a new greenhouse and purchase of materials to construct a warehouse will increase agricultural production, resulting in a net positive impact to the applicant's farm commercial output and a positive benefit to surrounding commercial enterprises who purchase and sell the produce; however, the project will not put undue pressure on commercial facilities.
Health Care and Social Services	2	The construction of a new greenhouse and purchase of materials to construct a warehouse will occur on private land and will not affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	The construction of a new greenhouse and purchase of materials to construct a warehouse may cause an increase in short-term generation of solid waste during construction. All construction debris will be disposed of at the proper facilities for the debris type (i.e., construction waste). Long-term solid waste will be disposed of by the local solid waste provider in accordance with local regulations.
Wastewater / Sanitary Sewers	2	The construction of a new greenhouse and purchase of materials to construct a warehouse is not expected to result in significant changes in wastewater or sanitary sewer generation.

		<p>Sewage generation will not exceed the capacity of sewers or treatment facilities, nor does the project involve on-site waste disposal systems in areas not suitable for its use.</p> <p>The installation of a new greenhouse and warehouse will not result in significant changes to the property's current wastewater or sanitary sewer use.</p> <p>The use of fertilizer or pesticides is controlled by local and territorial regulations and is consistent with the current land use.</p>
Water Supply	2	The construction of a new greenhouse and purchase of materials to construct a warehouse are not expected to result in significant changes to water supply. The proposed project includes the installation of a hydroponic irrigation system and three 400-gallon cisterns. Water for the irrigation system will be provided from the Puerto Rico Aqueducts and Sewers Authority (PRASA) from the existing water meter on the property. Additionally, the applicant has an existing agreement to use the water connection on the neighboring property.
Public Safety - Police, Fire and Emergency Medical	2	The construction of a new greenhouse and purchase of materials to construct a warehouse will occur on private land and will not affect public safety concerns such as police, fire, and emergency medical services.
Parks, Open Space and Recreation	2	The construction of a new greenhouse and purchase of materials to construct a warehouse will occur on private land and will not result in any changes to access or use of parks, open space, and recreation areas.
Transportation and Accessibility	2	The construction of a new greenhouse and purchase of materials to construct a warehouse will occur on private land and have no relation to transportation services. The proposed activities will not result in any changes in transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		

Unique Natural Features, Water Resources	2	The project is not located in proximity to unique natural features or water resources; therefore, construction activities will not affect quality or access to these resources.
Vegetation, Wildlife	2	The project area has already been previously disturbed for residential home placement and farm operations; therefore, the project is not anticipated to result in any new impacts to trees, vegetation, wildlife or native plant communities. No tree clearing or pruning is anticipated prior to greenhouse construction.

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	<p>The proposed ReGrow program project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters, including drought. The Climate Mapping for Resilience and Adaptation Assessment tool (https://resilience.climate.gov/#assessment-tool) provides historical and future climate data for five common climate-related hazards (extreme heat, drought, wildfires, flooding, and coastal inundation). The data model for the census tract that includes application location does not indicate a significant increase in hazard risks from climate change for drought, wildfire, or flooding, when comparing historical data (1976-2005) to future projections. The model projects a greater number of days where temperatures will exceed 90 degrees Fahrenheit after 2015, which is a systemic trend in the model across the Island.</p> <p>The specific activities proposed for this economic development project are limited in scale and land impacts. The proposed greenhouse and warehouse construction activities are for individual farm use and will not result in a significant increase in electricity or water draw. The greenhouse/irrigation system used will allow the applicant to control the water to the crops and will reduce the amount needed compared</p>

		to open air farming which often results in higher evapotranspiration. The equipment that will be used during construction and operation will also be limited to occasional use at this specific land parcel, and therefore will not generate a significant amount of greenhouse gas. Additionally, project activities will not result in tree clearing that would contribute to a loss in carbon capture.
Energy Efficiency	2	The construction of a new greenhouse and purchase of materials to construct a warehouse will not result in significant additional energy consumption. Electricity to power the irrigation pumps within the greenhouse and to power the warehouse will be provided from existing electrical infrastructure located on the project site. Electricity to the project site is provided by the AEE.

Additional Studies Performed:

No additional studies were performed.

Field Inspection (Date and completed by):

Field inspection completed on August 16, 2023 – Delise Torres-Ortiz, SWCA Environmental Consultants.

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

Department of Natural and Environmental Resources (DNER). 2023. Puerto Rico DNER Species Ranges – under construction. Accessed October 24, 2023. Available at: <https://arcg.is/1S9aju0>.

Federal Aviation Administration (FAA). 2022. National Plan for Integrated Airport Systems 2023-2027. Accessed October 24, 2023. Available at: National Plan of Integrated Airport Systems (NPIAS) 2023-2027, Appendix B: National and State Maps ([faa.gov](https://www.faa.gov)).

Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center - Map Panel 72000C0520J (effective date 11/18/2009). Accessed October 24, 2023. Available at: <https://msc.fema.gov/portal/home>.

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U.S. Geological Survey (USGS). 2022. Concentration of Landslides caused by Hurricane Maria, Puerto Rico. Accessed October 24, 2023. Available at: U.S. Landslide Inventory (arcgis.com).

List of Permits Obtained:

No permits have been obtained.

Public Outreach [24 CFR 58.43]:

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

Cumulative Impact Analysis [24 CFR 58.32]:

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

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

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

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

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

Summary of Findings and Conclusions:

The proposed project would not result in any adverse impacts to the surrounding natural, historical, and water resources; generate significant air or noise pollution; or promote environmental or socioeconomic injustices. The proposed project is not located within a coastal zone or near a major water resource.

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
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<i>General Condition:</i> The current project activities do not involve the removal of trees. If any tree clearing is to be proposed, the project will need to be re-evaluated for impacts to threatened and endangered species. If a Puerto Rican Boa (Boa) is found in the project activity site, work shall cease until the Boa moves off site on its own. If the Boa does not move off site, the construction manager shall contact the Puerto Rico DNER to relocate the Boa.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<i>General Condition:</i> If historic properties are discovered, unanticipated effects on historic properties are found, or cultural materials are encountered, work should cease in the immediate area; work can continue where no historic properties or cultural materials are present. Please contact PRDOH to consult on further actions that may be necessary to protect historic properties or cultural materials.
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	The proposed action is continued agricultural use of property, which is compatible with the existing land use. The applicant and/or construction manager is required to obtain any necessary local and territorial building and environmental permits prior to commencing construction activities.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Soil suitability will be assessed prior to construction. Contractors will be required to use best management practices during construction. Department of Natural and Environmental Resources (DNER) authorization is required for any extraction, removal, excavation, and dredging of the components of the earth's crust.
Vegetation, Wildlife	Department of Natural and Environmental Resources (DNER) authorization may be required for

	<p>pruning. The landowner and/or the contractor will contact the Permit Management Office to determine permits and authorizations required prior to construction.</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>Contractors will be required to provide health and safety plans and monitoring during construction.</p> <p>Contractors will be required to comply with the applicable local noise ordinances.</p> <p>Noise impacts will be mitigated by restricting construction activities to daylight hours and to the hours established in the Regulation for Noise Control and Pollution in Puerto Rico.</p>
<p>Solid Waste Disposal / Recycling</p>	<p>All construction debris will be disposed of at the proper facilities for the debris type (i.e., construction waste).</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: February 13, 2024

Name/Title/Organization: Heath Anderson, SWCA Environmental Consultants

Certifying Officer Signature:  Date: February 26, 2024

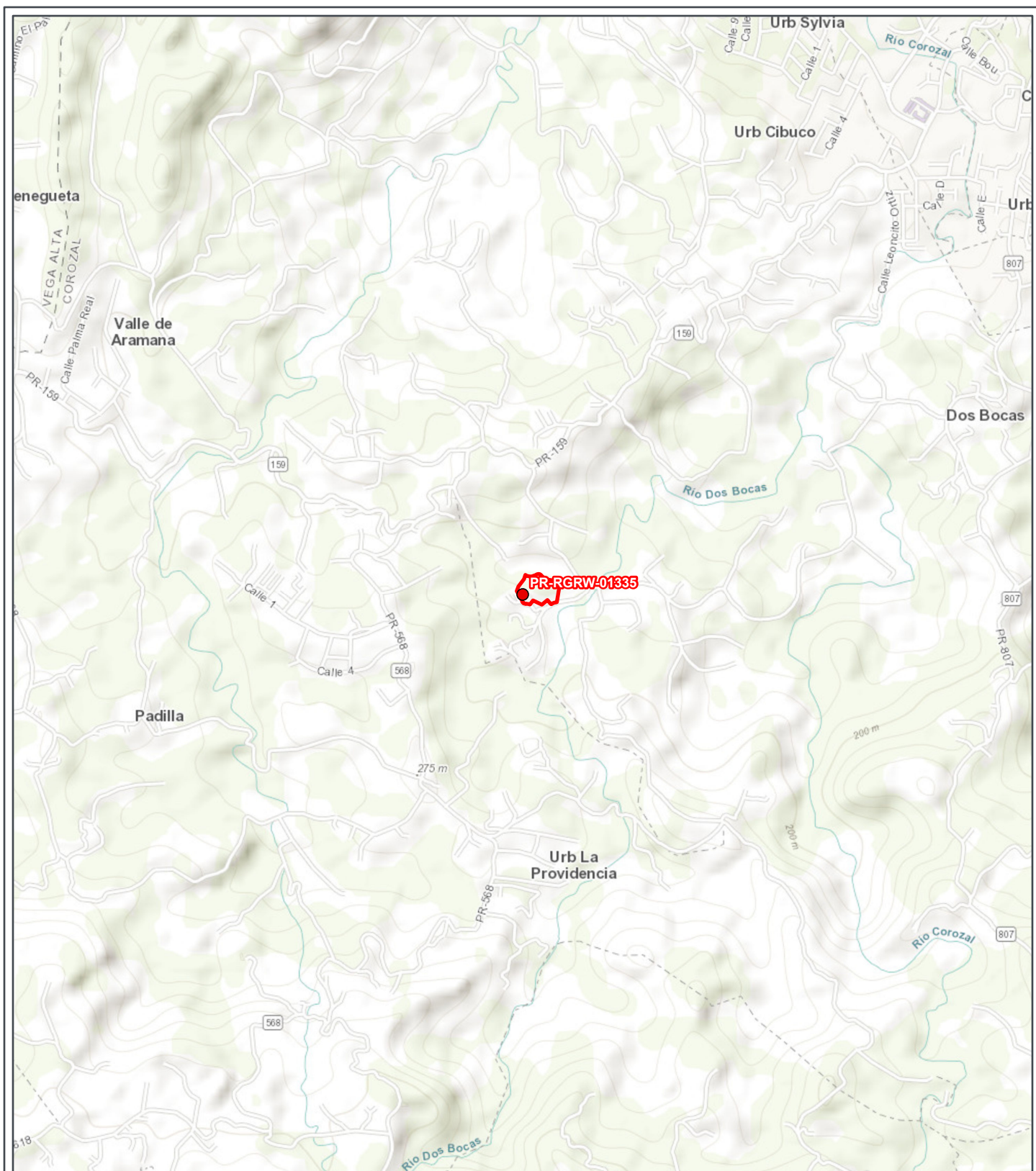
Name/Title: Santa D. Ramirez Lebron / Permits and Environmental Compliance Specialist

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

Appendix A

Project Overview Figures

Figure 1
Site Location Map



REGROW PROGRAM

Figure A-1: Site Location

Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783

Parcel ID: 139-000-008-16
Parcel Center:
66.338348°W 18.321087°N

Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps

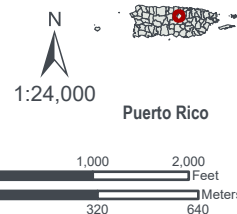


Figure 2
Site Vicinity Map



REGROW PROGRAM

Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)

Carr 159 KM 11.0 Bo. Dos
Bocas, Sec La Santa
Corozal, Puerto Rico 00783

Parcel ID: 139-000-008-16
Parcel Center:
66.337682°W 18.321296°N

Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

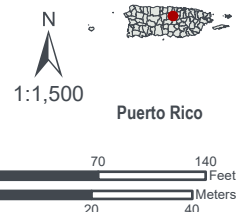


Figure 3
USGS Landslide Map



REGROW PROGRAM

Figure A-3: USGS Landslide Map

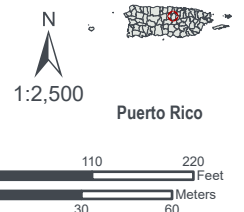
Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- Potential Area of Disturbance
- Greater than 25 Landslides per sq km
- Less than 25 Landslides per sq km
- No Landslides
- Not Examined

Carr 159 KM 11.0 Bo. Dos
Bocas, Sec La Santa
Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center:
66.338348°W 18.321087°N

Data Source: https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane_Maria_Landslides/MapServer
Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023
Layout: Landslide



Appendix B

Attachments and Supporting Documentation

Attachment 1

Airport Hazards Partner Worksheet and

Airport Hazards Map



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

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

Airport Hazards (CEST and EA) – PARTNER

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

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

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

☐ Yes *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

[Click here to enter text.](#)

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

Worksheet Summary

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

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

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

The project site is not within 2,500 feet of a civil primary or commercial service airport or within 15,000 feet of a military airport. The nearest civil primary or commercial service airport, Aeropuerto Fernando Luis Ribas Dominicci, is located 94,115 feet (18 miles) northeast of the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 119,616 feet (23 miles) northeast of the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.



REGROW PROGRAM

Figure B 1-1: Airport Hazards Map

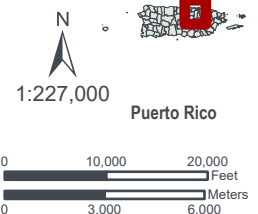
Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 159 KM 11.0 Bo. Dos
Bocas, Sec La Santa
Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center:
66.17723°W 18.388374°N

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps



Attachment 2

Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map



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

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

Coastal Barrier Resources (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

1. Is the project located in a CBRS Unit?

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

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

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

- ☐ Consultation with the FWS
- ☐ Cancel the project

Worksheet Summary

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

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

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

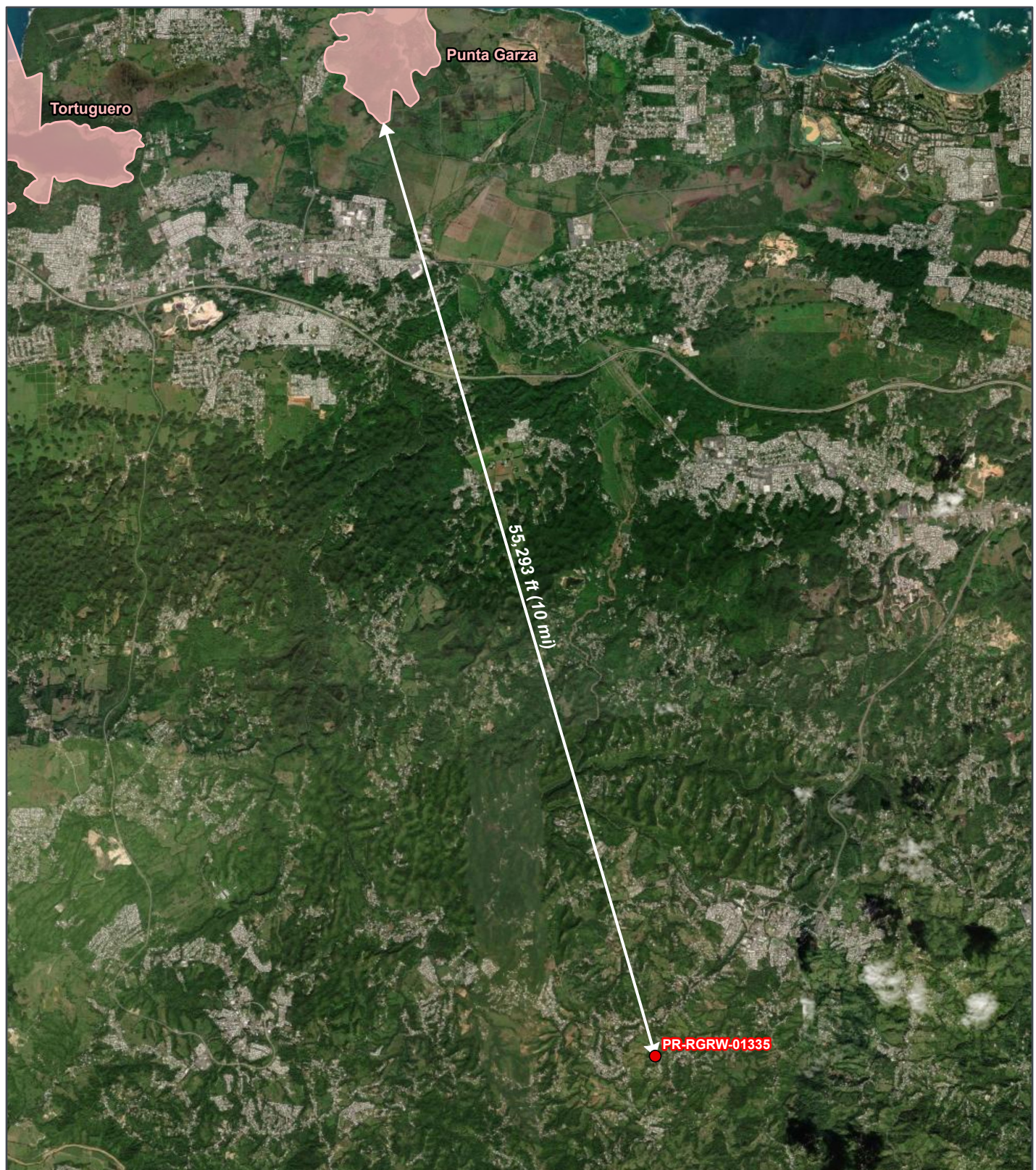
The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Corozal Municipio. The closest CBRS unit, Punta Garza, is located



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

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55,293 feet (10 miles) north of the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.



REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

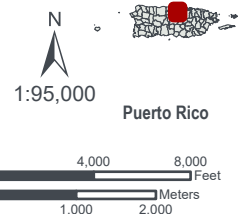
Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Otherwise Protected Area
- System Unit

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center: 66.360601°W 18.394194°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Coastal Barrier Resources System



Attachment 3

**Flood Insurance Partner Worksheet and
Flood Insurance Rate Map**



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

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

Flood Insurance (CEST and EA) – PARTNER

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

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

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

Continue to the Worksheet Summary.

☒ Yes *Continue to Question 2.*

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

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

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

☒ No *Continue to the Worksheet Summary.*

☐ Yes *Continue to Question 3.*

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

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

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

Continue to the Worksheet Summary.

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

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

Continue to the Worksheet Summary.

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

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

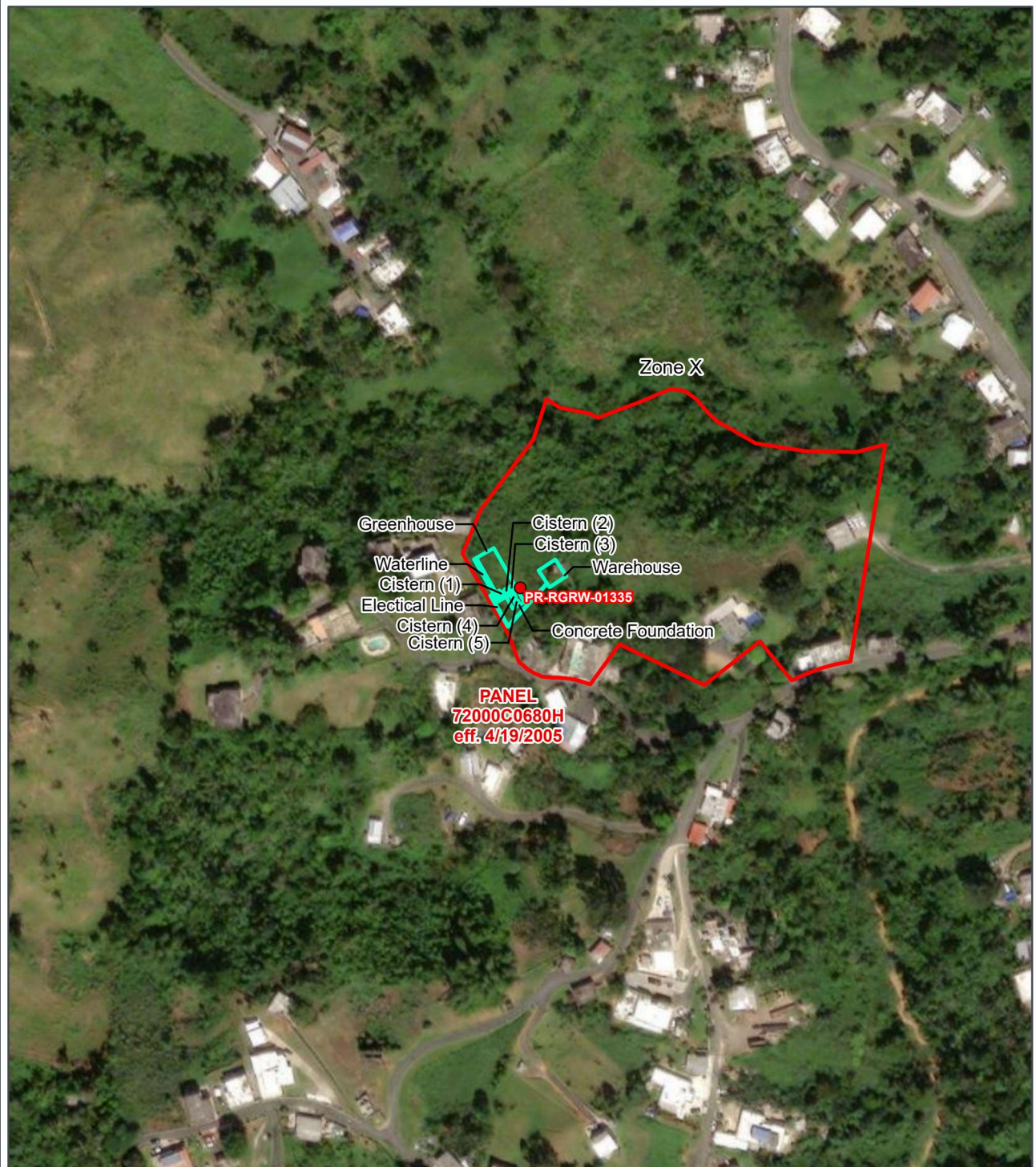
Worksheet Summary

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

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

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

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C0680H (effective date 4/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

● Site

■ Site Parcel

□ Project Footprint (Option)

~ Base Flood Elevations

■ Zone A

■ Zone AE

■ Zone AH

■ Zone AO

■ Zone VE

■ Floodway

■ Zone X - Shaded (500-year floodplain)

■ Zone X - Unshaded

■ Area Not Included

■ Open Water

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center: 66.338348°W 18.321087°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps



1:2,500



Attachment 4

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



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

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Air Quality (CEST and EA) – PARTNER

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

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

☐ Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project site is in Corozal Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include the construction of a new greenhouse and the purchase of materials to construct a new warehouse. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule *de minimis* thresholds. No further evaluation is required. The project is in compliance with the Clean Air Act.



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

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

Data is current as of February 28, 2023

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

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

Change the State:

PUERTO RICO

▼

GO

Important Notes

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

Discover.

Connect.

Ask.

Follow.

2023-02-28



REGROW PROGRAM

Figure B 4-1: Clean Air Map

Applicant ID: PR-RGRW-01335

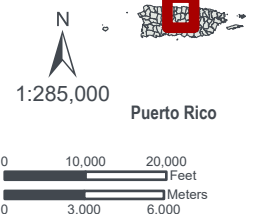
SWCA
ENVIRONMENTAL CONSULTANTS

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

*No Data in Puerto Rico

Carr 159 KM 11.0 Bo. Dos
Bocas, Sec La Santa
Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center:
66.456571°W 18.382827°N

Data Source: https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic_fgdb/MapServer
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Clean Air
Aprx: 72428_ReGrowTier2Maps



Attachment 5

Coastal Zone Management Partner Worksheet and Coastal Zone Map



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

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

Coastal Zone Management Act (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

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

☐ Yes → Continue to Question 2.

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

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

☐ Yes → Continue to Question 3.

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

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

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

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

☐ No → Project cannot proceed at this location.

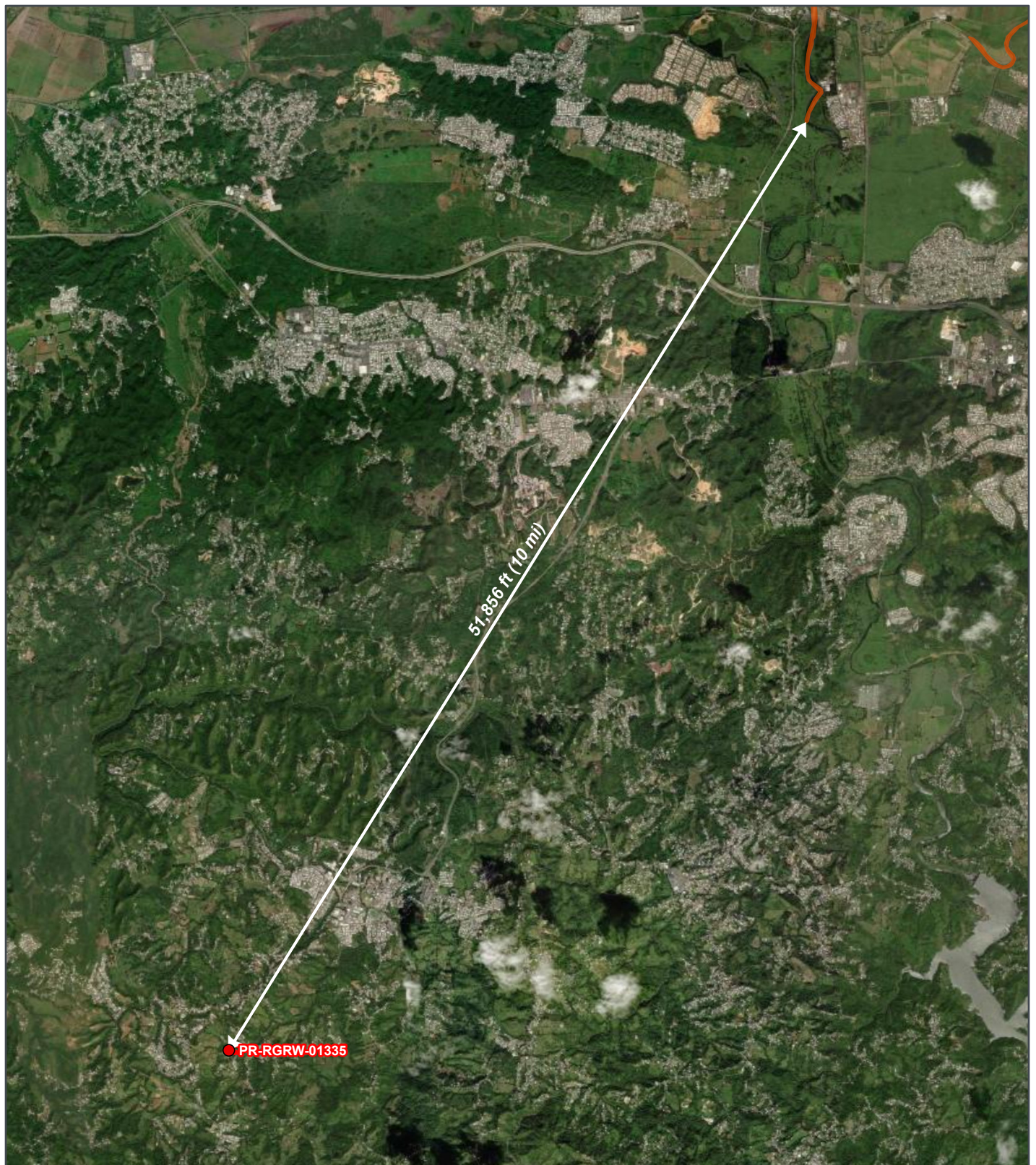
Worksheet Summary

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

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

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

The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 51,856 feet (10 miles) northeast of the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.



REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

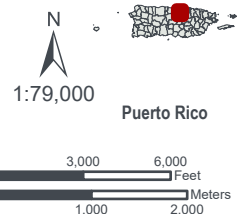
Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Coastal Management Zone

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center: 66.298829°W 18.3817°N

Data Source: [https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/Base Map](https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/Base%20Map): ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Coastal Zone Management
Aprx: 72428_ReGrowTier2Maps



Attachment 6

Contamination and Toxics Substances Partner Worksheet, Desktop Revieww Summary, and Toxics and Contamination Map



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

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

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

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

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

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

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

Continue to Question 2.

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

- ☒ **No Explain below.**

The project site was evaluated for potential contamination by conducting a field site inspection on August 16, 2023 to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards.

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

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

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

3. Can adverse environmental impacts be mitigated?

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

☐ Yes, adverse environmental impacts can be eliminated through mitigation.

Provide all mitigation requirements² and documents. Continue to Question 4.

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

[Click here to enter text.](#)

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

☐ Complete removal

☐ Risk-based corrective action (RBCA)

Continue to the Worksheet Summary.

Worksheet Summary

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

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

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

The project site was evaluated for potential contamination by conducting a field site inspection on August 16, 2023 to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards.

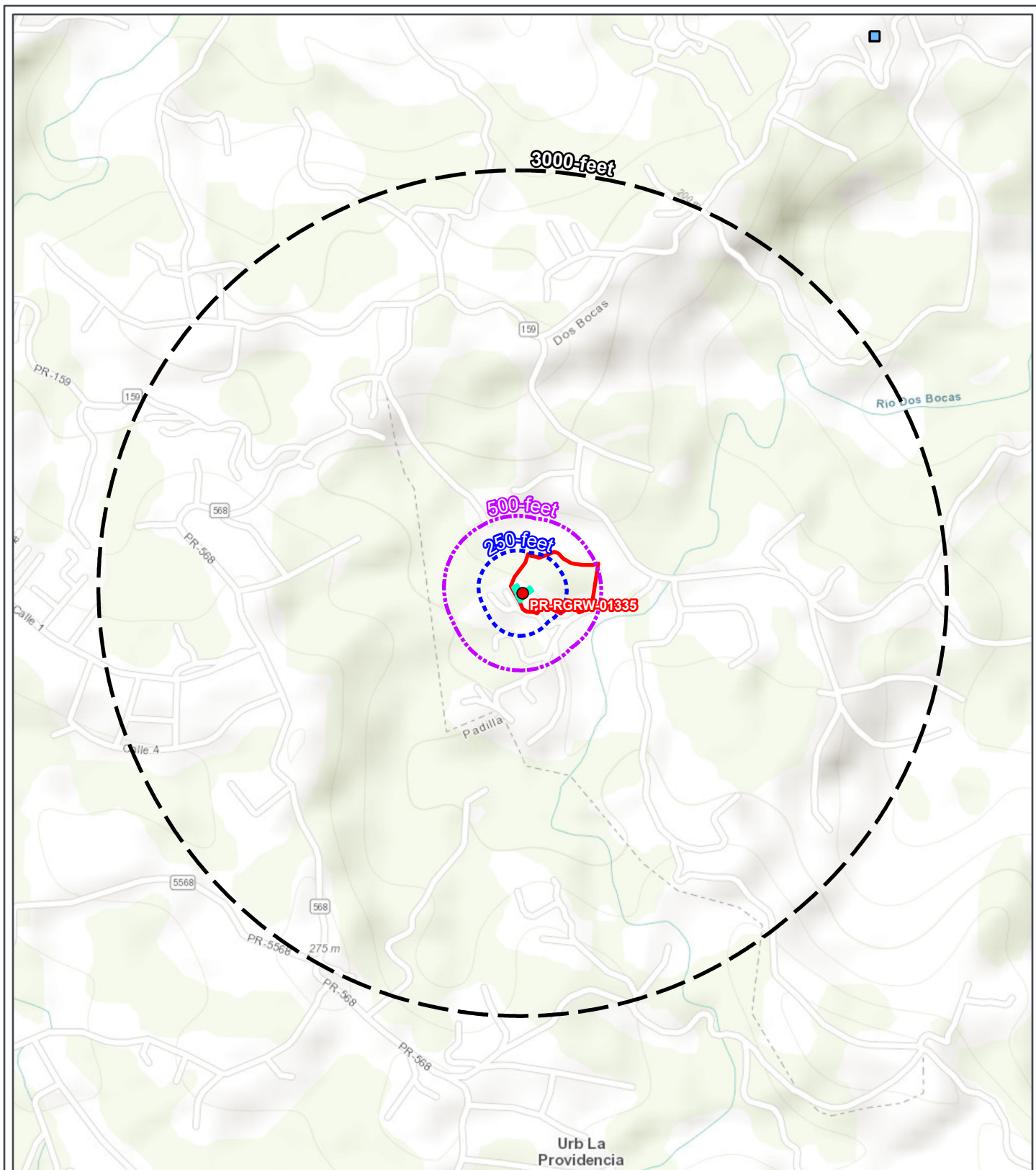
In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site is located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-

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

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

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

equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not find any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.



REGROW PROGRAM

Figure B 6-1: Contamination and Toxic Substances Map

Applicant ID: PR-RGRW-01335

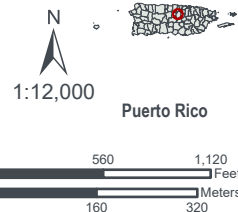
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- Buffer (250-feet)
- Buffer (500-feet)
- Buffer (3000-feet)
- Water dischargers

- Toxic Substances Control Act
- Toxic releases
- Superfund
- Hazardous waste
- Brownfields
- Air pollution

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center: 66.338348°W 18.321087°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/eipoints/MapServer>
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Contamination and Toxic Substances



Attachment 7

**Endangered Species Act Partner
Worksheet, Threatened and Endangered
Species Technical Memorandum,
USFWS IPaC Species List, and Critical
Habitat Map**



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

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

Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

[Click here to enter text.](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

No suitable habitat for any federal listed species is present within the proposed project location and no tree clearing or vegetation removal is proposed as a part of construction activities; therefore, project activities will have *no effect* to any federal listed species or critical habitat. The project site is 54,241 (10 miles) away from the closest final designated critical habitat. See the attached Threatened and Endangered Species Technical Memorandum.

TECHNICAL MEMORANDUM

For: Puerto Rico Department of Housing
CDBG-DR & CDBG-MIT Program
ReGrow Environmental Assessment

From: Susan Fischer, Wildlife Ecologist

Date: January 22, 2024

Re: **Threatened and Endangered Species Review for Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, Puerto Rico, 00783**

Project Name: Jose J Diaz Guzman / PR-RGRW-1335
Site Address: Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal
GPS Coordinates: 18.321157, -66.338371

This Threatened and Endangered Species Review evaluates the installation of a new greenhouse and warehouse. This parcel is located at Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, Puerto Rico. To complete this review, the United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) system was consulted, then a site inspection performed to evaluate on-site nest and habitat potential. For the purposes of this review, the evaluation encompasses a maximum 100-foot buffer around the proposed project location.

The species list for the site was generated by the USFWS Caribbean Ecological Services Field Office in Boqueron, Puerto Rico (attached). Since all project activities will occur on land, marine and aquatic species have been excluded from the evaluation. For any activities located near wetlands and/or waterbodies, best management practices (BMPs) will be implemented to prevent impacts to freshwater species. According to the IPaC results, the property is located within the habitat range of one terrestrial species considered to be threatened or endangered under the Endangered Species Act:

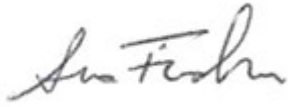
- Puerto Rican Boa (*Chilabothrus inornatus*)

A site inspection on August 16, 2023 found the parcel is situated in a moderately urbanized area. The property is used for agricultural production and the lot consists of a mix of cleared, developed, agricultural, and forested areas. The proposed project area consists of cleared and previously developed areas. Representative photographs of the subject property are included in the Environmental Field Assessment Photographic Log. The review area does contain trees that could provide suitable habitat to multiple federally listed species; however, no tree or vegetation removal is planned to occur, and inspectors did not observe any suitable ground or vegetative habitat, individuals, or nests for any listed species at the proposed project location. There is no critical habitat for any species found within the subject property based on the USFWS database.

Based on agency data and site observations, this review concludes that the installation of the new greenhouse and warehouse on the parcel will result in *no effect* to all federally protected species with the potential to occur in the area. The USFWS Consistency Letter is attached.

I can be reached by phone (346-388-1157) or email (Susan.Fischer@swca.com) with any questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Fischer".

Susan Fischer
Wildlife Ecologist
SWCA Environmental Consultants



United States Department of the Interior



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

In Reply Refer To:
Project Code: 2024-0038810
Project Name: PR-RGRW-01335

January 22, 2024

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 enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

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 and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the 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 threatened and endangered species and/or designated critical habitat.

A Biological Assessment 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 Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to 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. 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>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](#).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491

Boqueron, PR 00622-0491

(787) 834-1600

PROJECT SUMMARY

Project Code: 2024-0038810
Project Name: PR-RGRW-01335
Project Type: Disaster-related Grants
Project Description: Construction of a new greenhouse
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.32126585,-66.33814960039766,14z>



Counties: Corozal County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 1 threatened, endangered, or candidate species on this species list.

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

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

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

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

REPTILES

NAME	STATUS
<p>Puerto Rican Boa <i>Chilabothrus inornatus</i></p> <p>No critical habitat has been designated for this species.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/6628</p> <p>General project design guidelines:</p> <p>https://ipac.ecosphere.fws.gov/project/2PNMQYBML5C3LBSEIVXOIWV7U/documents/generated/7140.pdf</p>	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.

IPAC USER CONTACT INFORMATION

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



United States Department of the Interior



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

In Reply Refer To:
Project code: 2024-0038810
Project Name: PR-RGRW-01335

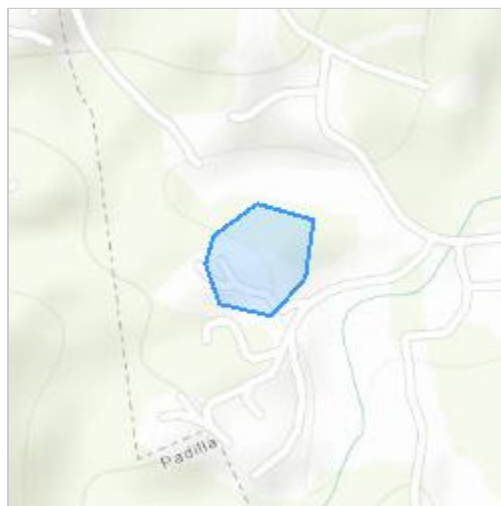
January 22, 2024

Subject: Consistency letter for the project named 'PR-RGRW-01335' 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 January 22, 2024, Susan Fischer used the Caribbean DKey; dated January 19, 2024, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-01335'. The project is located in Corozal County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.32126585,-66.33814960039766,14z>



The following description was provided for the project 'PR-RGRW-01335':

Construction of a new greenhouse

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

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

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

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

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

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

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

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

Action Description

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

1. Name

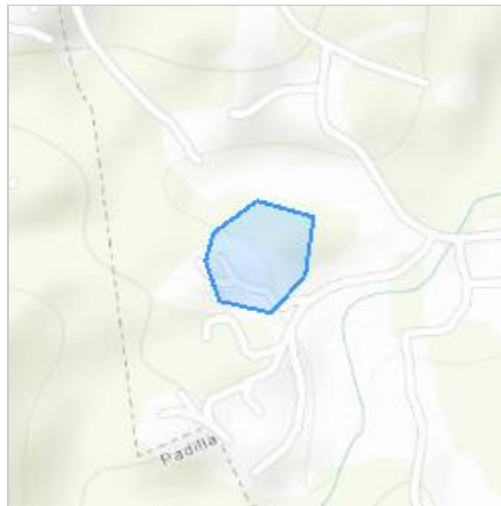
PR-RGRW-01335

2. Description

The following description was provided for the project 'PR-RGRW-01335':

Construction of a new greenhouse

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.32126585,-66.33814960039766,14z>



QUALIFICATION INTERVIEW

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

No

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

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

No

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

No

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

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

No

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

No

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

No

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

No

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

No

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

Yes

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

Automatically answered

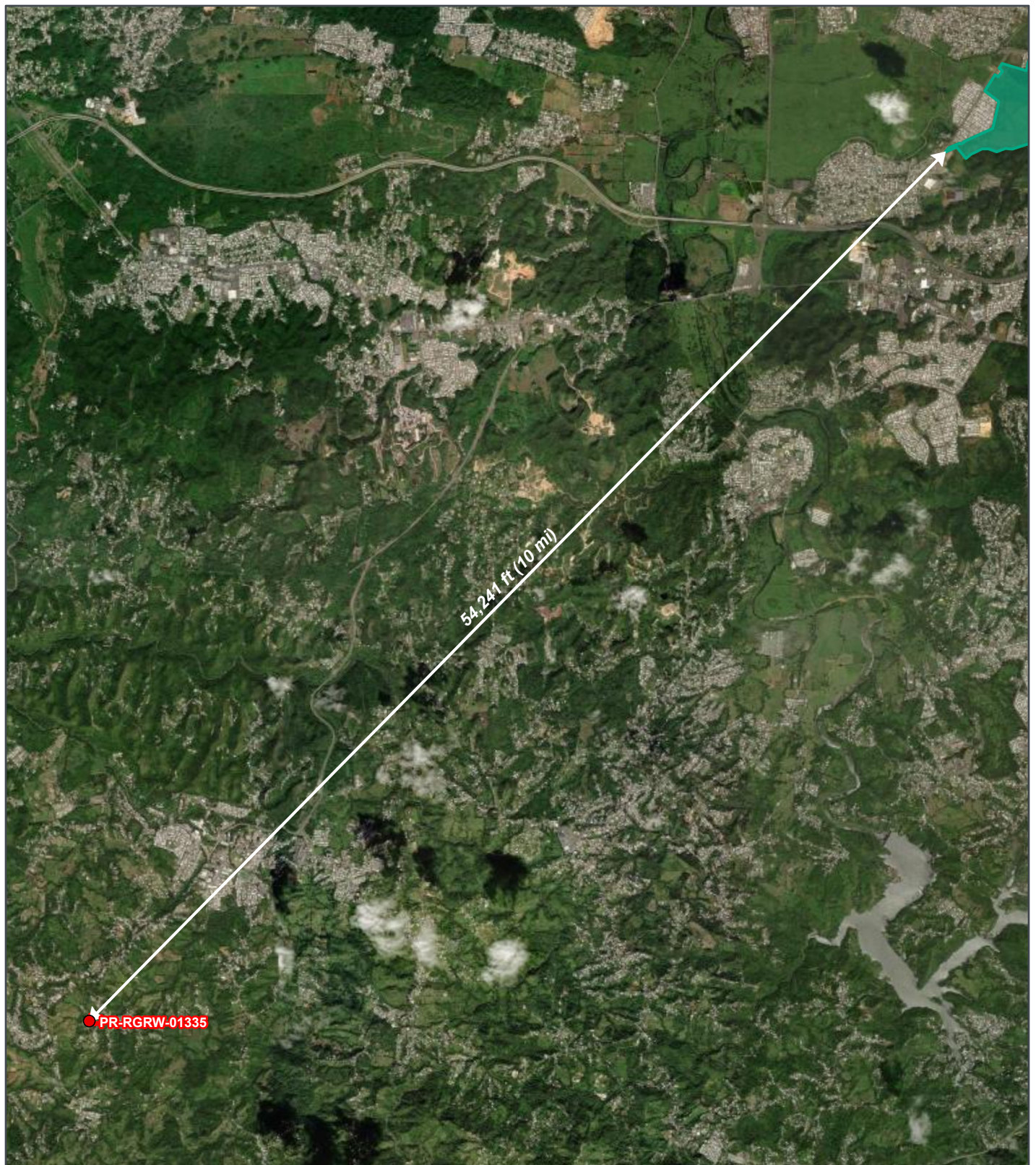
Yes

IPAC USER CONTACT INFORMATION

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

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



REGROW PROGRAM

Figure B 7-1: Critical Habitat Map

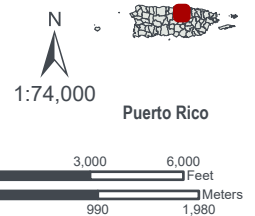
Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 159 KM 11.0 Bo. Dos
Bocas, Sec La Santa
Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center:
66.283439°W 18.37427°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/
Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps



Attachment 8

Explosive and Flammable Hazards Partner

Worksheet



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

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

Explosive and Flammable Hazards (CEST and EA) – PARTNER

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

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

☒ No

→ Continue to Question 2.

☐ Yes

Explain:

[Click here to enter text.](#)

→ Continue to Question 5.

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

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

☐ Yes → Continue to Question 3.

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

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

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

☐ Yes → Continue to Question 4.

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

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

☐ Yes

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

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

☐ No

→ Continue to Question 6.

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

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

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

☐ Yes

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

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

☐ No

→ Continue to Question 6.

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project includes the construction of a new greenhouse and the purchase of materials to construct a warehouse. The project itself is not the development of a hazardous facility nor will the project increase

residential densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.

Attachment 9

**Farmlands Protection Partner Worksheet
and Prime Farmland Map**



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

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

Farmlands Protection (CEST and EA) - PARTNER

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

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

☒ Yes *Continue to Question 2.*

☐ No

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

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

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

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

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

☐ Yes *Continue to Question 3.*

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

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

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

☐ Project will proceed with mitigation.

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

[Click here to enter text.](#)

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

☐ Project will proceed without mitigation.

Explain why mitigation will not be made here:

[Click here to enter text.](#)

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

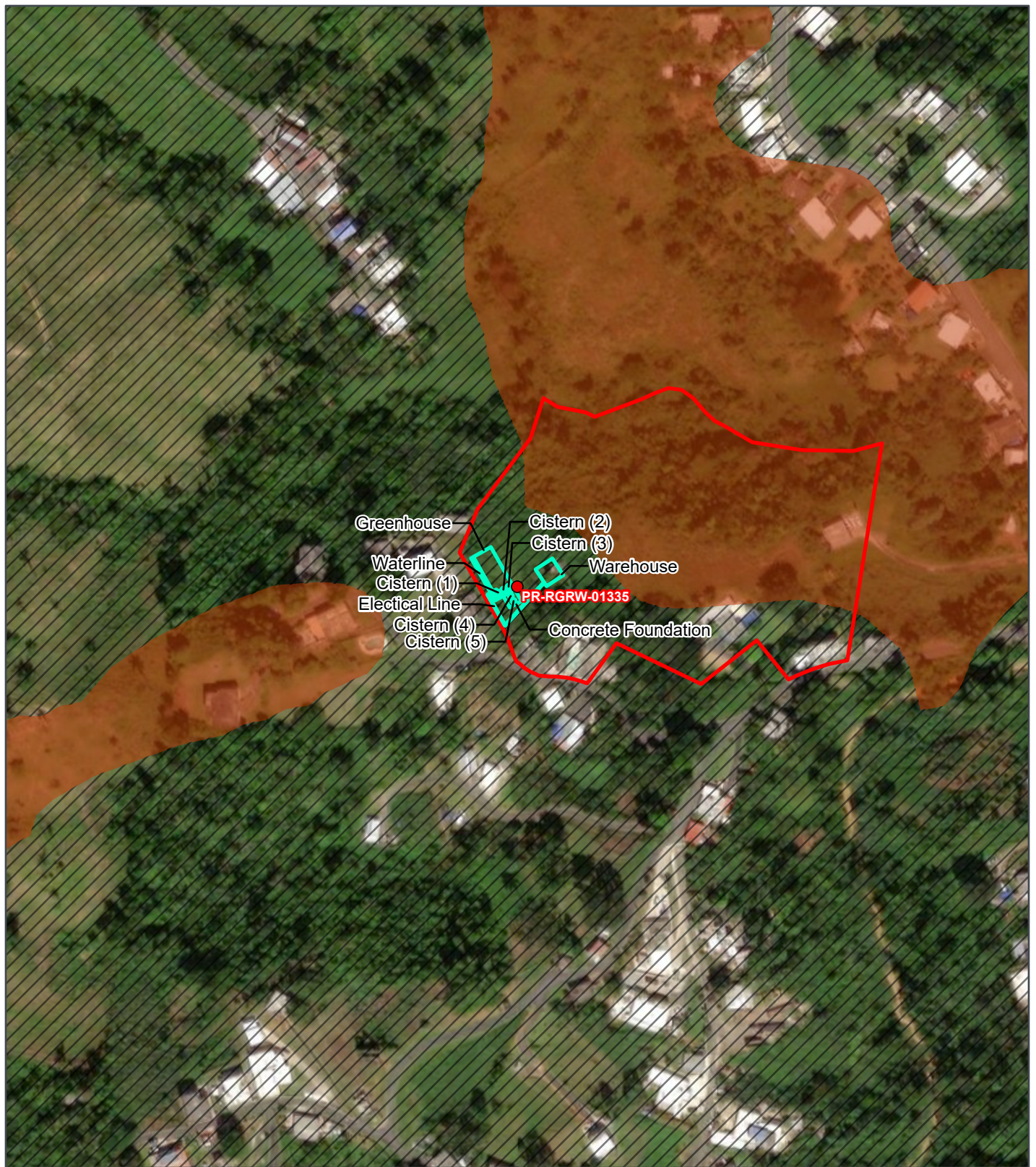
Worksheet Summary

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

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

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

This project does not include any activities that could potentially convert agricultural land to non-agricultural use. There is farmland of statewide importance in the eastern portion of the property; however, project activities will not occur in areas with farmland of statewide importance. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FPPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required. The project is in compliance with the Farmland Protection Policy Act.



REGROW PROGRAM

Figure B 9-1: Prime Farmland Map

Applicant ID: PR-RGRW-01335

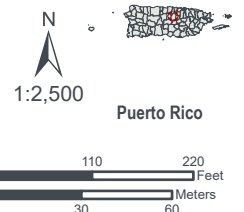
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained

- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- /// Not prime farmland
- Not Public Information

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center: 66.338348°W 18.321087°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Prime Farmland
Aprx: 72428_ReGrowTier2Maps



Attachment 10

**Floodplain Management Partner Worksheet
and Advisory Base Flood Elevation Map**



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

Floodplain Management (CEST and EA) – PARTNER

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

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

☐ Yes

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

[Click here to enter text.](#)

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

☒ No *Continue to Question 2.*

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

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

Does your project occur in a floodplain?

☒ No *Continue to the Worksheet Summary below.*

☐ Yes

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

☐ Floodway *Continue to Question 3, Floodways*

☐ Coastal High Hazard Area (V Zone) à *Continue to Question 4, Coastal High Hazard Areas*

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

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

3. **Floodways**

Is this a functionally dependent use?

☐ Yes

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

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

4. Coastal High Hazard Area

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

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

- ☐ No

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

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

Continue to Question 6, 8-Step Process

- ☐ No, this action concerns only existing construction.

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

Continue to Question 6, 8-Step Process

5. 500-year Floodplain

Is this a critical action?

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

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

6. 8-Step Process.

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

- ☐ 8-Step Process applies.

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

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

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

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

Click here to enter text.

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

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

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

Click here to enter text.

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

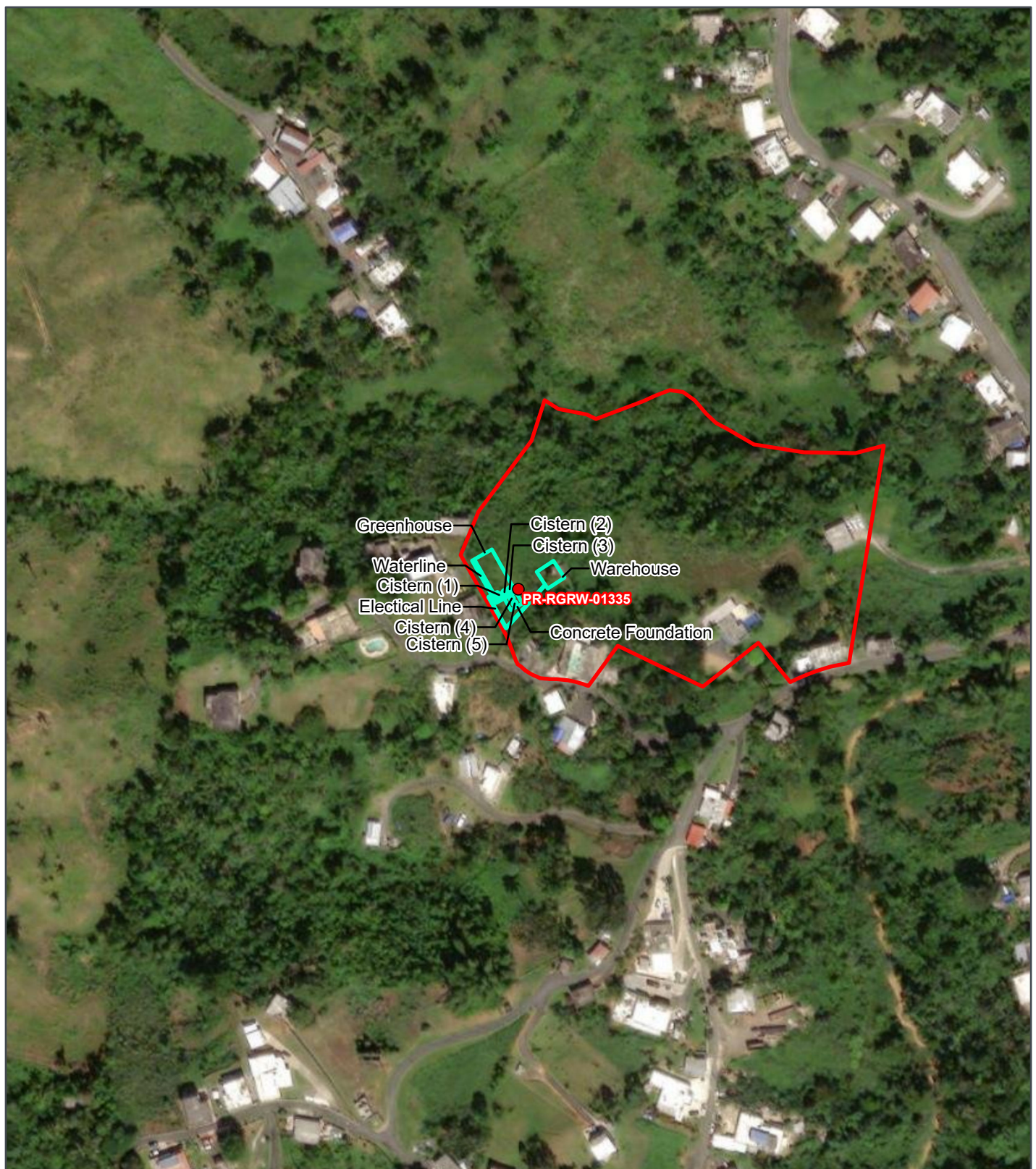
Worksheet Summary

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

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

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

A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C0680H (effective date 4/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-01335

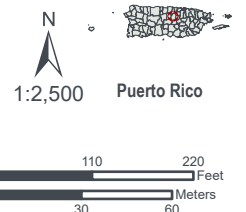
SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783

Parcel ID: 139-000-008-16
Parcel Center: 66.338348°W 18.321087°N

Data Source: https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps



Attachment 11

**Historic Preservation Partner Worksheet
and SHPO Consultation**



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

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

Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

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

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

[Click here to enter text.](#)

→ *Continue to the Worksheet Summary.*

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

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

[Click here to enter text.](#)

→ *Continue to the Worksheet Summary.*

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

The Section 106 Process

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

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

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

Step 1 - Initiate Consultation

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

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

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

[Click here to enter text.](#)

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

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

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

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

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

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

The results of the record search and the site inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect

(APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE.

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

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

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

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

Additional notes:

[Click here to enter text.](#)

☒ No → Continue to Step 3.

Step 3 - Assess Effects of the Project on Historic Properties

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

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

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

☒ No Historic Properties Affected

Document reason for finding:

☒ No historic properties present.

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

☐ No Adverse Effect

Document reason for finding and provide any comments below.

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

[Click here to enter text.](#)

☐ Adverse Effect

Document reason for finding:

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

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

[Click here to enter text.](#)

Provide any comments below:

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

[Click here to enter text.](#)

Remember to provide all documentation that justifies your National Register Status determination and recommendations along with this worksheet.



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

December 13, 2023

Lauren Bair Poche

HORNE

10000 Perkins Rowe, Suite 610, Bldg G

Baton Rouge, LA 70810

SHPO 12-01-23-02 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:
PR-RGRW-01335 – JOSÉ J. DÍAZ GUZMÁN – CARRETERA 159 KM 11.0, BARRIO
DOS BOCAS, SEC LA SANTA, COROZAL, PUERTO RICO

Dear Ms. Bair,

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

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

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

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/MB



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-01335 – Jose J. Diaz Guzman – Carretera 159 KM 11.0 Barrio Dos Bocas, Sec La Santa, Corozal, Puerto Rico – *No Historic Properties Affected*

Dear Architect Rubio Cancela,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced projects on behalf of the Puerto Rico Department of Housing (PRDOH). 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 Jose J. Diaz Guzman located at Carretera 159 KM 11.0 Barrio Dos Bocas, Sec La Santa, in the municipality of Corozal. The undertaking for this project includes the construction of a new greenhouse and materials to construct a new warehouse. The proposed greenhouse is 2,100 square feet (70 feet by 30 feet) and will be constructed on a four-to-five-inch-thick concrete slab, and the posts of the new greenhouse will be secured by 12-inch-wide concrete footers extending two feet deep into the ground. The warehouse will be constructed on an existing 60-foot by 30-foot concrete platform, and additional ground disturbance will not be necessary.

The proposed project also includes the installation of a hydroponic irrigation system and five cisterns. Three 400-gallon cisterns will be installed directly on the ground inside of the greenhouse and placed in a 5-foot by 5-foot hole approximately 3 feet deep. Two 1,000-gallon cisterns will be installed immediately southwest of the greenhouse on a 20-foot by 20-foot platform. Utility installation will require the excavation of a 6-inch deep trench for waterlines along the west and south boundaries of the greenhouse and the installation of below-ground electric lines from the existing electric meter to the proposed greenhouse and warehouse locations.

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

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


Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, EHP Senior Manager

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: JOSE J DIAZ GUZMAN		
Case ID: PR-RGRW-01335	City: Corozal	


Project Location: Carretera 159 KM 11.0 Barrio Dos Bocas, Sec La Santa, Corozal, Puerto Rico 00783	
Project Coordinates: (as provided by applicant during field visit) Cistern 1: 18.321063, -66.33843 Cistern 2: 18.321075, -66.338408 Cistern 3: 18.321087, -66.338385 Cistern 4: 18.321049, -66.338376 Cistern 5: 18.321028, -66.338364 Concrete Foundation: 18.321039, -66.33837 Electrical Line: 18.320976, -66.338354 Greenhouse: 18.321147, -66.33845 Warehouse: 18.321147, -66.338209 Waterline: 18.32107, -66.338466	
TPID (Número de Catastro): 139-000-008-16	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): Neighboring houses ca. 1978 Cement masonry unit building on property ca. 2023	Property Size (acres): 4.68 acres total Cistern 1-5: 0.000646 acres (28 sq. ft.) Concrete Foundation: 0.009183 acres (400 sq. ft.) Electrical Line: 0.003561 acres (155 ft. in length) Greenhouse: 0.04821 acres (2100 sq. ft.) Warehouse: 0.020661 acres (900 sq. ft.) Waterline: 0.002203 acres (96 ft. in length)

SOI-Qualified Architect/Architectural Historian: Erin Edwards, MPS
Date Reviewed: October 24, 2023
SOI-Qualified Archaeologist: Brian McNamara, M.A., R.P.A.
Date Reviewed: October 30, 2023

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

Project Description (Undertaking)

The proposed project includes the construction of a new greenhouse and materials to construct a new warehouse. The proposed greenhouse is 2,100 square feet (70 feet by 30 feet) with a maximum height of approximately 27 feet. The greenhouse will be constructed on a four-to-five-inch-thick concrete slab, and the posts of the new greenhouse will be secured by 12-inch-wide concrete footers extending two feet deep into the ground. The


PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JOSE J DIAZ GUZMAN	
Case ID: PR-RGRW-01335	City: Corozal

greenhouse will have a total of 24 posts (7 posts on the east and west exterior side at 10 feet apart and 10 interior posts). The greenhouse site is relatively flat and will not require additional grading.

The proposed warehouse is 900 square feet (30 feet by 30 feet). The warehouse will be constructed on an existing 60-foot by 30-foot concrete platform, and additional ground disturbance will not be necessary. The concrete platform is a component remaining from the previous residence that was on the property. A total of 11 columns will be added to the concrete platform to complete construction of the warehouse.

The proposed project also includes the installation of a hydroponic irrigation system and three 400-gallon cisterns. The three cisterns will be installed directly on the ground inside of the greenhouse and placed in a 5-foot by 5-foot hole approximately 3 feet deep. Additionally, the applicant will purchase two 1,000-gallon cisterns using private funds. These cisterns will be installed immediately southwest of the greenhouse on a 20-foot by 20-foot platform. These two cisterns are not included in the applicant's Intended Use of Grant Funds. The hydroponic irrigation system will be connected to the cisterns and will require the installation of an underground pipeline. The trench for the pipeline will be approximately 3 to 6 inches deep and left uncovered and will run along the west and south boundary of the greenhouse (see **Figure 2**). Piping inside the greenhouse will be aboveground. Water for the irrigation system will be provided from the Puerto Rico Aqueducts and Sewers Authority (PRASA) from the existing water meter on the property. Additionally, the applicant has an existing agreement to use the water connection on the neighboring property. The applicant will use an aboveground hose to connect to either water source. The water connection to the warehouse will be provided from an existing underground water line.

Electricity to power the irrigation pumps within the greenhouse will be provided from existing electrical infrastructure located approximately 45 feet southwest of the proposed greenhouse site near the entrance road. The electrical infrastructure will be connected to the greenhouse via a below-ground cable along the southwest boundary of the property. Electricity for the warehouse will also be provided via a below-ground cable extending approximately 100 feet from the existing meter to the warehouse (see **Figure 2**). All construction and installation must be approved by the Autoridad de Energía Eléctrica (AEE). The installation of electrical infrastructure is not included in the Applicant's Intended Use of Grant Funds.

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: JOSE J DIAZ GUZMAN	
Case ID: PR-RGRW-01335	City: Corozal

The project will have minimal ground disturbance for the installation of the underground water and electricity pipelines. No vegetation clearing, pruning, or tree clearing is required for construction. The applicant owns the property; therefore, no acquisition is required.


Area of Potential Effects

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

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information by a Program contracted archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there are no reported archaeological materials or significant cultural properties within a half-mile (mi) radius of the project location. No archaeological evaluations or studies of cultural resources have been conducted within the 0,5 mi review radius.

The proposed project is located on a terraced hillside at an elevation of 592 feet (ft; 180.4 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses three mapped soil series: CuF Consumo clay, 40 to 60 percent slopes, the Humatas clay, 20 to 40 percent slopes, and MxF Mucara clay, 40 o 60 percent slopes. The project area APE is in a developed urban landscape of mixed agricultural and residential properties. The general project area is located on a terraced hilltop and downslope situated within the foothills south of the Atlantic coastal plane. The closest freshwater source is a tributary creek of the Rio Dos Bocas, which runs through the northern portion of the parcel, approximately 60 meters (200 ft) at its closest point, the northeastern corner of the warehouse location. The Atlantic coast is approximately 11 mi (17.7 km) from the project area.

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: JOSE J DIAZ GUZMAN	
Case ID: PR-RGRW-01335	City: Corozal

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61 shows that the project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There have been no Section 106 surveys in the area.


The project area is in a transitional suburban / exurban setting of Dos Bocas Barrio, southwest of Corozal. The area is surrounded by dense vegetation and hills in all directions. The project area is on the top of a hill. Historic aerials from NETR Online (<https://www.historicaerials.com>) have two aerials, from 1967 and 1968, and both show no buildings in the area. Earth Explorer ([EarthExplorer \(usgs.gov\)](https://earthexplorer.usgs.gov)) has a 1977 aerial that was inconclusive. Google Earth from 1994 shows that all four of the neighboring houses were in place (<https://www.googleearth.com>). The applicant stated that all four of the neighbors' houses were built after 1978, and that conforms with the materials and design. A cement masonry unit building that stands on the cement foundation on the property is still under construction. As the project site is on top of a hill, and housing was not built in the area until the late 1970s/early 1980s, the project site is not visible from any neighboring historic property in the area, and is elevated above any neighbors, also affecting the visibility.

Determination


The following historic properties have been identified within the APE:

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

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

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: JOSE J DIAZ GUZMAN	
Case ID: PR-RGRW-01335	City: Corozal

the Area of Potential Effect of case PR-RGRW-01335 is located. The closest freshwater body is approximately 60 meters (200 ft) from the project area at its closest point. The size of the proposed project activities are very small (0.084464 acre in total) and construction of private roads / residential structures / agricultural infrastructure has impacted the surrounding terrain. Therefore, no historic properties will be affected by the proposed project activities.

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: JOSE J DIAZ GUZMAN		
Case ID: PR-RGRW-01335		City: Corozal

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

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

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

This Section is to be Completed by SHPO Staff Only

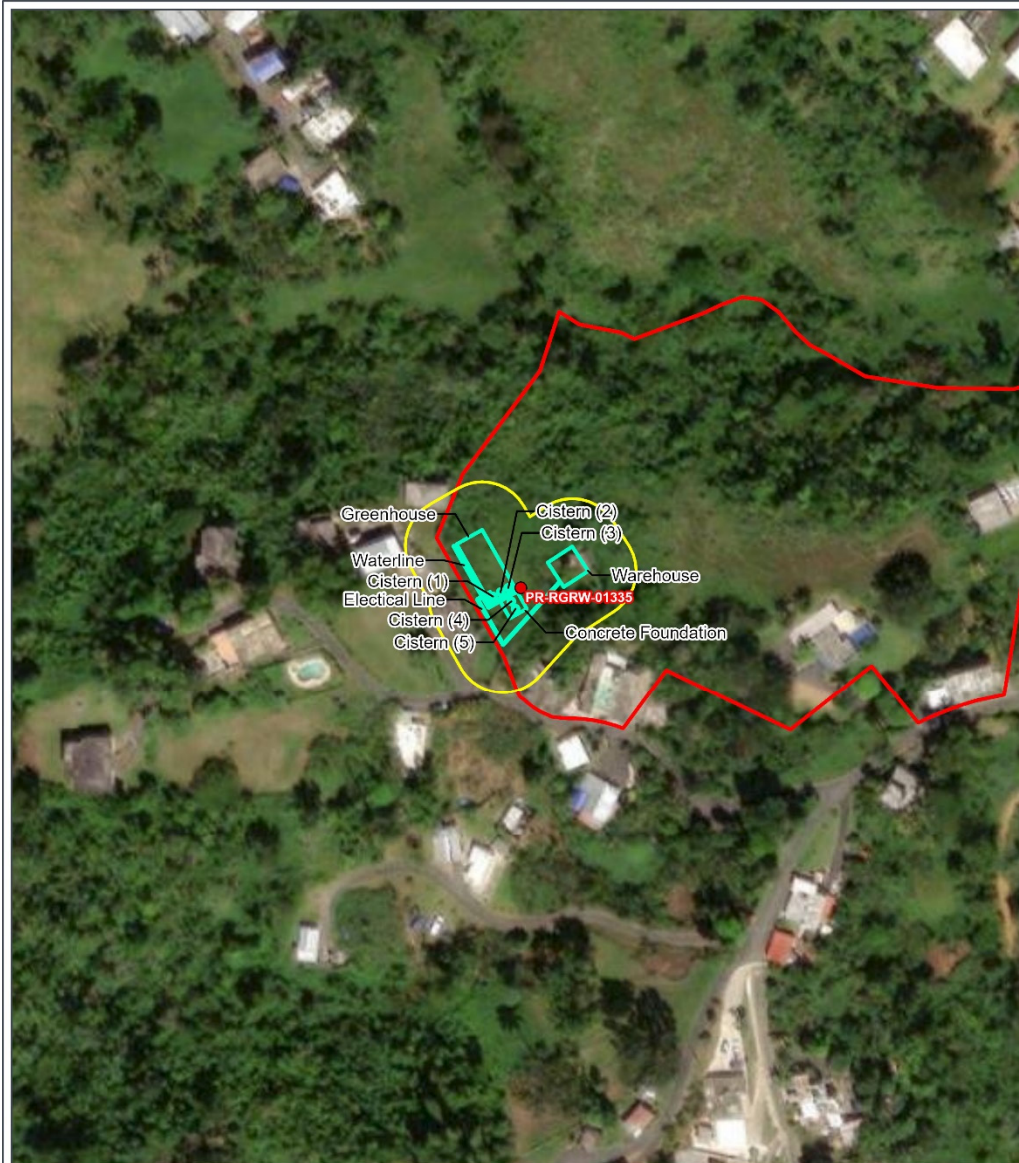
The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
<input type="checkbox"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided.	
Comments:	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

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



REGROW PROGRAM

Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-01335

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ENVIRONMENTAL CONSULTANTS

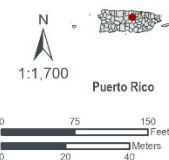
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ APE (Buffer (15-meters))

Carr 159 KM 11.0 Bo. Dos
Bocas, Sec La Santa
Corozal, Puerto Rico 00783

Parcel ID: 139-000-008-16
Parcel Center:
66.338348°W 18.321087°N

Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023

Layout: APE
Aprx: 72428_ReGrowTier2Maps



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Project (Parcel) Location - Aerial Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

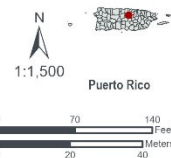
- Site
- Site Parcel
- Project Footprint (Option)

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783

Parcel ID: 139-000-008-16
Parcel Center:
66.337682°W 18.321296°N

Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023

Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

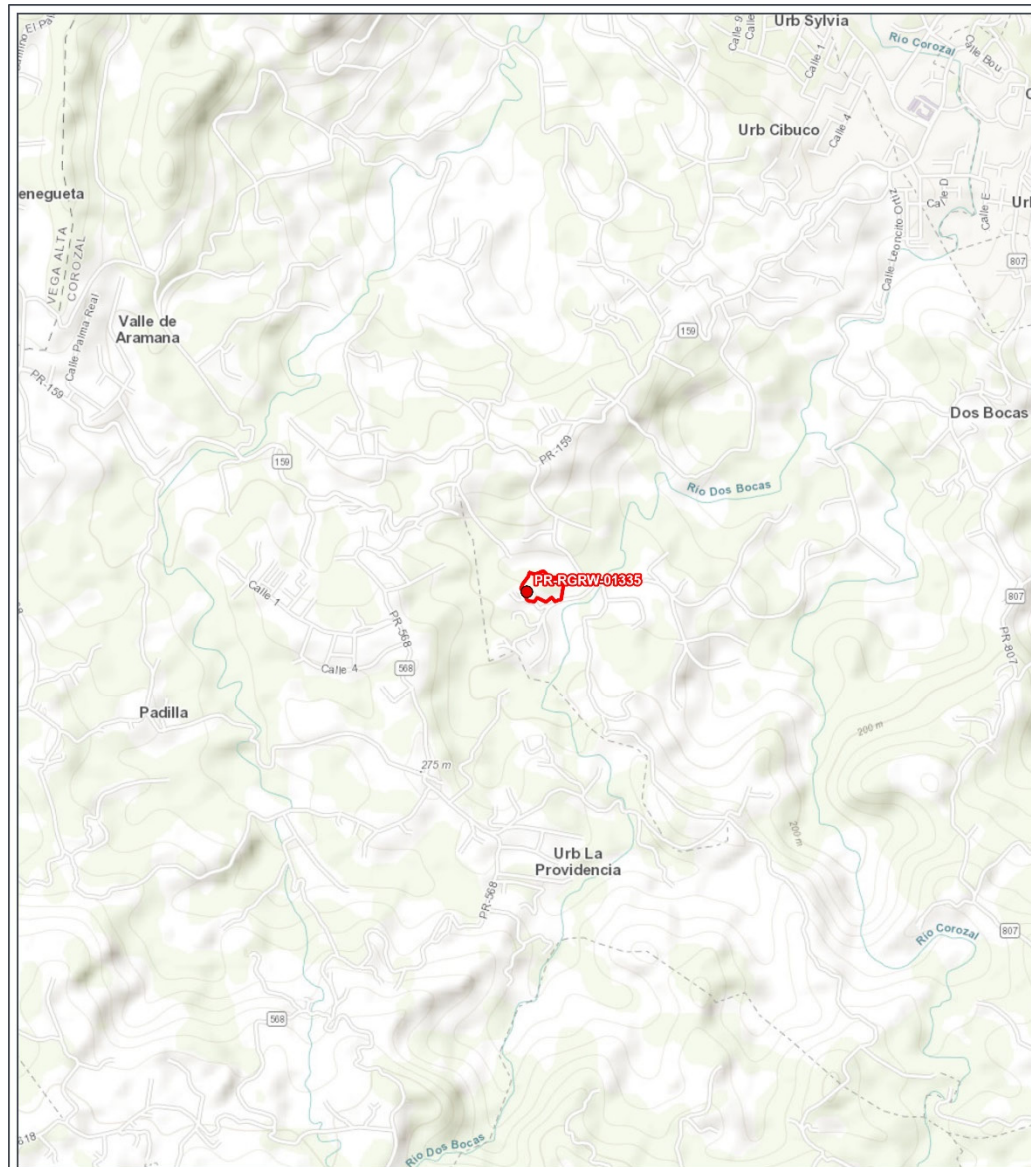


Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

**Figure A-1:
Site Location**

Applicant ID: PR-RGRW-01335

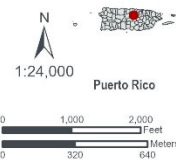
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783

Parcel ID: 139-000-008-16
Parcel Center: 66.338348°W 18.321087°N

Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Site Location
Aprx: 72426, ReGrowTier2Maps

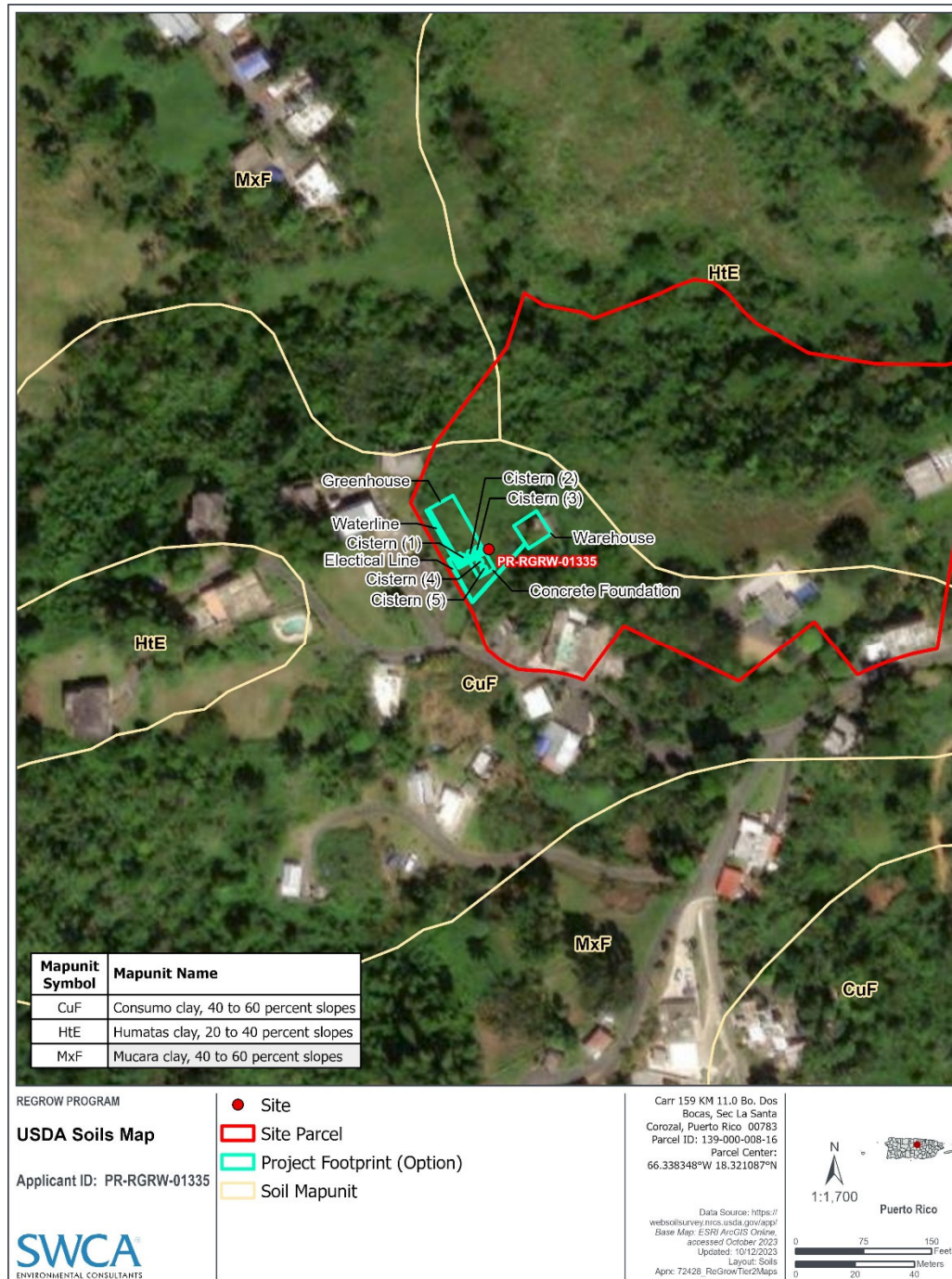


Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

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



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

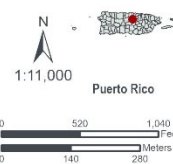
Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

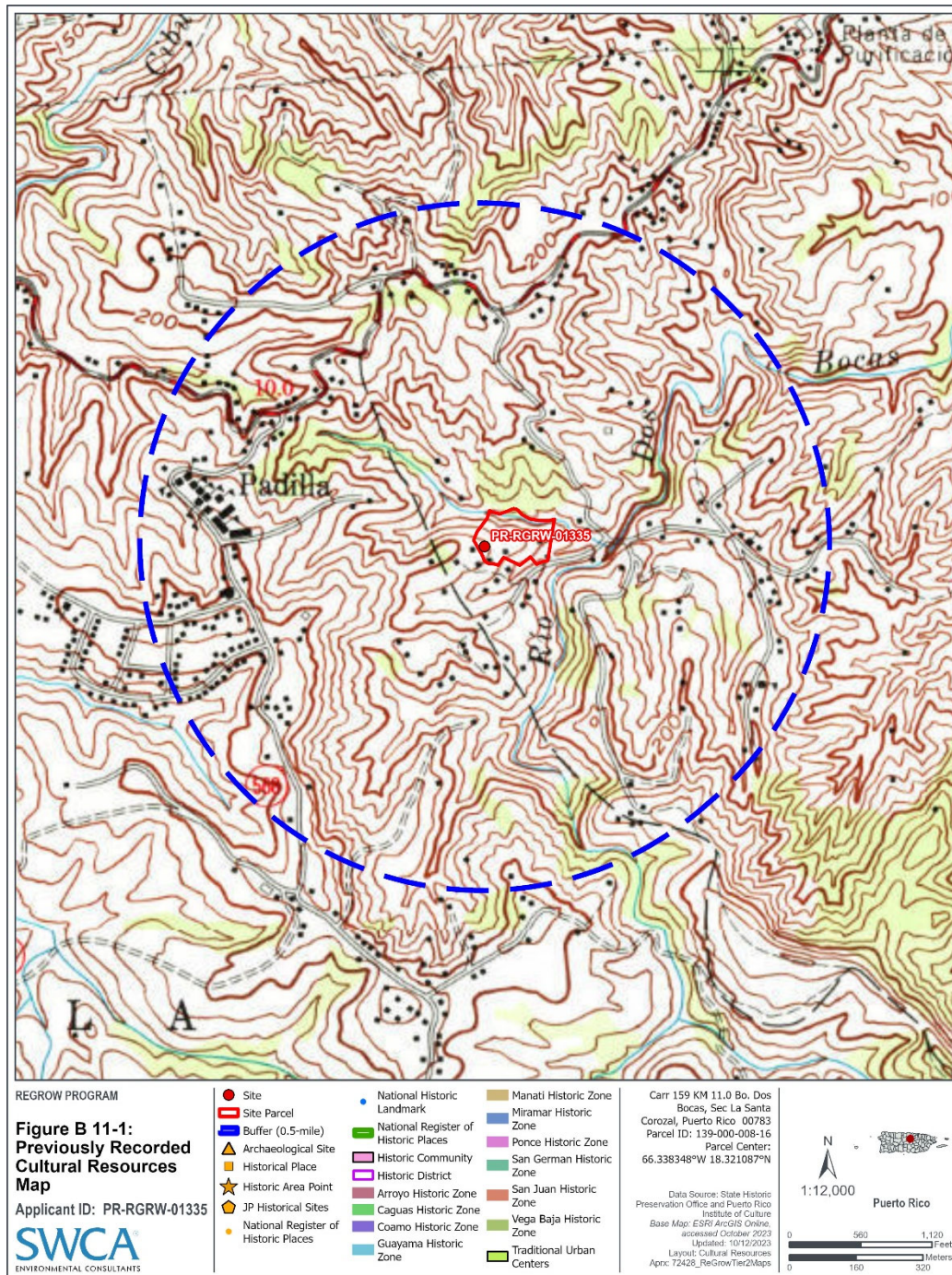
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (0.5-mile)
- ▭ Previously Recorded Survey
- ▭ MIPR Arqueologia
- ▭ Traditional Urban Centers

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center: 66.338348°W 18.321087°N

Data Source: State Historic Preservation Office and Puerto Rico Institute of Culture
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Previous Investigation Aprx: 72428, ReGrow Tier2Maps



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



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Photograph Key



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Photo #:
01

Date:
08/16/2023

Photo Direction:
Northwest

Description:
Overview of location
for warehouse
30x30ft.



Photo #:
02

Date:
08/16/2023

Photo Direction:
North

Description:
Overview of site
location for a
greenhouse 70x30ft.
and a warehouse
30x30ft.



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Photo #:
03

Date:
08/16/2023

Photo Direction:
South

Description:
Photo taken from north corner of the site location for a warehouse 30x30ft



Photo #:
04

Date:
08/16/2023

Photo Direction:
West

Description:
Electrical equipment.



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Photo #:
05

Date:
08/16/2023

Photo Direction:
Northwest

Description:
Electric connection
underground for
Greenhouse 70x30ft.
and the warehouse
30x30ft.



Photo #:
06

Date:
08/16/2023

Photo Direction:
Southwest

Description:
Electric connection
underground for
Greenhouse 70x30ft.
and the warehouse
30x30ft.



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal

Photo #: 07
Date: 08/16/2023

Photo Direction:
East

Description:
Neighboring house
built around 1978,
abandoned and
destroyed.



Photo #: 08
Date: 08/16/2023

Photo Direction:
West

Description:
Neighboring house
built around 1978,
abandoned.



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

ReGROW PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Applicant: JOSE J DIAZ GUZMAN

Case ID: PR-RGRW-01335

City: Corozal





October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents


Dear Arch. Rubio Cancela:

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

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

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

Cordially,


Juan C. Pérez Bofill, P.E. M.Eng
Director of Disaster Recovery
CDBG DR-MIT

Attachment 12

**Wetlands Protection Partner Worksheet
and Map**



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

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

Wetlands (CEST and EA) – Partner

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

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

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

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

☒ Yes → *Continue to Question 2.*

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

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

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

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

☐ No, the 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

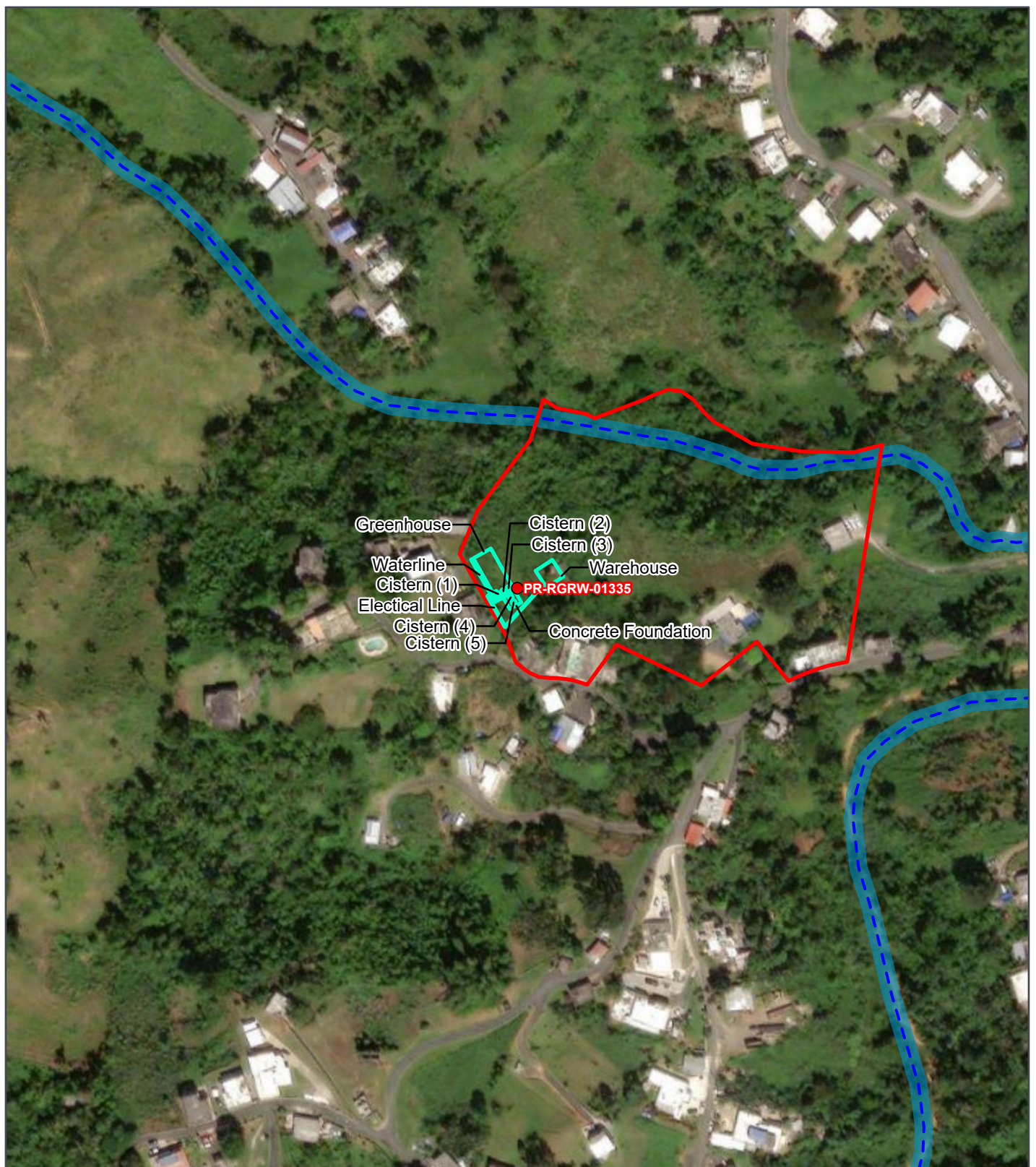
Worksheet Summary

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

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

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

A review of the National Wetland Inventory identified a riverine feature on the northeastern portion of the property. The riverine feature is approximately 260 feet northeast of the project site at its closest point and will not be affected by project activities if Best Management Practices, such as silt fencing and erosion control, are implemented during any ground-disturbing activities. No further evaluation is required. The project is in compliance with Executive Order 11990.



REGROW PROGRAM

Figure B 12-1: Wetlands Protection Map

Applicant ID: PR-RGRW-01335

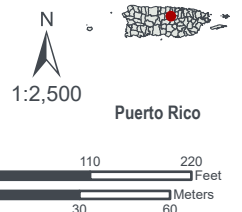
SWCA
ENVIRONMENTAL CONSULTANTS

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

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

Carr 159 KM 11.0 Bo. Dos Bocas, Sec La Santa Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center: 66.338348°W 18.321087°N

Data Source: <https://apps.nationalmap.gov/downloader/#/https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/12/2023
Layout: Wetlands Protection



Attachment 13

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

Wild and Scenic Rivers (CEST and EA) – PARTNER

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

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

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

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

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

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

☒ No

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

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

→ Continue to Question 2.

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

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

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

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

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

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

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

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

Worksheet Summary

Compliance Determination

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

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

A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Corozal Municipio. The closest Wild and Scenic River segment is located 190,456 feet (36 miles) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



REGROW PROGRAM

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

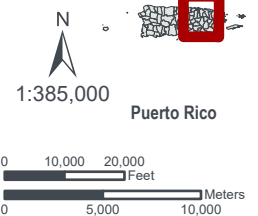
Applicant ID: PR-RGRW-01335

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- National Wild and Scenic River

Carr 159 KM 11.0 Bo. Dos
Bocas, Sec La Santa
Corozal, Puerto Rico 00783
Parcel ID: 139-000-008-16
Parcel Center:
66.06395°W 18.311892°N

Data Source: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/MapServer
Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/12/2023
Layout: Wild and Scenic Rivers



Attachment 14
Environmental Justice Partner Worksheet
and EJScreen Report



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

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Environmental Justice (CEST and EA) – PARTNER

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

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

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

☐ Yes → *Continue to Question 2.*

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

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

☐ Yes

Explain:

Click here to enter text.

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

☐ No

Explain:

Click here to enter text.

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

Worksheet Summary

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

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

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

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



EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

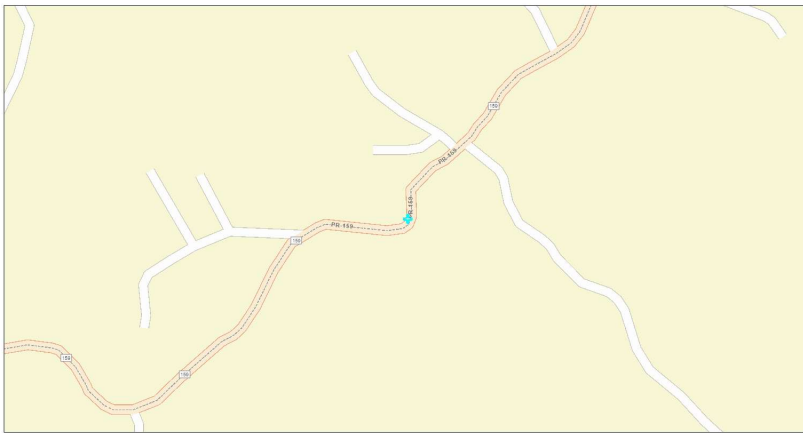
Corozal Municipio, PR

1 mile Ring Centered at 18.327981,-66.335181

Population: 3,812

Area in square miles: 3.14

A3 Landscape

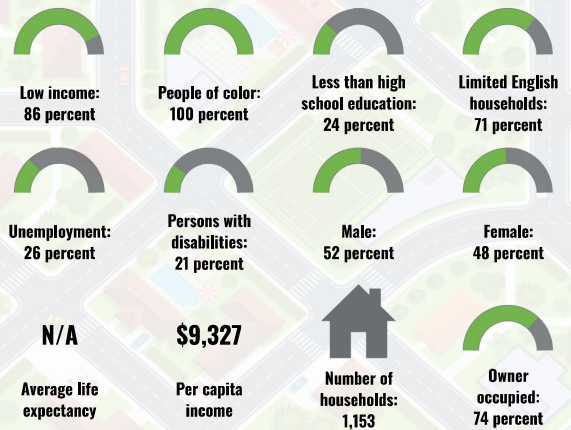


January 3, 2024
PR-RGRW-01335

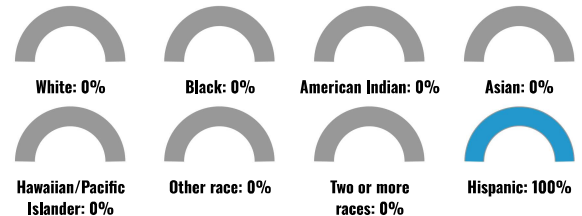
1:2,257
0 0.03 0.06 0.09 0.12 0.15 0.17 mi
0 0.04 0.09 0.13 0.17 km

EPA Community Maps Contributors: Esri, HERE, Garmin, Mapbox, OpenStreetMap contributors, Swatch, NOAA, USGS, NPS, US Census Bureau

COMMUNITY INFORMATION



BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	4%
Spanish	96%
Total Non-English	96%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

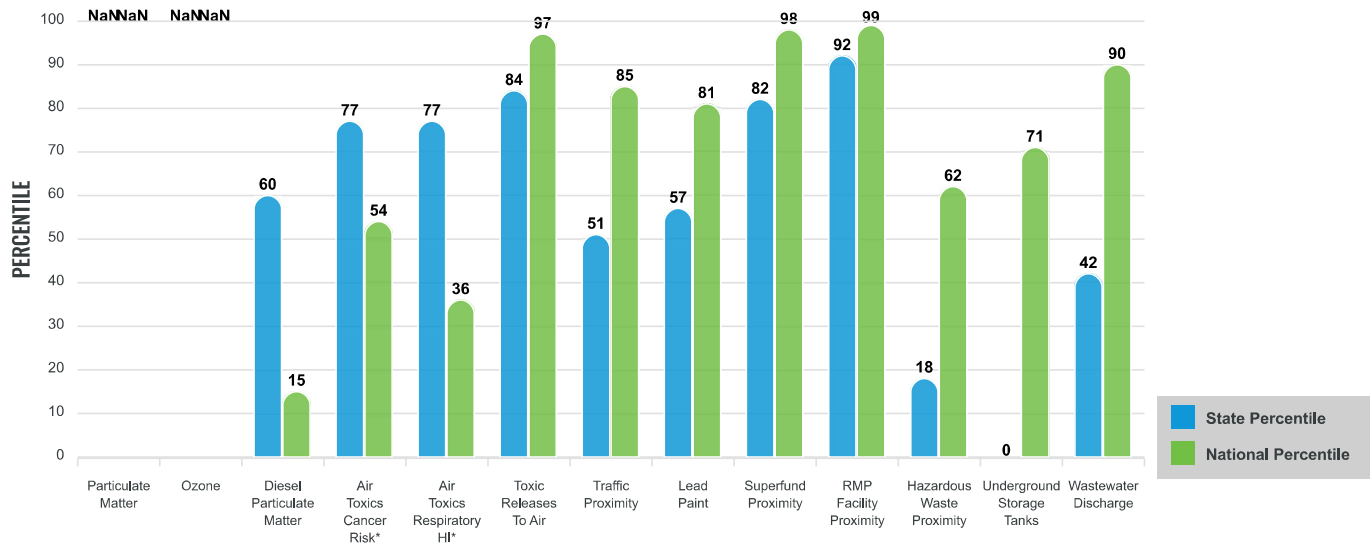
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

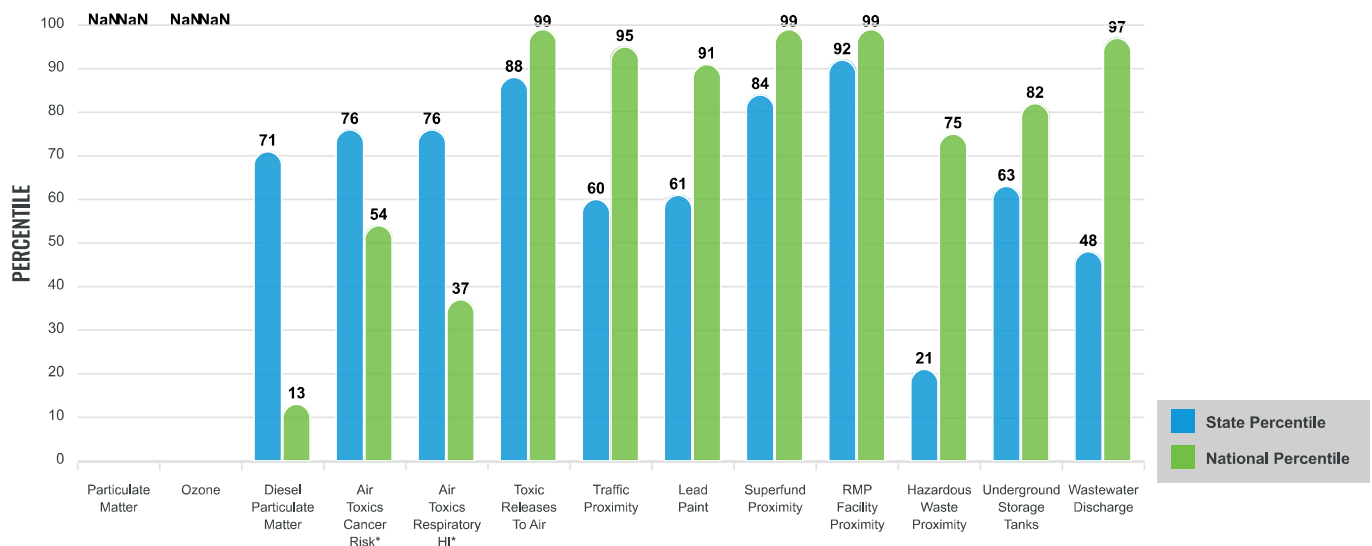
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring Centered at 18.327981,-66.335181

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
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 ($\mu\text{g}/\text{m}^3$)	0.0427	0.0667	54	0.261	3
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	1,900	4,300	78	4,600	71
Traffic Proximity (daily traffic count/distance to road)	74	180	49	210	49
Lead Paint (% Pre-1960 Housing)	0.11	0.16	55	0.3	36
Superfund Proximity (site count/km distance)	0.15	0.15	76	0.13	78
RMP Facility Proximity (facility count/km distance)	0.99	0.47	86	0.43	88
Hazardous Waste Proximity (facility count/km distance)	0.1	0.76	17	1.9	20
Underground Storage Tanks (count/km ²)	0.44	1.7	62	3.9	38
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.0017	2.3	41	22	53
SOCIOECONOMIC INDICATORS					
Demographic Index	93%	83%	75	35%	99
Supplemental Demographic Index	52%	43%	74	14%	99
People of Color	100%	96%	30	39%	97
Low Income	86%	70%	74	31%	98
Unemployment Rate	26%	15%	82	6%	98
Limited English Speaking Households	71%	67%	51	5%	99
Less Than High School Education	24%	21%	58	12%	85
Under Age 5	5%	4%	69	6%	48
Over Age 64	16%	22%	27	17%	52
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>.

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	1
Air Pollution	1
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	1
Hospitals	0
Places of Worship	0

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

Selected location contains American Indian Reservation Lands*	No
Selected location contains a "Justice40 (CEJST)" disadvantaged community	Yes
Selected location contains an EPA IRA disadvantaged community	Yes

Report for 1 mile Ring Centered at 18.327981,-66.335181

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	N/A	N/A	N/A	20%	N/A
Heart Disease	N/A	N/A	N/A	6.1	N/A
Asthma	N/A	N/A	N/A	10	N/A
Cancer	N/A	N/A	N/A	6.1	N/A
Persons with Disabilities	19.5%	21.6%	37	13.4%	84

CLIMATE INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	N/A	N/A	N/A	12%	N/A
Wildfire Risk	N/A	N/A	N/A	14%	N/A

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	32%	32%	54	14%	90
Lack of Health Insurance	5%	7%	40	9%	40
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	No	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring Centered at 18.327981,-66.335181

Appendix C

Environmental Site Inspection Report



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

Applicant Name: JOSE J DIAZ GUZMAN	Program ID: PR-RGRW-01335
Project Coordinates: 18.321157, -66.338371	Parcel ID: 139-000-008-16
Parcel Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa	Municipio: Corozal, PR
Zip Code: 00783	

Inspector Name: Delise Torres-Ortiz	Inspection Date: August 16 th , 2023.
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General Site Conditions

Was property accessible by vehicle?	Yes	Comment:
Access issues?	No	Comment: None
Are water wells present?	No	Comment:
Are creeks or ponds present?	Yes	Comment: Unnamed stream serving as the property line north.
Are any potential wetlands on-site or visible on adjacent parcel?	No	Comment:

Parcel Conditions

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

Do any of the proposed project work areas show evidence of site preparation?	Yes	Comment: The location has a structure that the applicant had to reinforce, especially the columns and the roof, to be able to use the roof as the floor for the warehouse he plans to build with the funds.
Are commercial or industrial hazardous facilities at parcel or within visual sight?	No	Comment:
Are there signs of underground storage tanks?	No	Comment:
Are above-ground tanks >10 gallons present? If Yes, also state condition.	Yes	Comment: Multiple cisterns are used to store water for the property: one (1) 500-gallon and three (3) 200-gallon.
Are 55-gallon drums present? If Yes, also state condition.	No	Comment:



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

Are abandoned vehicles or electrical equipment present?	Yes	Comment: Electrical poles and electrical cables
Is other potential environmentally hazardous debris on the parcel?	No	Comment:
Is there non-environmentally hazardous debris on the parcel?	No	Comment:
Are any leaks, soil stains, or stressed vegetation present associated with any of the above or separately?	No	Comment:
Are there any pungent, foul or noxious odors?	No	Comment:
Are there any potentially hazardous trees that could fall?	No	Comment:
Are any bird nests visible?	No	Comment:
Are there any animal burrows visible?	No	Comment:
Are there any buildings in direct visual sight of the project locations?	Yes	Comment: The community was built in the 1970s.

Additional Needs Analysis

Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental hazard is present?	No	Comment:
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☒ I verify that I have physically visited this property and that the findings outlined above are accurate.

Delise Torres Ortiz
{Delise Torres-Ortiz}
{August 16th, 2023}



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

Following pages are used for:

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

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

Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Frame #	View	Description
01	NW	Overview of location for warehouse 30x30ft.
02	N	Overview of site location for a greenhouse 70x30ft. and a warehouse 30x30ft.
03	S	Overview of site location for a greenhouse 70x30ft. and a warehouse 30x30ft.
04	N	Photo taken from south corner of site location for a warehouse 30x30ft.
05	E	Photo taken from west corner of the site location for a warehouse 30x30ft.
06	S	Photo taken from north corner of the site location for a warehouse 30x30ft.
07	W	Photo taken from east corner of the site location for a warehouse 30x30ft.
08	NW	Photo taken from southeast corner of site location for a greenhouse 70x30ft.
09	NE	Photo taken from southwest corner of site location for a greenhouse 70x30ft.
10	SE	Photo taken from northwest corner of site location for a greenhouse 70x30ft.
11	SW	Photo taken from northeast corner of site location for a greenhouse 70x30ft.
12	W	Location for nursery to prepare plants with motor, and chemicals.
13	NE	Unnamed creek location.
14	E	Electrical equipment.
15	W	Electrical equipment.
16	NW	Electric connection underground for Greenhouse 70x30ft. and the warehouse 30x30ft.
17	NE	Electric connection underground for Greenhouse 70x30ft. and the warehouse 30x30ft.

Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

18	SW	Electric connection underground for Greenhouse 70x30ft. and the warehouse 30x30ft.
19	NE	500 gallon cistern.
20	S	Cisterns; 200 gallons each. They collect rainwater.
21	SE	Cistern, 200 gallons. Not in use.
22	E	Built around 1978, abandoned and destroyed.
23	W	Built around 1978, abandoned.
24	W	Built around 1978.
25	NW	Built around 1978; abandoned.
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Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

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Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 01	Date: 08/16/ 2023	
Photo Direction: Northwest		
Description: Overview of the site location for a greenhouse 70x30 feet on a concrete base of the same measurements. The area will also have a nursery (germinator) and a 2000-gallon cistern (water tank) on a concrete base 20x10 feet.		

Photo #: 02	Date: 08/16/ 2023	
Photo Direction: Northeast		
Description: This is an overview taken from the entrance of the property looking at the structure the applicant will use to build the warehouse 30x30ft on the roof.		

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Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 03	Date: 08/16/ 2023
Photo Direction: North	
Description: Overview of the roof of the structure built around 45 years ago where the applicant is going to locate the warehouse 30x30 feet. The structure was in no condition when the applicant bought the property and he had to reinforce the first-floor columns and the roof (floors to the warehouse).	




Photo #: 04	Date: 08/16/ 2023	
Photo Direction: South		
Description: Overview taken from the north corner of the site location for a warehouse 30x30x18 to 8 feet and the warehouse already had a partially built bathroom before the applicant bought the property.		


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Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 05	Date: 08/16/ 2023	
Photo Direction: West		
Description: Overview taken from the east corner of the site location for a warehouse 30x30x18 to 8 feet and the warehouse already had a partially built bathroom before the applicant bought the property.		

Photo #: 06	Date: 08/16/ 2023	
Photo Direction: North		
Description: Overview taken from the south corner of the site location for a warehouse 30x30x18 to 8 feet and the warehouse already had a partially built bathroom before the applicant bought the property.		

Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 07	Date: 08/16/ 2023	
Photo Direction: East		
Description: Overview taken from the west corner of the site location for a warehouse 30x30x18 to 8 feet and the warehouse already had a partially built bathroom before the applicant bought the property.		

Photo #: 08	Date: 08/16/ 2023	
Photo Direction: Southwest		
Description: Overview from the northeast corner of the site location for a greenhouse 70x30x 13 to 27 feet with a concrete base of the same measurements. It will also have 24 to 28 metal posts spaced every ten (10) feet with 1x1 footers, 2ft deep. The picture also shows an abandoned structure built in 1978, the area's vegetation, and the landform.		

Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 09	Date: 08/16/2023
Photo Direction: Northwest	
Description: Overview from the southeast corner of the site location for a greenhouse 70x30x 13 to 27 feet with a concrete base of the same measurements. It will also have 24 to 28 metal posts spaced every ten (10) feet with 1x1 footers, 2ft deep. The picture also shows a neighbor's residence built in the 1970s, the area's vegetation, the landform, and an abandoned structure at the end of the picture.	



Photo #: 10	Date: 08/16/2023
Photo Direction: Northeast	
Description: Overview from the southwest corner of the site location for a greenhouse 70x30x 13 to 27 feet with a concrete base of the same measurements. It will also have 24 to 28 metal posts spaced every ten (10) feet with 1x1 footers, 2ft deep. The picture also shows the area's vegetation, the landform, a 200-gallon cistern, and a partial view of the crops.	



Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 11	Date: 08/16/2023
Photo Direction: Southeast	
Description: Overview from the northwest corner of the site location for a greenhouse 70x30x 13 to 27 feet with a concrete base of the same measurements. It will also have 24 to 28 metal posts spaced every ten (10) feet with 1x1 footers, 2ft deep. The picture also shows the area's vegetation, the landform, a partial view of the crops, three (3) 200-gallon cistern, and the garage.	


A photograph showing a large, open field with green vegetation in the foreground and a small, red-roofed building (garage) in the background. A large tree is visible behind the building. The sky is cloudy.

Photo #: 12	Date: 08/16/ 2023	
Photo Direction: Southwest		
Description: This picture overlooks the area where the applicant plans to install a nursery (germinator) and a 2000-gallon cistern over a concrete base 20x10 feet.		

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Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371


Photo #: 13	Date: 08/16/ 2023	
Photo Direction: North		
Description: General overview of the location the unnamed stream is located, it is located on the side of the mountain where the vegetation is of a deeper color.		

Photo #: 14	Date: 08/16/ 2023	
Photo Direction: Southwest		
Description: This picture shows the location of the electrical meter where the electricity will be connected to the greenhouse; the applicant is missing the service and the cables to the structure.		

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Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 15	Date: 08/16/ 2023	
Photo Direction: Northeast		
Description: This picture shows the location of the electrical meter where the electricity will be connected to the greenhouse; the applicant is missing the service and the underground cables to the structure (close to the dirt wall) and the warehouse (diagonal crossing the field).		

Photo #: 16	Date: 08/16/ 2023	
Photo Direction: East		
Description: Overview of a 200-gallon cistern (not in use), a partial view of the crops, and the garage at the side of the warehouse location.		

Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 17	Date: 08/16/ 2023	
Photo Direction: Southeast		
Description: Overview of two (2) 200-gallon cisterns that collect rainwater and the entrance where the parking area is.		

Photo #: 18	Date: 08/16/ 2023
Photo Direction: North	
Description: Overview of a 500-gallon cistern and the garage at the side of the warehouse.	

A photograph showing a large, white, spherical 500-gallon cistern positioned on a concrete pad next to a brown metal warehouse. A large white tarp is draped over the side of the warehouse, partially covering the cistern. In the foreground, there is a green plastic laundry basket, a black bucket, and a wooden chair. The background shows a lush green hillside under a cloudy sky.

Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371


Photo #: 19	Date: 08/16/ 2023	
Photo Direction: Northeast		
Description: The applicant has some electrical equipment around the property, in this case, is showing multiple electrical poles.		

Photo #: 20	Date: 08/16/ 2023	
Photo Direction: South		
Description: The applicant has some electrical equipment around the property, in this case, is showing a cable between an abandoned structure and the entrance to the property.		

Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371

Photo #: 21	Date: 08/16/ 2023	
Photo Direction: North		
Description: This picture overlooks an abandoned structure built around the 1970s.		

Photo #: 22	Date: 08/16/ 2023
Photo Direction: West	
Description: This picture overlooks a neighbor's residence built around the 1970s.	



Project #: PR-RGRW-01335	Photographer: Delise Torres-Ortiz
Location Address: Carretera 159 KM 11.0 Bo. Dos Bocas, Sec La Santa, Corozal, PR 00783	Coordinates: 18.321157, -66.338371


Photo #: 23	Date: 08/16/ 2023	
Photo Direction: West		
Description: This picture overlooks an abandoned structure built around 1978.		

Photo #: 24	Date: 08/16/ 2023	
Photo Direction: South		
Description: This picture overlooks an abandoned structure built around the 1970s.		