

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-04011

Project Name: Mayawest Farm Inc

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico/Mayagüez, PR

Preparer: Andrew McCadden

Certifying Officer Name and Title: Permit and Compliance Officers: Sally Acevedo Cosme, Pedro De León Rodríguez, María T. Torres Bregón, Angel G. López-Guzmán, Ivelisse Lorenzo Torres, Santa Damarys Ramírez Lebrón, Janette I. Cambrelén, Limary Velez-Marrero, Juan Carlos Perez Bofill, and Mónica Machuca Ríos.

Consultant (if applicable): Tetra Tech, 251 Calle Recinto Sur, Ste. 202, San Juan, PR 00091

Direct Comments to: PRDOH (environmentcdbg@vivienda.pr.gov)

Project Location:

The property is a 19.7-acre site located at Carr 339 km 1.3 Barrio Limon in the Municipality of Mayagüez, Puerto Rico (Parcel ID# 235-000-006-29-001). The coordinates of the project parcel are 18.193141, -67.056239.

The land was previously used for coffee production. The land is currently used for growing plantains and bananas.

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

The proposed project area is approximately 0.57 acres. The proposed use of grant funds is for the purchase and installation of a greenhouse with an integrated irrigation system for growing coriander.

The greenhouse will measure approximately 36' x 100' and be constructed with metal and covered with plastic and seran sheets. The greenhouse contains an integrated irrigation system for hydroponic farming that includes growing trays, tubing, roof rain collections system with five 55-gallon cisterns, and five pumps to circulate collected rainwater.

No new connections to water suppliers are needed for this project. Rainwater that falls on the roof of the greenhouse will drain to gutters attached to the greenhouse that drain into the 55-gallon drum cisterns for storage. Pumps will distribute the collected rainwater for use in the hydroponic system as needed. This system is integrated into the structure of the greenhouse.

The location of the greenhouse/hydroponic system is planned to be at coordinates 18.193141, -67.056239. The greenhouse structure will include front and rear pillars with ground stakes and galvanized tensor cables to the floor. The stakes could reach a maximum depth of three feet.

Power for the new greenhouse/hydroponic system would be provided by siting an existing portable generator next to the new greenhouse. The portable generator would not require a concrete pad.

The field is not graded however, some clearing of vegetation will be required to install the new greenhouse and hydroponic system.

The project would not include any connections to water or power utility services

Site photos are included in **Appendix A**. A site map (Figure 1) is included in **Appendix B**.

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

The Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) will increase agricultural capacity while promoting and increasing food security island wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities. The purpose of this project is to increase the productivity of the farm. This agricultural project associated with the purchase and installation of a greenhouse and hydroponic system is keeping with the overall objectives of the Economic Development Program.

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

The land proposed for the installation of a greenhouse and hydroponic system is used for agricultural purposes. Therefore, there is no change in land use associated with the project. Some ground disturbance and clearing of vegetation will be required.

Structure of this Environmental Review Report (ERR).

This ERR discusses the Funding Information immediately below. The environmental impacts of the proposed action are discussed in the Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities checklist and Environmental Factors checklist. The listing of Additional Studies Performed, and Sources, Agencies and Persons Consulted follows the checklists. The discussions of Public Outreach, Cumulative Impacts, Alternatives, and Summary of Findings and Conclusions are presented at the end of the ERR, before

the listing of Mitigation Measures and Determination signatures. The appendices contain detailed information.

- Appendix A – Site Inspection
- Appendix B – Maps
- Appendix C – Additional Documentation
- Appendix D – Endangered Species
- Appendix E – SHPO Consultation

Funding Information

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

Estimated Total HUD Funded Amount: \$50,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$50,000

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

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"/>	The project consists of the purchase and installation of a greenhouse with hydroponic system. The nearest civil airport is approximately 37,572 feet from the proposed site. The nearest military airport is approximately 371,489 feet from the proposed site. The project site is not within 15,000 feet of a military airport or 2,500

		feet of a civilian airport. The project is in compliance with Airport Hazards requirements. Refer to Figure 2 in Appendix B .
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"/>	Puerto Rico has various Coastal Barrier Resources Systems (CBRS). The project is in west Puerto Rico. The distance to the nearest CBRS unit is 40,797 feet. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Refer to Figure 3 in Appendix B .
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"/>	The Project site is located in Zone X, area of minimal flood hazard as per Floodplain Insurance Map 72000C1010H, effective date April 19, 2005. This project is in compliance with Floodplain Insurance requirements. See Figures 4 and 5 in Appendix B .

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 located in a county or air quality management district that is in attainment status for any criteria pollutants. The Municipio of Mayagüez is not listed in the EPA Green Book "Puerto Rico Nonattainment/Maintenance Status for Each County by Year for all Criteria Pollutants". (See the List in Appendix C) The purchase and installation of a greenhouse would have no impact on air quality. The project is in compliance with Clean Air Act. Refer to EPA listing in Appendix C .
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located 30,387 feet from the nearest Coastal Zone Management area and does not affect a Coastal Zone as defined in the PR Coastal Zone Management Plan. The project is in compliance with the Coastal Zone Management Act. See Figure 7 in Appendix B .
Contamination and Toxic Substances 24 CFR Part 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A site visit conducted on May 22, 2023, did note mounds of rubble. No visible signs vegetative stress, contamination, or toxic substances were noted at the project site.

		<p>Site contamination was evaluated through online data searches to determine if toxic sites are located within 3,000-feet of the proposed project.</p> <p>There are no sites of environmental concern identified within 3,000 feet of the project site.</p> <p>The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. Refer to Figures 8 and 9 in Appendix B. The project is in compliance with Contamination and Toxic Substances.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. located in an area that has been previously used for agricultural purposes.</p> <p>According to EPA NEPAAssist Enviromapper, the nearest critical or proposed critical habitat is 6,610 feet to the southeast of the project location. The Official Species List from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website lists, the Puerto Rican Broad-winged Hawk, Puerto Rican Parrot, and Puerto Rican Boa as being able to be found in the area, but there are no critical habitats for them at this location.</p> <p>A site-specific review of endangered species was conducted in accordance with the Fish and Wildlife Act (47 Stat. 401, as amended: 16 U.S.C. 661 et seq.) and the 2014 USFWS Caribbean Ecological Services Field Office Blanket Clearance Letter (See Appendix D).</p> <p>The proposed project will have No Effect on listed species or habitats. Based on the nature of the project, scope of work, information available, and a careful analysis of the Project Site, and IPaC species list, it was determined that there would be No Effect for the listed species.</p> <p>If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto</p>

		<p>Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</p> <p>If a Broad-winged Hawk or Puerto Rican Parrot is found within any of the working or construction areas, activities should stop at that area and information recorded. Designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for additional directions (PRDNER phone #s: ((787) 724-5700, (787) 230-5550, (787) 771-1124).</p> <p>Refer to Figures 10 and 11 in Appendix B and IPaC report in Appendix D. This project is in compliance with the Endangered Species Act.</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 does not include development, construction, or rehabilitation that will increase residential density.</p> <p>The project is in compliance with Explosive and Flammable Hazard requirements.</p> <p>Refer to site visit report in Appendix A.</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>The project site is not designated as farmland of statewide importance. The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. The project does not include any activities that could potentially convert agricultural land to nonagricultural use. 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.</p> <p>This project is in compliance with the FPPA. Refer to Figure 12 in Appendix B.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Project site is not located in a 100-year floodplain per Floodplain Insurance Map 72000C1010H, effective date April 19, 2005. The project site is not located in an Advisory Base Flood Elevation (ABFE) special flood hazard area. PFIRMs in Puerto Rico were only developed for</p>

		certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Mayaguez; therefore, PFIRM information was not available for the area and therefore not considered in the review. See Figures 4, 5 and 6 in Appendix B . This project is in compliance with Executive Order 11988.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site was evaluated on August 18, 2023, by an SOI Qualified Architect/Architectural Historian. Additionally, the site was evaluated on August 30, 2023 by an SOI Qualified Archaeologist. Documentation with maps was subsequently submitted to SHPO on October 16, 2023 (Appendix E). SHPO concurred with a finding of No Historic Properties Affected within the project's Area of Potential on Effects on November 2, 2023. Refer to Figure 13 in Appendix B and the report in Appendix E . This project is in compliance with Historic Preservation requirements.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	HUD's noise regulations protect residential properties from excessive noise exposure. The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. A portable generator would power the irrigation system pumps. HUD noise regulations do not apply as the project does not include new construction for residential use or rehabilitation of an existing residential property. The proposed project is in compliance with Noise Abatement and Control.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There are no EPA sole source aquifers in Puerto Rico. See Figure 14 in Appendix B . The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The west coast is 33,867 feet west of the property. The closest fresh-water bodies include Yagüez River 1,928 feet north of the property and Rosario River 5,707 feet southeast of the

		<p>property. There are several other unnamed creeks within 0.5 miles of the property.</p> <p>The NWI maps show no wetlands on the or adjacent to the project site. This project does not impact any on or off-site wetlands and includes no activities that would require further evaluation under this section.</p> <p>The project is in compliance with Executive Order 11990. Refer to Figure 15 in Appendix B.</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>This project is not within proximity of a National Wild and Scenic River (WSR). The distance to the nearest WSR is approximately 439,398 feet. The project is in compliance with the Wild and Scenic Rivers Act. Refer to Figure 16 in Appendix B.</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>No adverse environmental impacts were identified in any other compliance review portion of this project that may disproportionately be high for low-income and/or minority communities. Therefore, this topic complies with Executive Order 12898.</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	The proposed project is located on a private farm. The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. The project site is zoned as “Suelo Rústico Especialmente Protegido-Agrícola (SREP-A)”. The proposed action is compliant with the current agricultural land use of the Project area.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The proposed project is located within rural, mountainous terrain surrounded by crop lands and vegetation. The parcel was previously used for coffee production, and now used for growing plantains and bananas. Soils in the proposed project area are classified as Humatas Clay (HmF2) with 40 to 60 percent slopes, surrounded by farmland, 280 meters above mean sea level.</p> <p>The field is not graded however, some clearing of vegetation will be required to install the new greenhouse.</p> <p>The project site area is rated as “high” to “very high” for landslide susceptibility (see Figure 17 in Appendix B). The proposed project area is located on a relatively flat plot that is currently used to grow plantains and bananas and is frequently disturbed.</p> <p>Standard construction BMPs would be used to control erosion and runoff during construction.</p> <p>There will be little to no additional runoff associated with the project.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>During implementation of the project, construction activities may result in temporary elevation of ambient noise levels in immediate areas around active construction areas.</p> <p>During operation, there would be intermittent noise from the power generator when powering the pumps. The only nearby receptors are the residents of the farm.</p> <p>There is no access to the project area by the public. Standard BMPs, such as construction fencing, would be applied to protect the farm residents and public from typical construction hazards.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>Temporary employment of workers related to construction activities would result, but no new permanent jobs would be created as a result of this project. These workers are expected to come from the local region. However, since the project will include an economic component, it may aid in restoring some employment opportunities and increase income.</p> <p>The proposed project would not negatively impact employment or income patterns.</p>
Demographic Character Changes, Displacement	2	The proposed project would not result in demographic character changes or displacement. Given the nature of the project area, no relocations or demolition of residential structures or businesses would occur as part of this project.
Environmental Justice	2	<p>In the area (one mile radius) in which project will occur.</p> <p>98% are people of color compared to PR average of 96%</p> <p>73% are low income compared to PR average of 70%</p> <p>23% are unemployed compared to PR average of 15%</p> <p>The proposed purchase and installation of a greenhouse with an integrated irrigation system will result in restoration and increase in income and potential employment opportunities in the local area. The impacts would be beneficial.</p> <p>See EJSscreen Report in Appendix C</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. The project would not result in any change to regional or local area educational and cultural facilities or increase demand for them.
Commercial Facilities	2	The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. The agricultural activity of the project property will improve. Other

		commercial facilities would not be impacted by the proposed project.
Health Care and Social Services	2	The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. Health care and social services facilities would not be impacted by the proposed project. The project would not increase demand for health care and social services facilities.
Solid Waste Disposal / Recycling	2	Waste vegetation from clearing activities will either be composted on site or at regional composting centers. Soil from grading would be recycled on the farm as fill. Left over construction materials that could be reused on the farm would be stored for later use. The remaining construction solid waste materials would be collected for transport to the local landfill. The amount of impact of solid waste resulting from the construction of the proposed project would be minor. During operations, the products and by-products would be agricultural, which waste would be biodegradable. Other waste components related to the operation of the proposed project includes recyclable materials such as plastics and cardboard. Recyclables will be set aside and dispose according to the local recycling management plan. The remaining municipal solid waste would be collected for the transport to the local landfill.
Wastewater / Sanitary Sewers	2	The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. The proposed project would not include any bathrooms, wastewater, or sewage facilities. Current farm conditions would remain unchanged.
Water Supply	2	The project consists of the purchase and installation of a greenhouse with a rainwater collection irrigation system that includes tubing, five 55-gallon cisterns, and five pumps to circulate water that is integrated into the structure. The proposed project will have no impact on water supply services.
Public Safety – Police, Fire and Emergency Medical	2	The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. The proposed project would not create any new demand for emergency or health services.
Parks, Open Space and Recreation	2	The project consists of the purchase and installation of a greenhouse with an integrated irrigation system. The proposed project would not create or destroy any new parks, open space, or recreational activities. It also would not increase use of those facilities.

Transportation and Accessibility	2	The proposed project would not involve the creation of new roads nor any increase in long-term traffic on existing roads. There would be some minor use of the existing road during construction. All residents and businesses would retain access to their properties during and after the project.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project will be situated on land previously used for agriculture and will have no impact to unique natural features or water resources.
Vegetation, Wildlife	2	The proposed project will occur on land previously used for agricultural purposes and will continue in that capacity. The proposed project will have no impact on vegetation and wildlife.
Other Factors		

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	2	<p>This is a small agricultural project with no measurable impact on climate change factors.</p> <p>The project area is rural and does not have urban heat island effects.</p> <p>There would be no changes to the site configuration or structure that would specifically address the possibility and uncertainty of rising sea levels or the possibility of increases in rainfall intensity.</p> <p>With respect to climate change impact on the project, agricultural activities could be affected by drought.</p>
Energy Efficiency/Energy Consumption	2	The project site already has electric power connections to the utility. The new greenhouse and hydroponic system would be powered by an existing portable generator. The proposed project does will not require new electric connections to the power utility. There would be no change in energy demand in the area.

Additional Studies Performed: None required.

Field Inspection (Date and completed by):

Site inspection was conducted on May 22, 2023 by Josue Troche.

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

Puerto Rico State Historic Preservation Office

FAA, National Plan for Integrated Airport Systems:

www.faa.gov/airports/planning_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf

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

National Wild and Scenic Rivers System: www.rivers.gov/puerto-rico.php

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

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

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

US EPA, Environmental Topics, Air Topics: www.epa.gov/environmental-topics/air-topics

US Fish and Wildlife Service, Environmental Conservation Online System:
<https://ecos.fws.gov/ecp/report/species-listings-by-state?stateAbbrev=PR&stateName=Puerto%20Rico&statusCategory=Listed>

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

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

Puerto Rico Coastal Zone Management Program Plan, September 2009.

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

US Geological Survey, Data Release of May Showing Concentration of Landslides Caused by Hurricane Maria,

List of Permits Obtained:

None.

Public Outreach [24 CFR 58.43]:

The local community has been very proactive in the recovery process. Puerto Rico Department of Agriculture has worked closely with the agricultural community. The project will include a FONSI / NOI-RROF in compliance with NEPA regulations for HUD.

Cumulative Impact Analysis [24 CFR 58.32]:

In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the proposed project. The project would allow more efficient processing and growing of the agricultural products. Water use would increase to a minor degree but would only impact the existing site water supply.

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

The RGRW Program's goal is to increase agricultural capacity while promoting and increasing food security island wide. This Program seeks to enhance and expand agricultural production related to economic revitalization and sustainable development activities. The applicant submitted a proposal to enhance and expand agricultural production on their property. The proposed use of grant funds will allow the applicant to expand the cultivation, processing, and delivery of agricultural products through installation of a greenhouse. Any alternative that would involve an off-property location would not enhance and expand agricultural production or allow for the economic development for this applicant. The actions are proposed in an area that was previously utilized for agriculture purposes. Alternative locations on the property would be in sloped terrain.

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

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

Summary of Findings and Conclusions:

The proposed activity has been found to not have any adverse effects on the environment nor is there the requirement for further consultation with federal agencies associated with the topics evaluated above. There are no environmental review topics

addressed above that result in the need for additional formal compliance steps with federal agencies or the requirement for mitigations other than those listed below.

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.

The environmental review topics addressed in this environmental review include all formal compliance steps with federal agencies and mitigations (listed in table below) needed for compliance with 24 CFR 58.

Any permits or approvals that have been issued during the preparation of this environmental review have been included in the evaluation of impacts and mitigations. Any special permit conditions or requirements associated with these permits are listed in the Mitigation Measures and Conditions table below.

Law, Authority, or Factor	Mitigation Measure
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Standard construction BMPs would be used to control erosion and runoff during construction.
Obtained Permit or Approval	Special Permit Conditions
Potential Permit or Approval Required	
There may be subsequent additional approvals or permits from agencies required for the project before the start of construction. For example, permits may be required the Office of Permit Management (OGPe) is responsible for granting permits, licenses, certifications, consultations, construction approvals, and any other procedure necessary for business development and land use in Puerto Rico.	
Ground disturbance	Projects whose earthworks are more than 40 m ³ must submit an Incidental Permit.
Clearing activities	Activities involving the excavation or movement of any component of the terrestrial cortex material that exceeds five hundred (500) cubic meters and up to a maximum of five thousand (5,000) cubic meters require the submittal and approval of a Simple Terrestrial Cortex Removal Permit.
Utility Connections	The site already has connections to the local power utility service. The project may involve new onsite interconnections to the existing onsite power service.

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: 02/23/24

Name/Title/Organization: Andrew McCadden, Senior Biologist, Tetra Tech Inc.

Certifying Officer Signature:  Date: April 11, 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

Site Inspection and Photos

Environmental Field Observation - Puerto Rico Department of Housing

APPLICANT INFORMATION			
Application ID	PR-RGRW-04011		
Applicant Name	Mayawest Farm Inc		
Property Address	Bo Limon Carr 339 km 1.3		
Parcel ID	----		
Coordinates	18.193110, -67.056240		
Inspector Name	Josue Troche		
Inspection Date	05/22/2023		
Building Type	Concrete_Metal		
Number of Units	0		
Number of Stories	0		
Year Built; Data Source	----; Historian		
ENVIRONMENTAL OBSERVATIONS (attach photos and notes, as necessary, for any YES answers)			
OBSERVATION ITEMS	YES	NO	COMMENTS
A. Is the structure in use ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land currently in use for growing plantains and bananas
B. Is structure a greenhouse ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
C. Is Electricity connected ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Connected to luma energy
D. Is water connected ? (Utilities or Well)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1. Are there signs of poor housekeeping on site? (mounds of rubble, garbage, storm debris, solid waste, petroleum products, paint, pesticides, cleaning fluids, vehicle batteries, abandoned vehicles, pits, pools, ponds of hazardous substances, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mounts of rubble
2. Are there any 55-gallon drums visible on site? If yes, are they leaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Are there any (or signs of any) underground storage tanks on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Are there signs of ASTs on the parcel or adjacent parcel? If yes, list approximate size and contents, if known.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	500 gallons Water reserve 1000 gallons Water reserve 1250 gallons Water reserve
5. Is there any stained soil or pavement on the parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is a water drainage system in use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is a warehouse in use for storage of Fertilizer or Pesticides ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Are there any groundwater monitoring wells on the site or adjacent parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Is there evidence of a faulty septic system ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

10. Is there distressed vegetation on the parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Is there any visible indication of MOLD ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. Is there any visible evidence of asbestos, chipping, flaking or peeling paint, or hazardous materials present in or on the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Are any additional site hazards observed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Is there any permanent standing water , such as a pond or stream, located on the site (do not include ponding from recent rain / weather events)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Does the subject property have water frontage ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is there any indication of the presence of Wetlands ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Are there any obvious signs of animals or birds nesting on or near the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Is the applicant aware of any significant historical event or persons associated with the structure, or of it being located in a historic district/area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Is a historic marker present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Additional Notes:

Case: PR-RGRW-04011

Coordinates: 18.193110, -67.056240

Is the field graded: is not graded

Scope of Work: Purchase and installation of a greenhouse.

Land current in use for: Growing Plantains and bananas

Past Land use was: Coffee production

The applicant plans to do: Greenhouse to grow coriander

Where the applicant plans to do the ground disturbances for the scopes of work, add the coordinates, description and approx measurements:

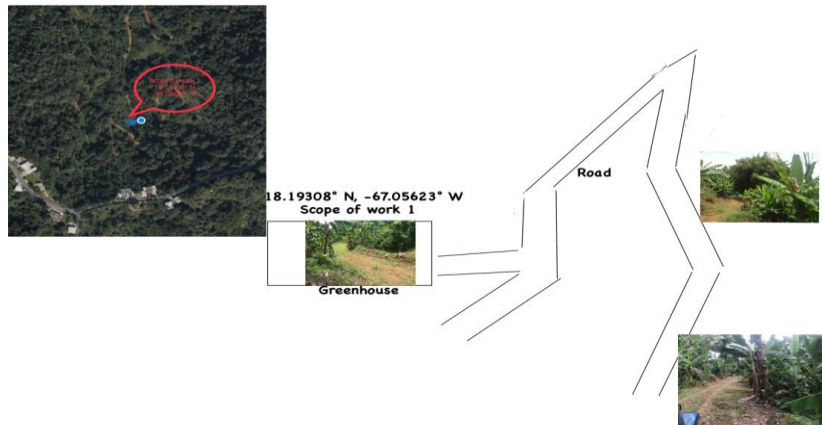
Scope of work 1: Center of the parcel. Potential location 18.19308, -67.05623.

Greenhouse in metal with plastic and seran cover sheet for farming coriander. 36' x 100' = 3600sqft.

Any new water connection or power connection?: NO



Site Sketch



Front of Structure

Photo Direction: North



Facing Away From Front

Photo Direction: South



Side #1 of Structure

Photo Direction: Northeast



Facing Away From Side #1

Photo Direction: Southwest



Back of Structure

Photo Direction: Southeast



Facing Away From Back

Photo Direction: Northwest



Side #2 of Structure

Photo Direction: Southwest



Facing Away From Side #2

Photo Direction: Northeast



Streetscape #1

Photo Direction: West



Streetscape #2

Photo Direction: East



Address

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: Northwest



Structural Details

Photo Description: Architectural details

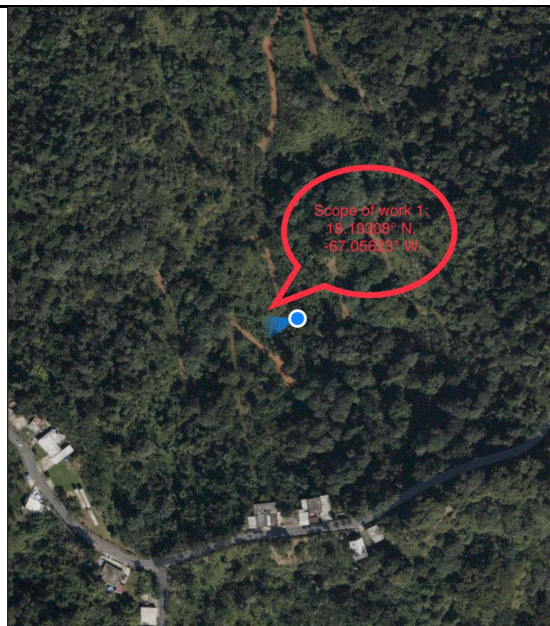
Photo Direction: South



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: Southwest



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: South



Structural Details

Photo Description: Architectural details

Photo Direction: South



Structural Details

Photo Description: Architectural details

Photo Direction: South



Structural Details

Photo Description: Architectural details

Photo Direction: Southwest



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structure Occupied

Photo Description: Plantains

Photo Direction: South



Electricity Connected

Photo Description: Power meter

Photo Direction: North



55-Gallon Drums

Photo Description: Herbicide

Photo Direction: Southwest



55-Gallon Drums

Photo Description: Trash bins

Photo Direction: East



Aboveground Storage Tanks

Photo Description: Water reserve

Photo Direction: Northwest



Aboveground Storage Tanks

Photo Description: Water reserve

Photo Direction: Northeast



Aboveground Storage Tanks

Photo Description: Water reserve

Photo Direction: West



Aboveground Storage Tanks

Photo Description: Water reserve

Photo Direction: Southwest



Scope Of Work

Photo Description: Scope of work 1: installation of a greenhouse

Photo Direction: Southeast



Scope Of Work

Photo Description: Scope of work 1: installation of a greenhouse

Photo Direction: North



Scope Of Work

Photo Description: Scope of work 1: installation of a greenhouse

Photo Direction: West



Scope Of Work

Photo Description: Scope of work 1: installation of a greenhouse

Photo Direction: Southwest



Scope Of Work

Photo Description: Scope of work 1: installation of a greenhouse

Photo Direction: South



Scope Of Work

Photo Description: Scope of work map reference

Photo Direction: North






APPENDIX B

Maps



Legend

-  Project Parcel
-  Parcels
-  Area of Potential Effect

PUERTO RICO



Figure 1: PROJECT LOCATION

APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

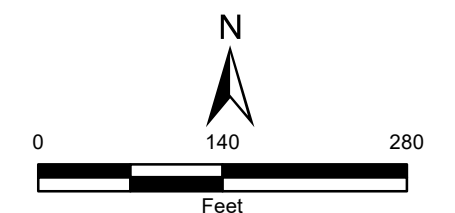
Parcel Coordinates: 18.193141 , -67.056239

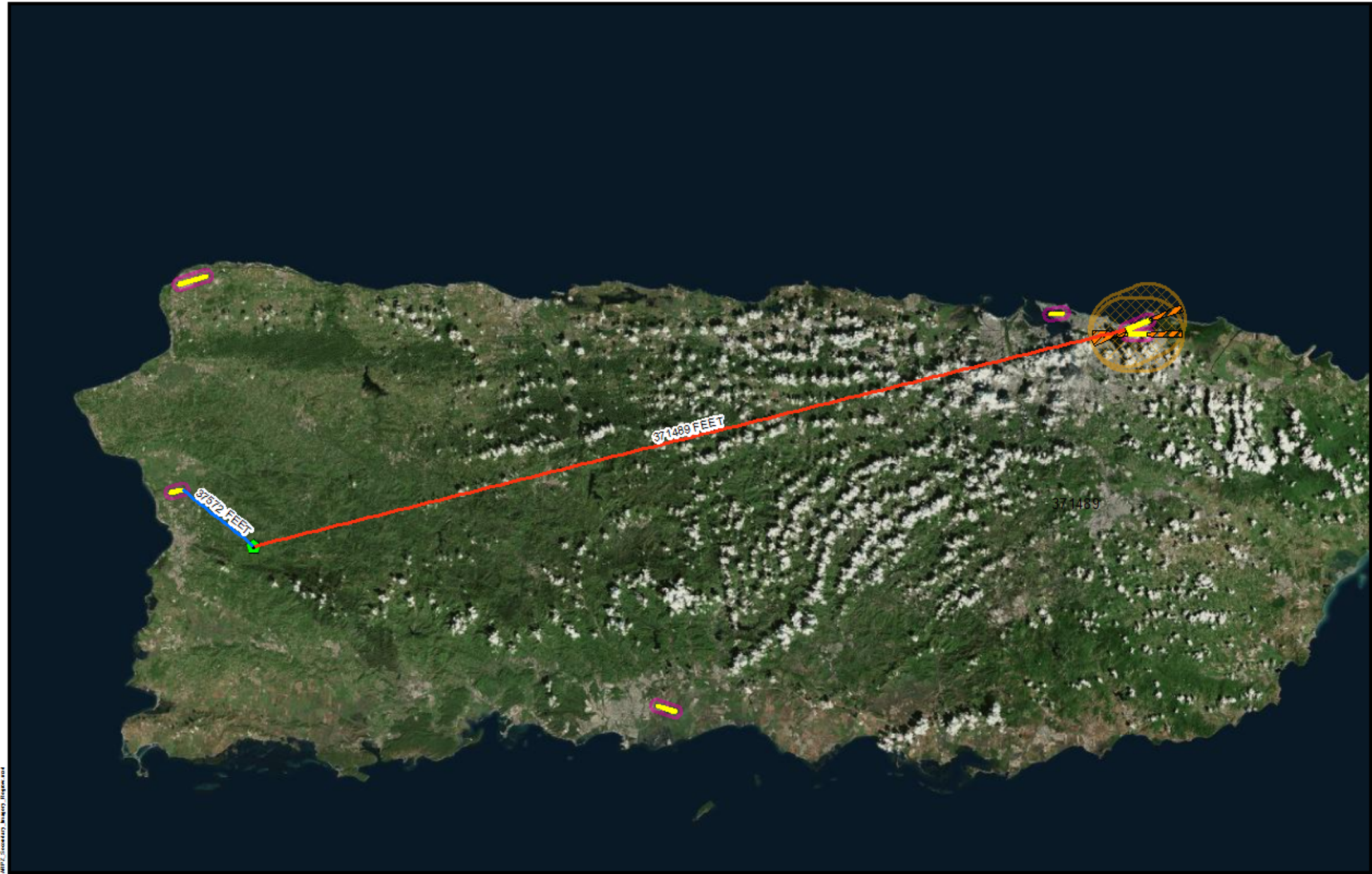


Source: CRIM
<https://catastro.crimpr.net/cdprpc/>

Author: TG

Date: 6/6/2023





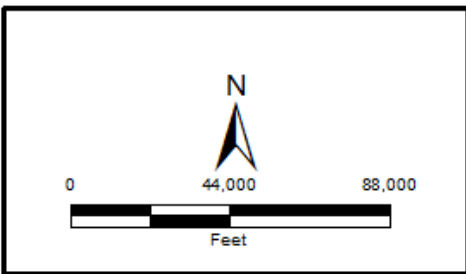
- Legend**
- Project Parcel
 - Civilian Runway Protection Zones
 - Military Accident Potential Zones
 - Airport Runways
 - Civilian Airport 2,500 Feet Buffer
 - Military Airport 15,000 Feet Buffer

**Distance to Nearest Airport
in Feet: 37572 FEET**



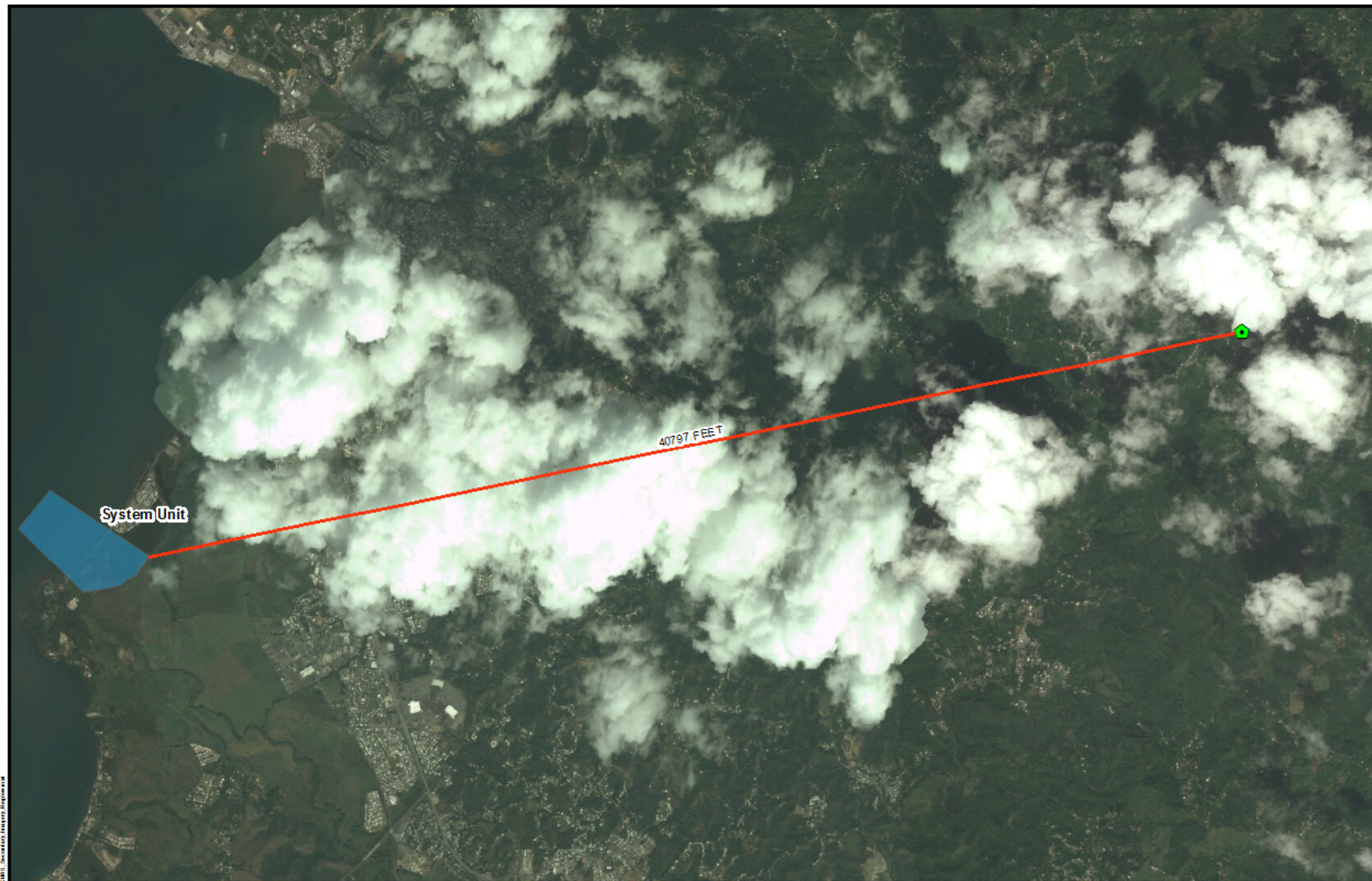
Figure 2: AIRPORT ZONES
APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680
Name of Development: Mayawest Farm Inc
Parcel Coordinates: 18.193141, -67.056239



Source: USDOT
<https://www.faa.gov>

Author: TG Date: 6/2/2023



Legend

Project Parcel

Coastal Barrier Resources System Unit Type

Otherwise Protected

System Unit

Distance to Nearest Coastal Barrier
Resources System in Feet: 40797 FEET

PUERTO RICO



Figure 3: COASTAL BARRIERS IMPROVEMENT ACT APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

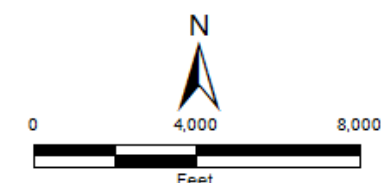
Parcel Coordinates: 18.193141, -67.056239

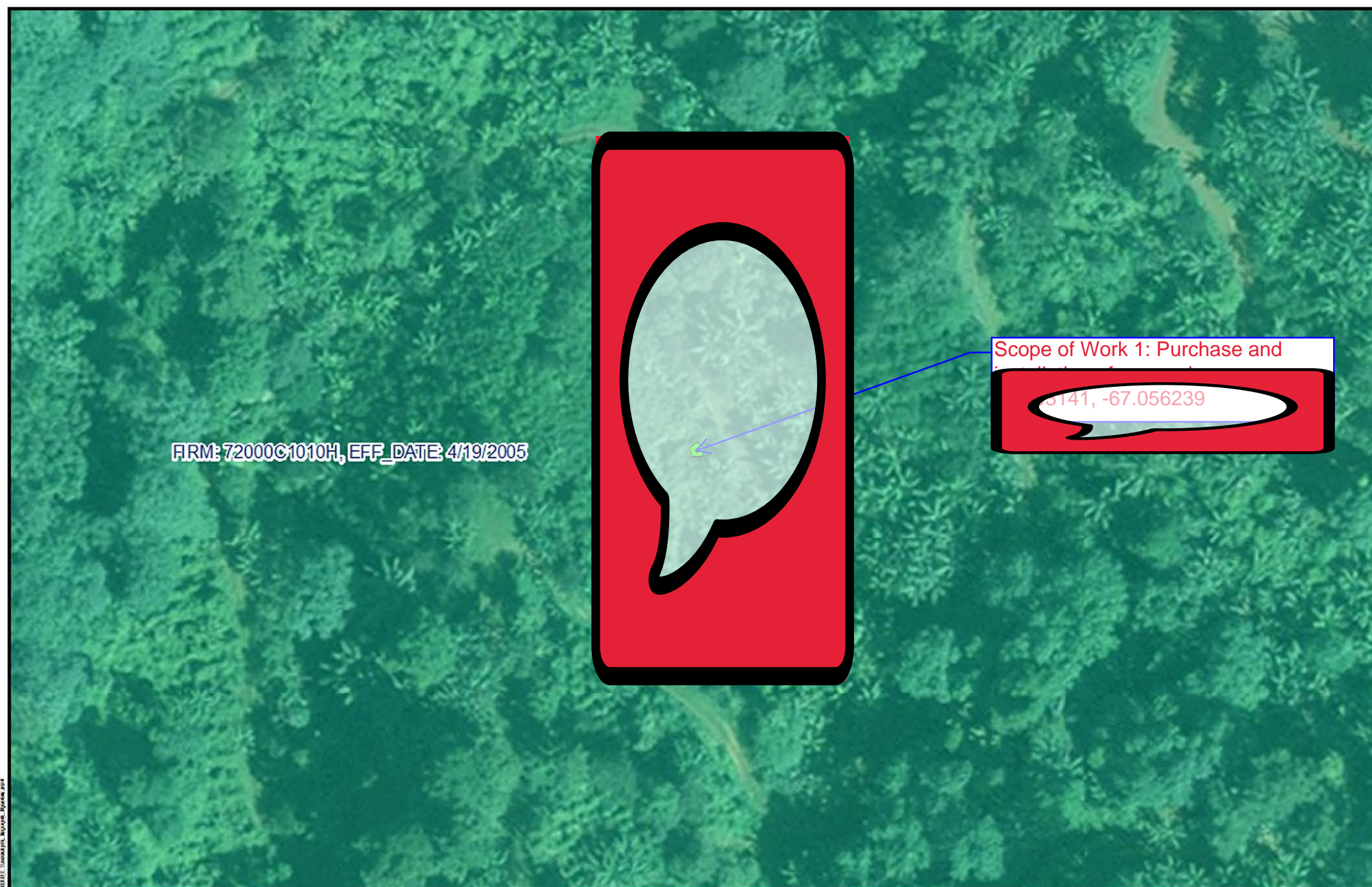


Source: U. S. Fish & Wildlife Service
<https://www.fws.gov>

Author: TG

Date: 6/5/2023





- Legend
- Project Parcel
 - FIRM Panels
 - Floodway
 - 100 Yr Floodzone
 - 500 Yr Floodzone
 - Area Of Minimal Flood Hazard
 - Unmapped for Floodplain
 - Area of Potential Effect

PUERTO RICO



Figure 4: FLOODPLAIN MANAGEMENT APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

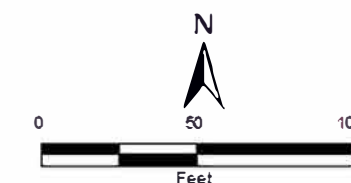
Parcel Coordinates: 18.193141, -67.056239

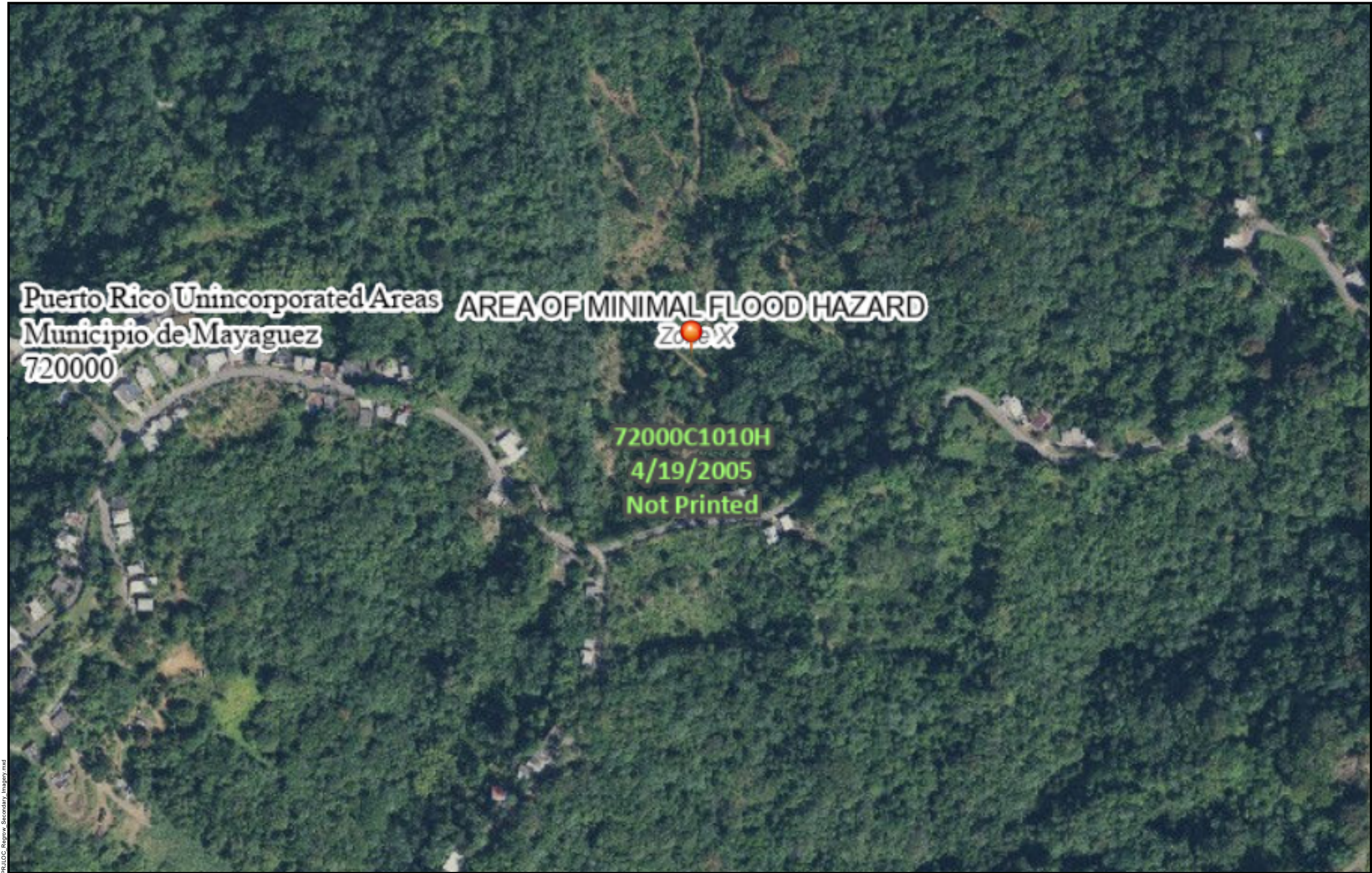


Source: FEMA
<https://msc.fema.gov>

Author: TG

Date: 6/1/2023





Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

NO SCREEN Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

OTHER FEATURES

20.2

17.5

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

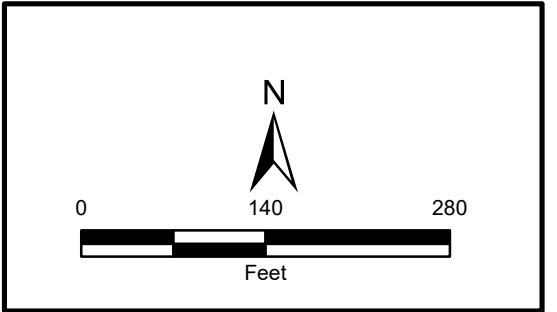
MAP PANELS


Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



**TETRA TECH**

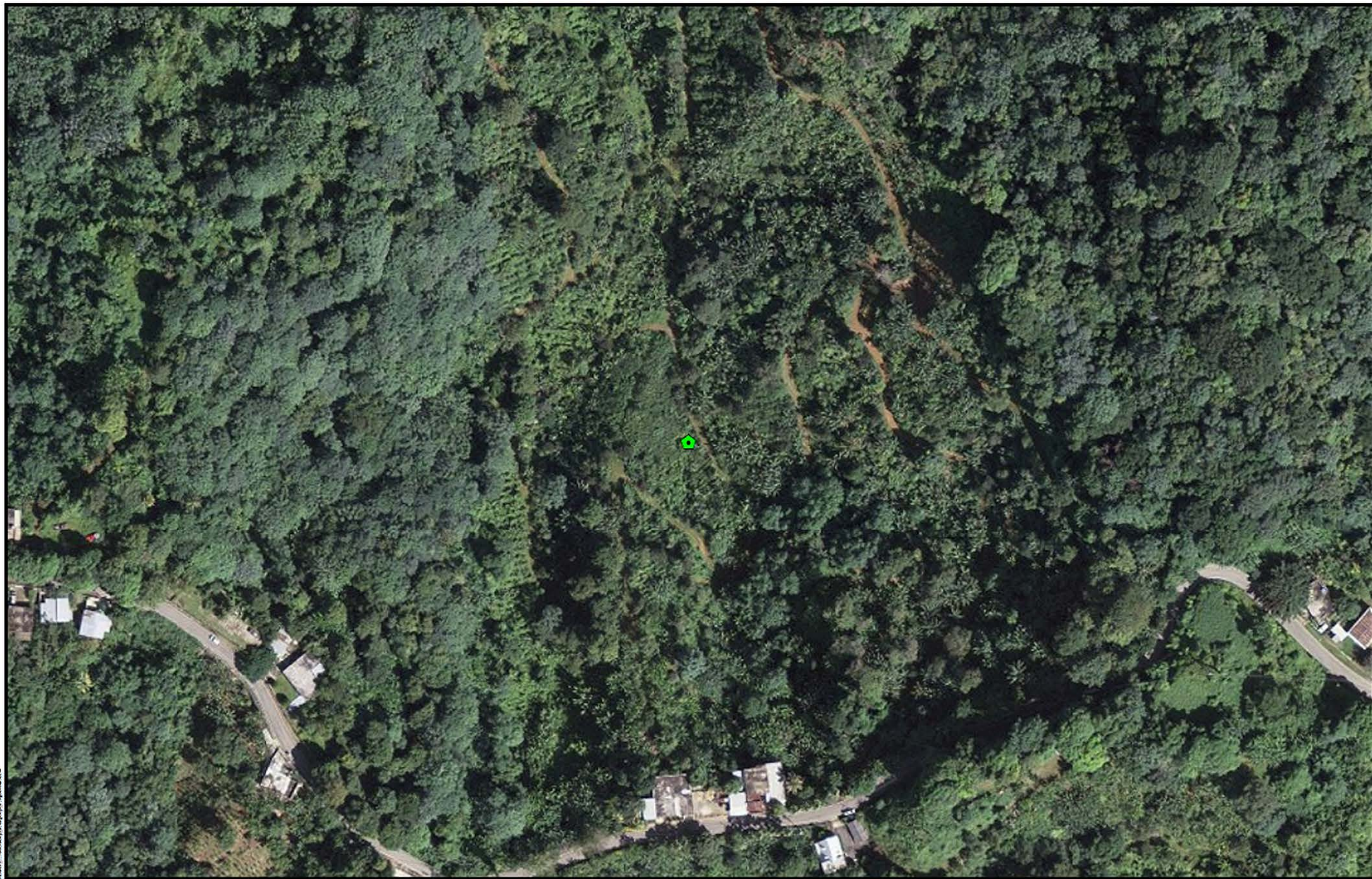
Source: FEMA
<https://www.msc.fema.gov>
Author: TG Date: 5/31/2023

FIGURE 5: NATIONAL FLOOD HAZARD LAYER FIRMETTE

APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680
Name of Development: Mayawest Farm Inc
Parcel Coordinates: 18.193141 , -67.056239

File Path: \\nas206\gis\GIS\PR\PR\AccessShare\TDR\data\USFRT\PR\PR\LOC_Regrow_Secondary_Images.mxd



Legend

Project Parcel

Legend

PuertoRico_ABFE_1PCT

Advisory Base Flood Elevation (zoom in to make visible)

Flood Hazard Boundary (zoom in to make visible)

Limit of Moderate Wave Action (LiMWA)

Flood Hazard Extent

1% Annual Chance Flood

0.2% Annual Chance Flood

Zone/BFE Boundary

Flood Hazard Area (zoom in to make visible)

Flood Hazard Zone

A

AO

AE

Coastal A Zone

VE

X 0.2% Annual Chance Flood

A-Floodway

AE-Floodway

Coastal A Zone and Floodway

PUERTO RICO

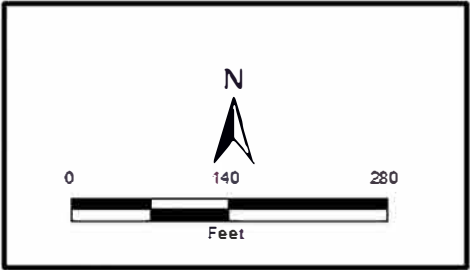


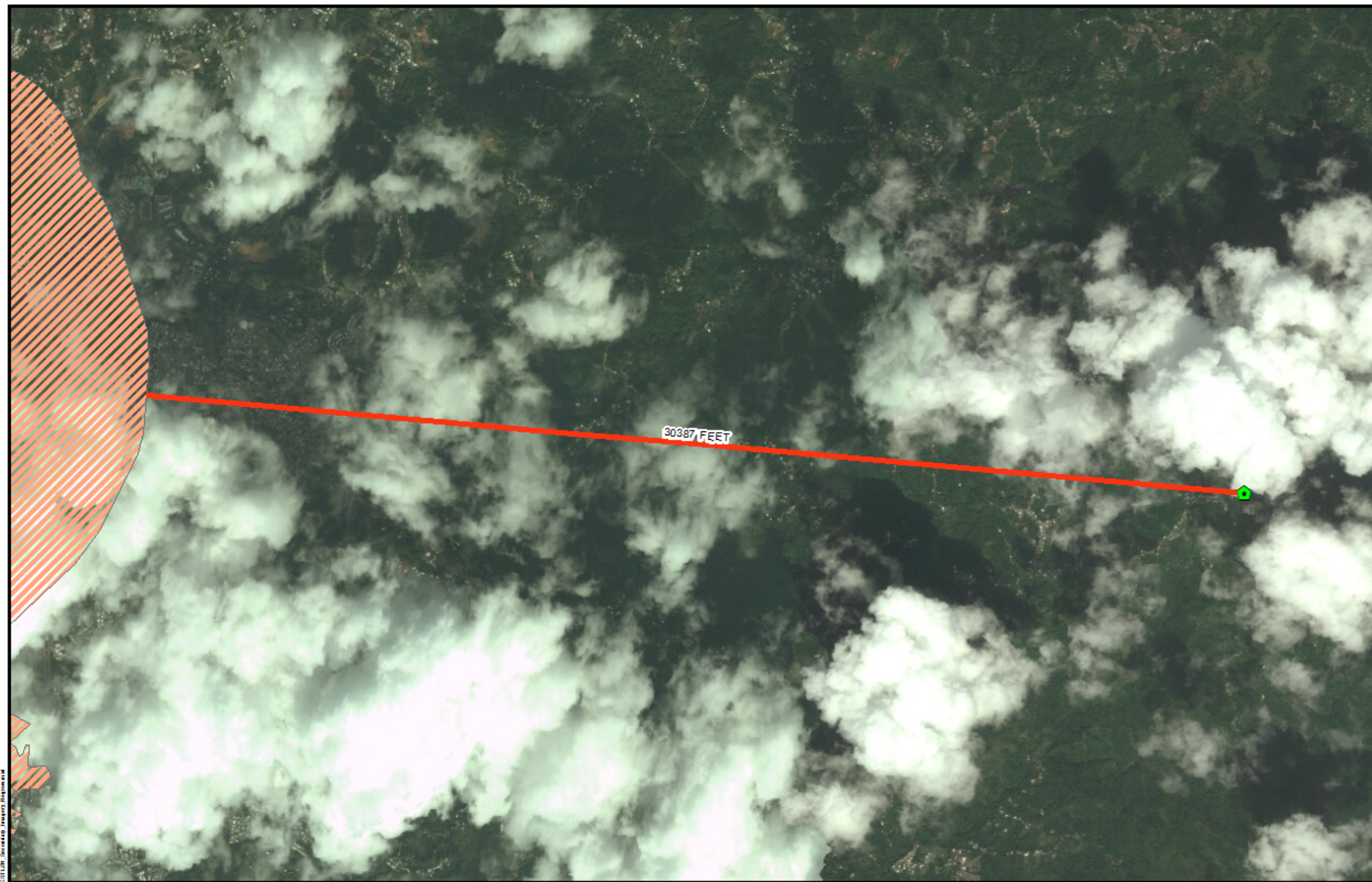
Figure 6: ADVISORY BASE FLOOD ELEVATION
APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680
Name of Development: Siembra Vida Inc
Parcel Coordinates : 18.193141 , -67.056239





Source: FEMA
<https://gis.fema.gov>

Author: TG Date: 6/5/2023



Legend

-  Project Parcel
-  Coastal Zone Management Boundary

Distance to Nearest Coastal Zone: 30387 FEET

PUERTO RICO



Figure 7: COASTAL ZONE MANAGEMENT

APPLICANT ID:PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

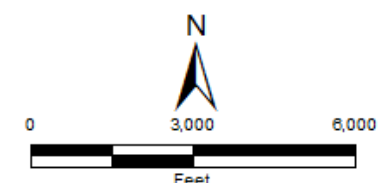
Parcel Coordinates: 18.193141, -67.056239

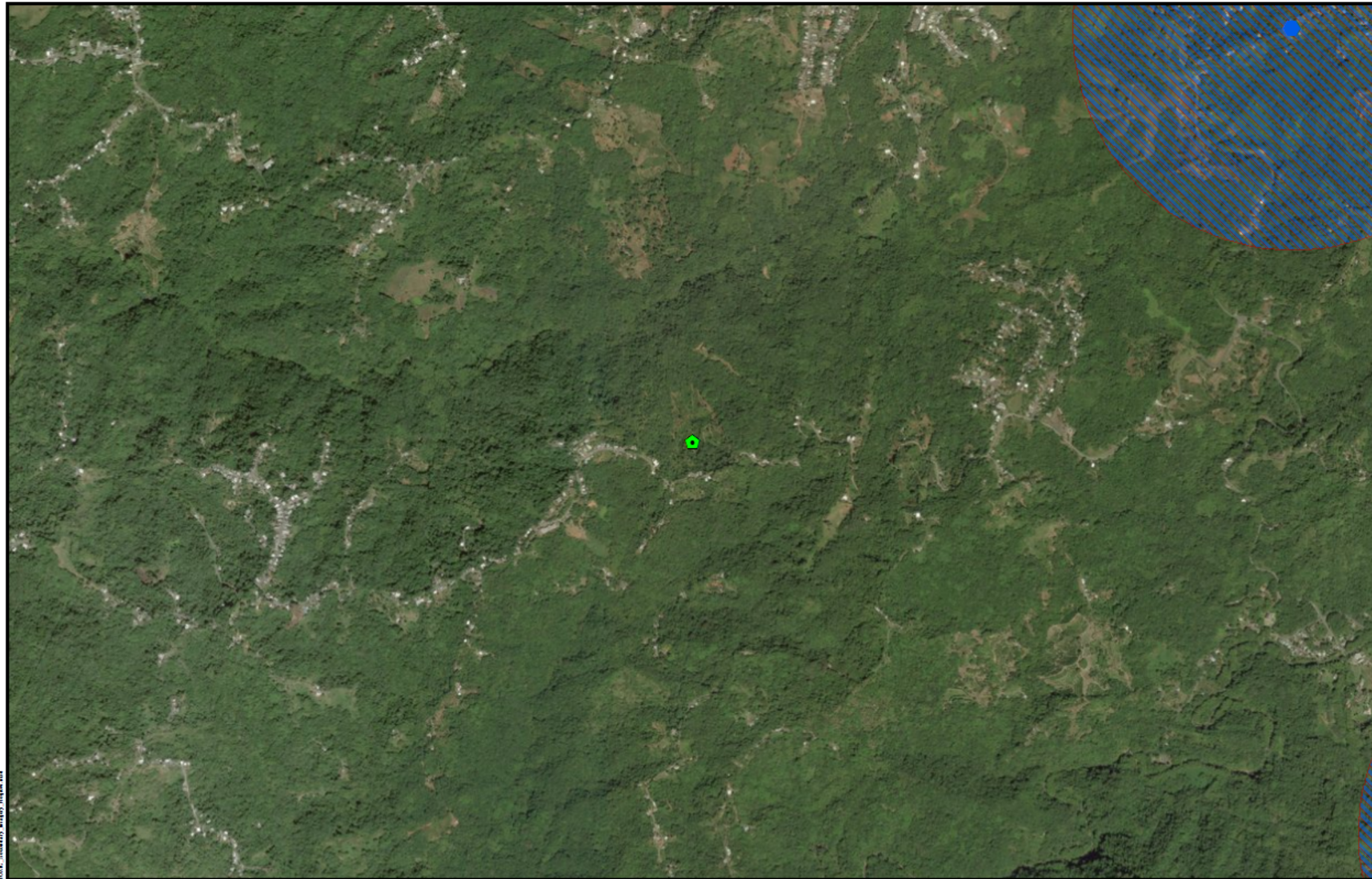


Source: NOAA's Ocean Service
<https://data.noaa.gov>

Author: TG

Date: 6/5/2023





- Legend**
- RCRA
 - Project Parcel
 - Toxic Release Inventory Site
 - Superfund Site
 - Brownfield Sites
 - 3000 Ft Buffer TRI
 - 3000 Ft Buffer Superfund
 - 3000 Ft Buffer RCRA
 - 3000 Ft Buffer Brownfield

PUERTO RICO

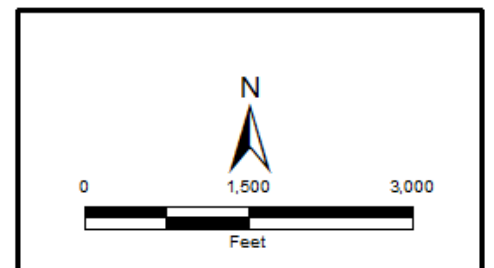


Figure 8: TOXIC CHEMICALS AND GASES, HAZARDOUS MATERIALS, CONTAMINATION, AND RADIOACTIVE SUBSTANCES

APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

Parcel Coordinates: 18.193141, -67.056239

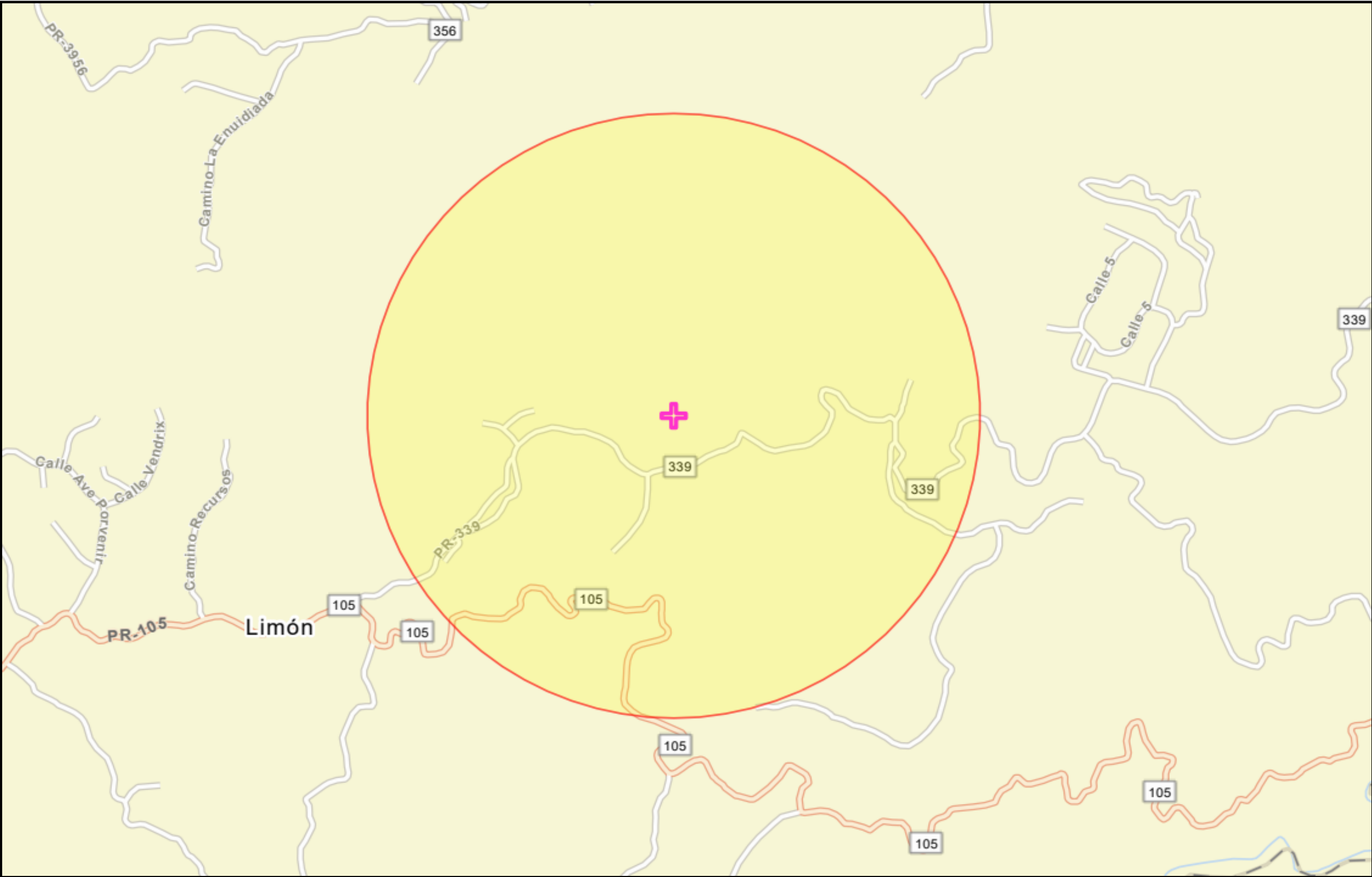


Source: E.P.A.

<https://www.epa.gov/fs/geospatial-data-download-service>

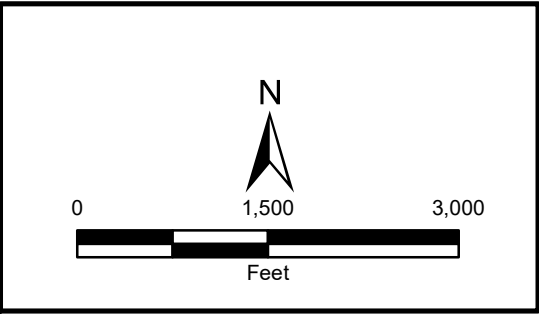
Author: JBI/AK

Date: 6/1/2023



- Legend**
- Superfund (NPL)
 - Toxic Substances Control Act (TSCA)
 - Toxic Releases (TRI)
 - Brownfields (ACRES)
 - Hazardous Waste (RCRAInfo)
 - Project Parcel

PUERTO RICO



Source: E.P.A.
<https://www.epa.gov/frs/geospatial-data-download-service>

Author: JB/AK Date: 5/18/2023

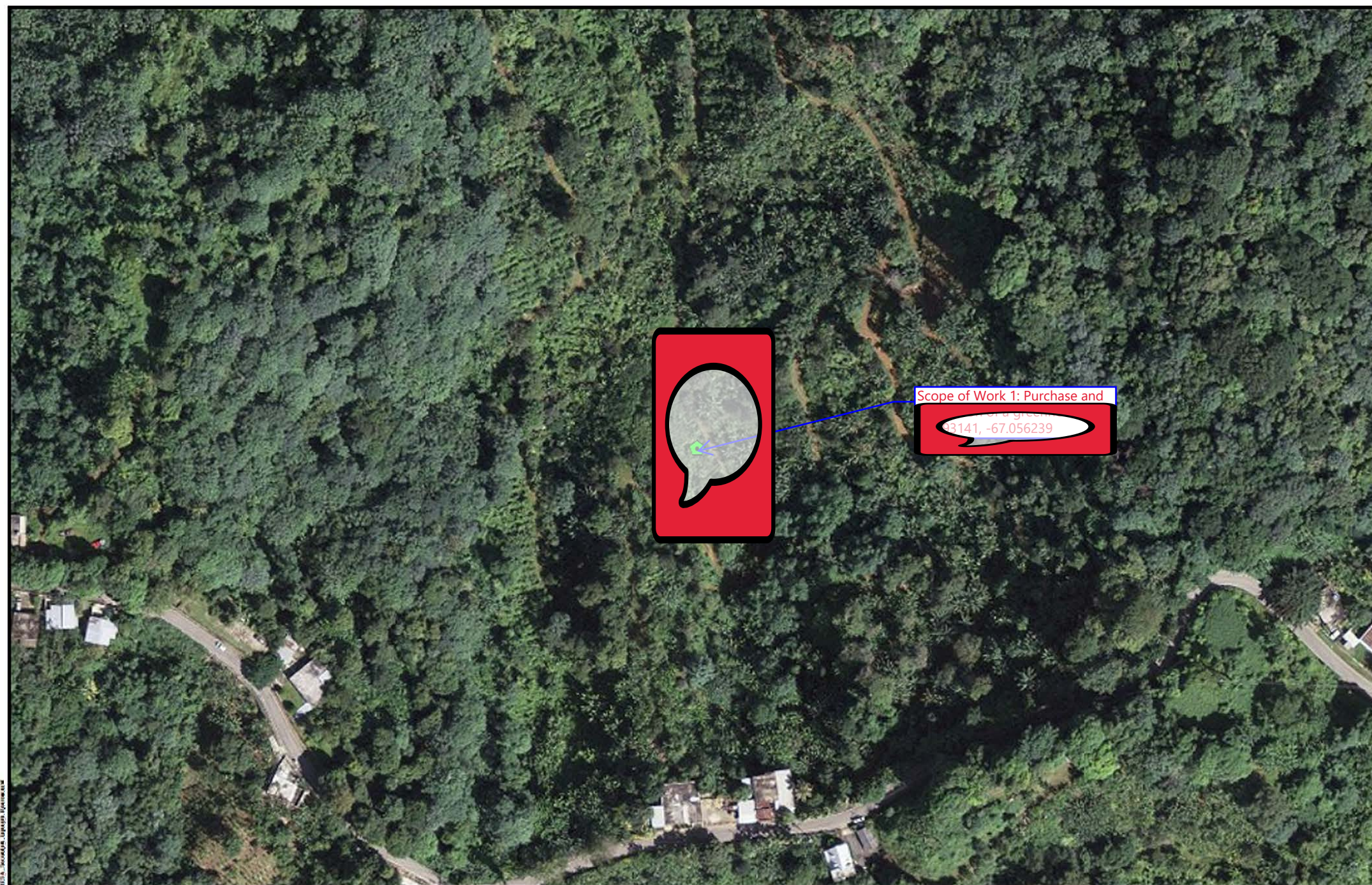
Figure 9: NEPA Assist Map

APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

Parcel Coordinates: 18.193141 , -67.056239



- Legend
- Project Parcel
 - Area of Potential Effect
 - Area of Cirtical Hábitat

PUERTO RICO

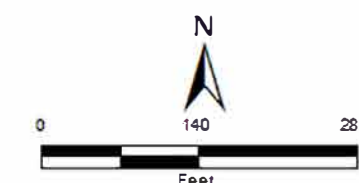


Figure 10: ENDANGERED SPECIES ACT APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

Parcel Coordinates: 18.193141, -67.056239

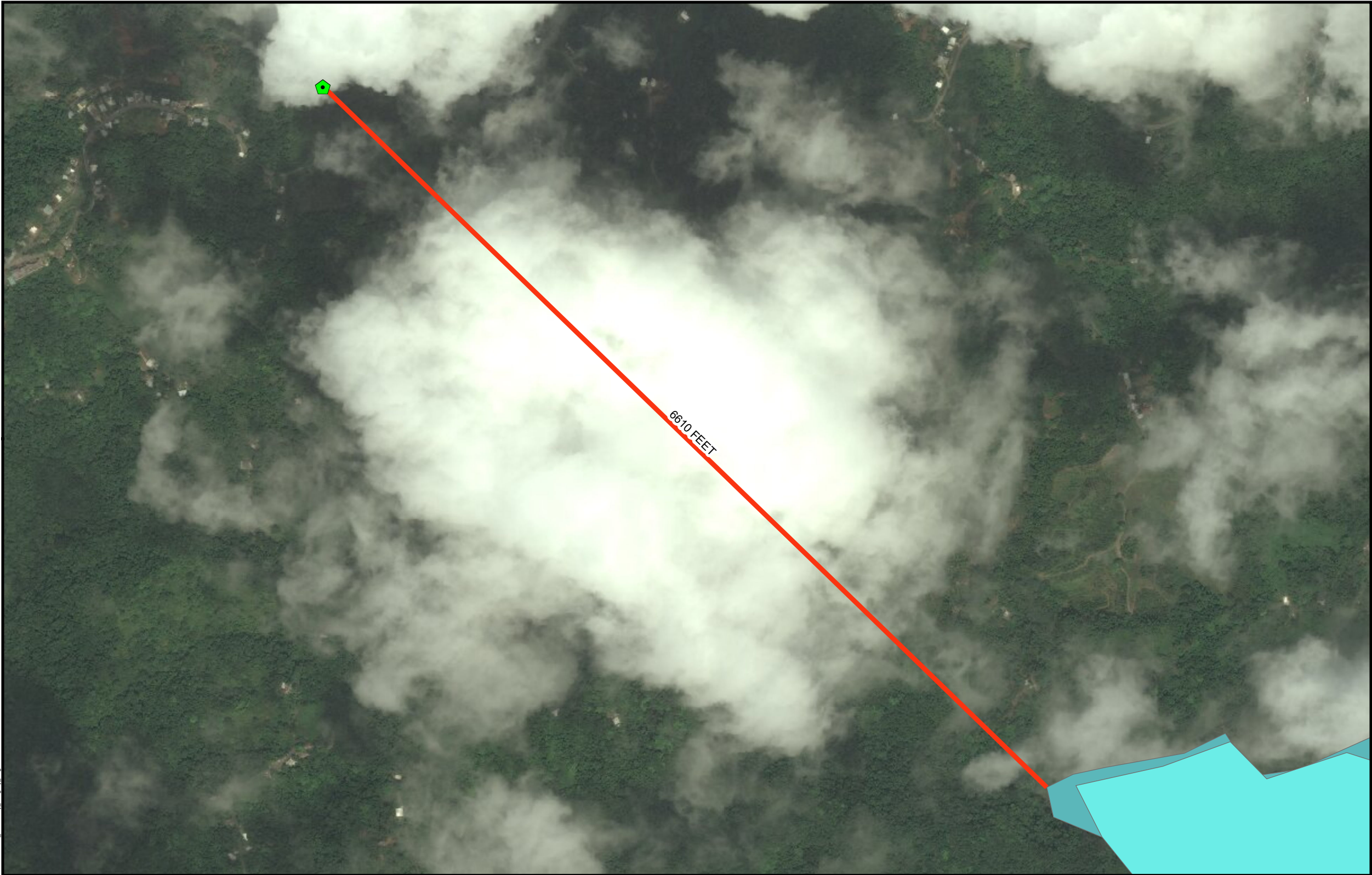


Source: U.S. FISH & WILDLIFE SERVICE

<https://ecos.fws.gov>

Author: TG

Date: 6/1/2023




Legend

 Project Parcel

comname

 Elfin-woods warbler

 Puerto Rico harlequin butterfly

Distance to Nearest Critical Habitat in Feet: 6610 FEET

PUERTO RICO

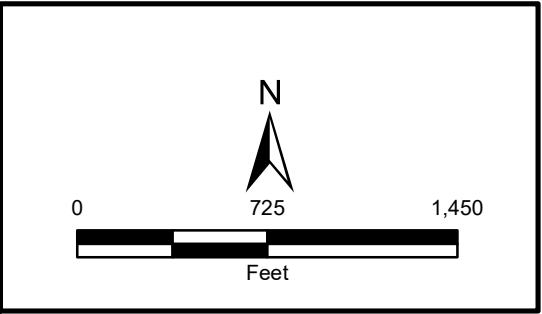


Figure 11: CRITICAL HABITATS
APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

Parcel Coordinates: 18.193141, -67.056239



Source: U.S. FISH & WILDLIFE SERVICE
<https://ecos.fws.gov>

Author: TG

Date: 6/1/2023

File Path: \\nas202glis1\CORP\AccessShare\TDR\data\USFWS\PR\2\CRITICALHABITAT\Secondary Imagery\Figrow.mxd



Legend

Project Parcel

Farm Class

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

PUERTO RICO



Figure 12: FARMLAND PROTECTION APPLICANT ID: PR-RGRW-04011

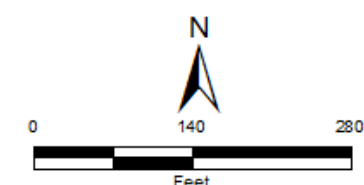
ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

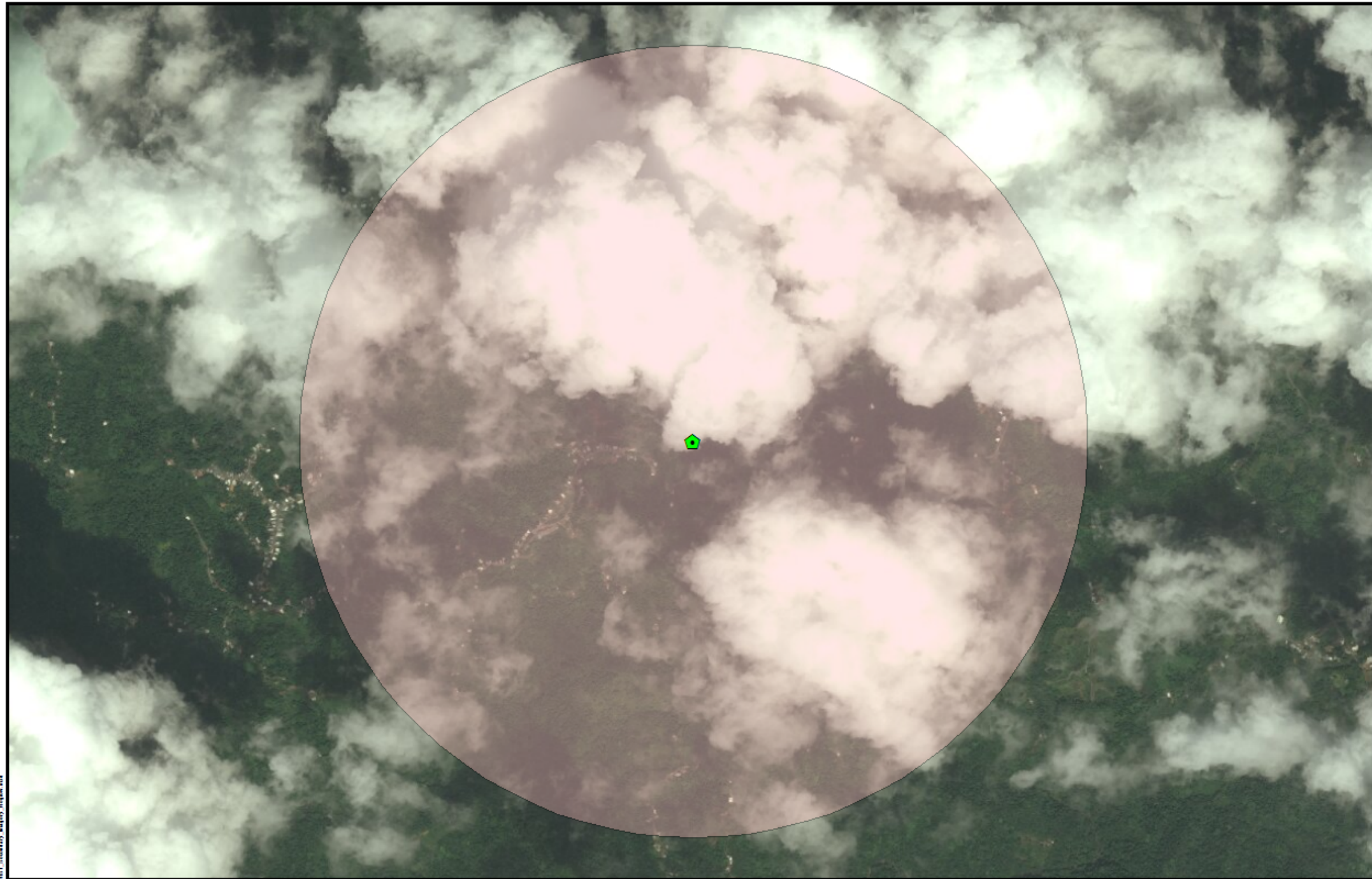
Name of Development: Mayawest Farm Inc

Parcel Coordinates: 18.193141, -67.056239
















Source: USDA
<https://websoilsurvey.sc.egov.usda.gov>
Author: TG Date: 6/1/2023





Legend

-  Project Parcel
-  Historic ICP Sites
-  Cultural Resource Building Point
-  Cultural Resource District Point
-  Cultural Resource Site Point
-  Cultural Resource Structure Point
-  Historic Comunidades
-  Traditional Urban Centers
-  Cultural Resource Building Polygon
-  Cultural Resource District Polygon
-  Cultural Resource Site Polygon
-  Cultural Resource Structure Polygon
-  1 Mile Property

PUERTO RICO



Figure 13: HISTORIC PRESERVATION APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

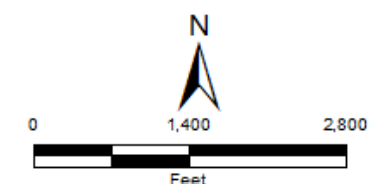
Parcel Coordinates: 18.193141, -67.056239



Source: National Park Service
<https://www.nps.gov/>

Author: TG

Date: 6/1/2023





Legend

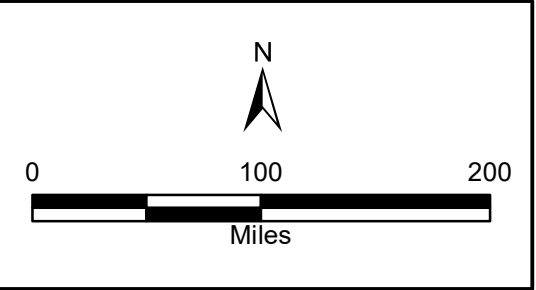
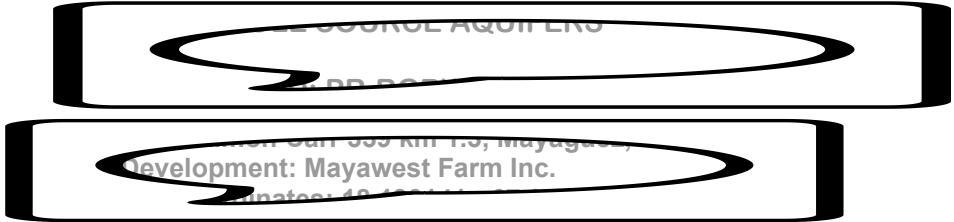
- Project Area
- Sole Source Aquifers

 **TETRA TECH**

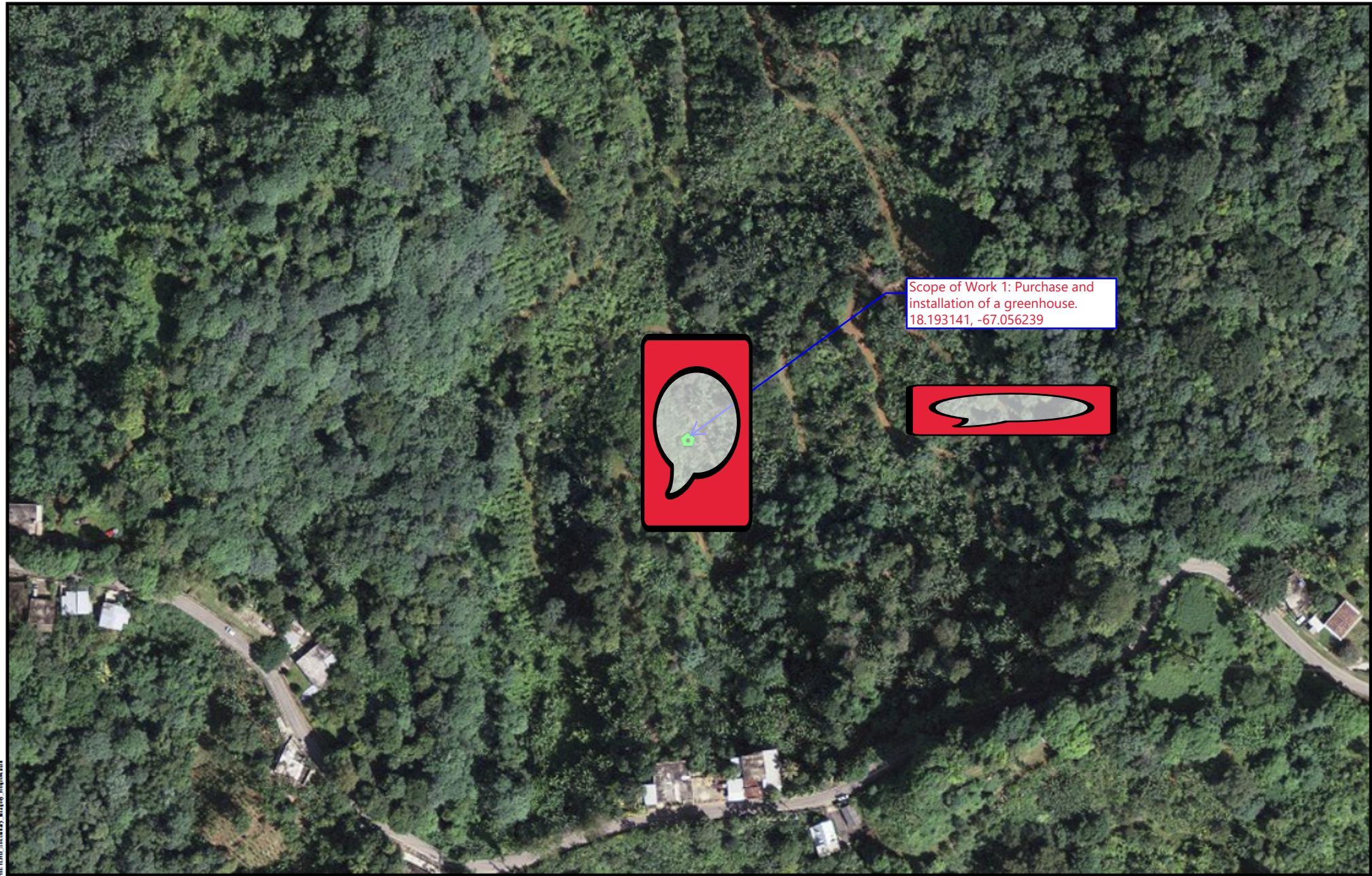
Source: CRIM 2014. EPA 2020.
ESRI 2021.

Author: Genevieve Kaiser

Date: 02/20/24



File Path: C:\projects\TTDR_PRR\City Realization Proj_10552228\GIS\maps\PR-CRP-00\0508_SSA_Map.mxd



- Legend**
- Project Parcel
- WETLAND TYPE**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine

PUERTO RICO



Source: U. S. Fish & Wildlife Service
<https://www.fws.gov>

Author: TG Date: 6/1/2023

Figure 1

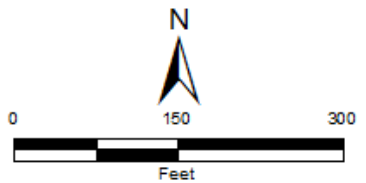
WETLANDS

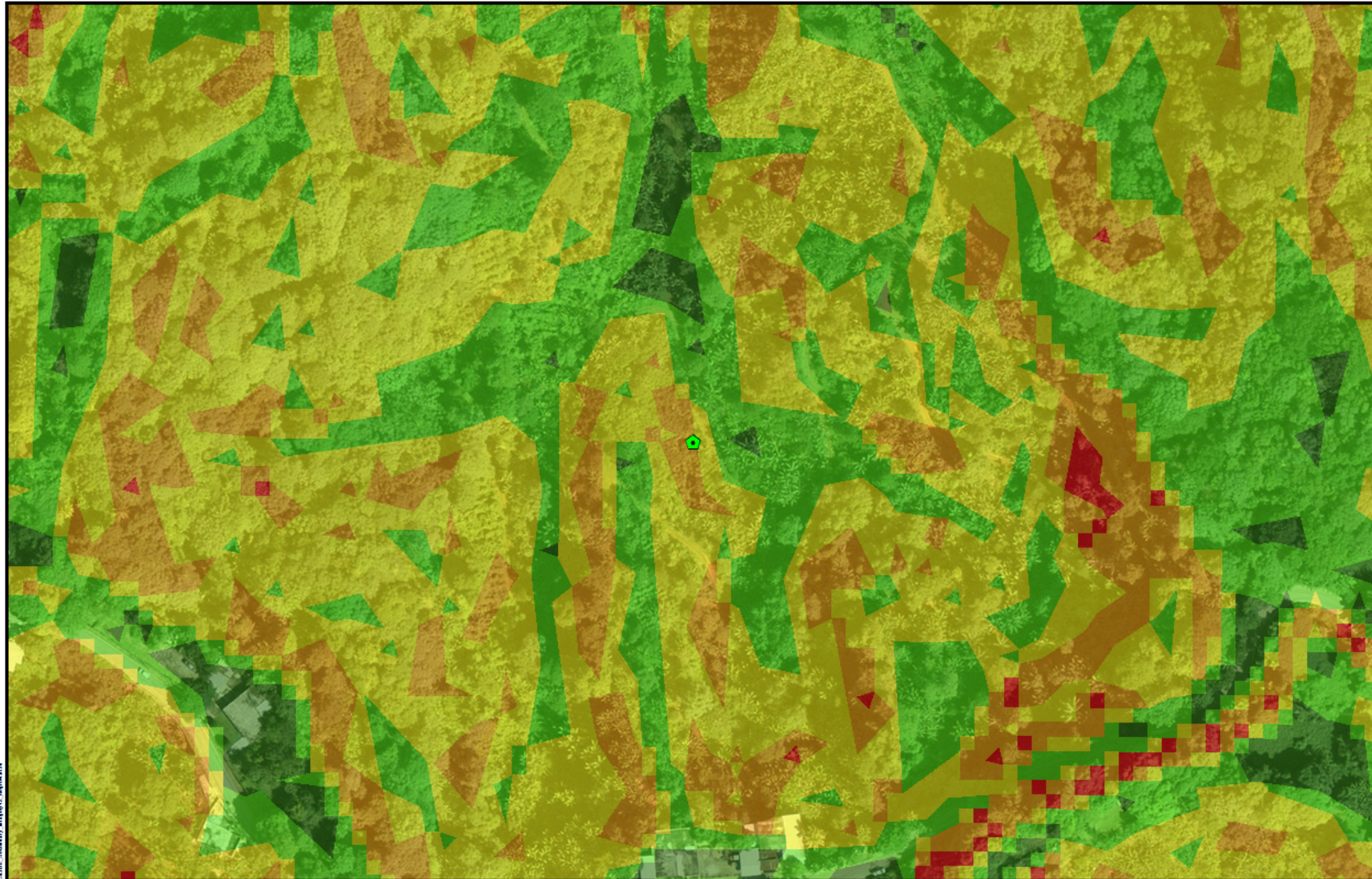
APPLICANT ID: PR-RGRW-04011

ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680


Name of Development: Mayawest Farm Inc

Parcel Coordinates: 18.193141, -67.056239







Legend


 Project Parcel

Landslide Susceptibility

 Extremely High

 Very High

 High

 Moderate

 Low

PUERTO RICO



SLOPE AND EROSION

APPLICANT ID: PR-RGRW-04011

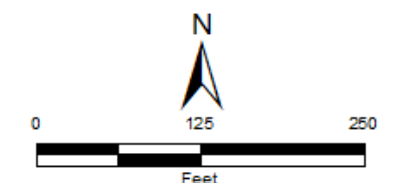
ADDRESS: Bo Limon Carr 339 km 1.3, Mayaguez, PR 00680

Name of Development: Mayawest Farm Inc

Parcel Coordinates: 18.193141, -67.056239



Source: PRDOH
<http://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=10506ec07f15491daee17647f19248ee>
 Author: TG Date: 6/1/2023



APPENDIX C

Additional Documentation



You are here: EPA Home > Green Book > >National Area and County-Level Multi-Pollutant Information >Puerto Rico Whole or Part County Nonattainment Status by Year Since 1992 for all Criteria Pollutants

Puerto Rico Whole or Part County Nonattainment Status by Year Since 1992 for all Criteria Pollutants

Data is current as of April 30, 2023

Listed by State, County, NAAQS (W=Whole County,P=Partial County designated nonattainment as of report date)
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)

PUERTO RICO																																	
County	NAAQS	92	93	94	95	96	97	98	99	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Arecibo Municipio	Lead (2008)																				P	P	P	P	P	P	P	P	P	P	P	P	P
Bayamon Co	Sulfur Dioxide (2010)																											P	P	P	P	P	P
Catano Co	Sulfur Dioxide (2010)																											W	W	W	W	W	W
Guaynabo Co	PM-10 (1987)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P														
Guaynabo Co	Sulfur Dioxide (2010)																											P	P	P	P	P	P
Salinas Municipio	Sulfur Dioxide (2010)																											P	P	P	P	P	P
San Juan Municipio	Sulfur Dioxide (2010)																											P	P	P	P	P	P
Toa Baja Co	Sulfur Dioxide (2010)																											P	P	P	P	P	P

Important Notes

Discover.

Connect.

Ask.

Follow.

2023-04-30

EJScreen Community Report

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

Mayagüez Municipio, PR

1 mile Ring Centered at 18.193140,-67.056239

Population: 920

Area in square miles: 3.14

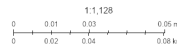
A3 Landscape



December 26, 2023

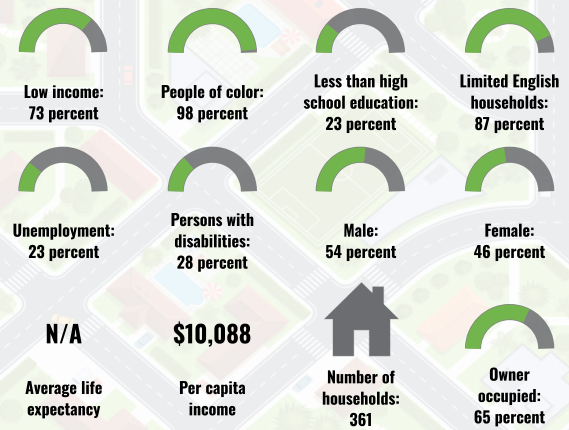
04011

Search Result (point)

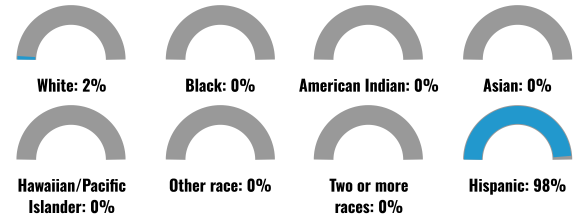


Source: Esri, Mapbox, Earthstar Geographics, and the GIS User Community, Esri, HERE, Garmin, JGC

COMMUNITY INFORMATION



BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	3%
Spanish	97%
Total Non-English	97%

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.

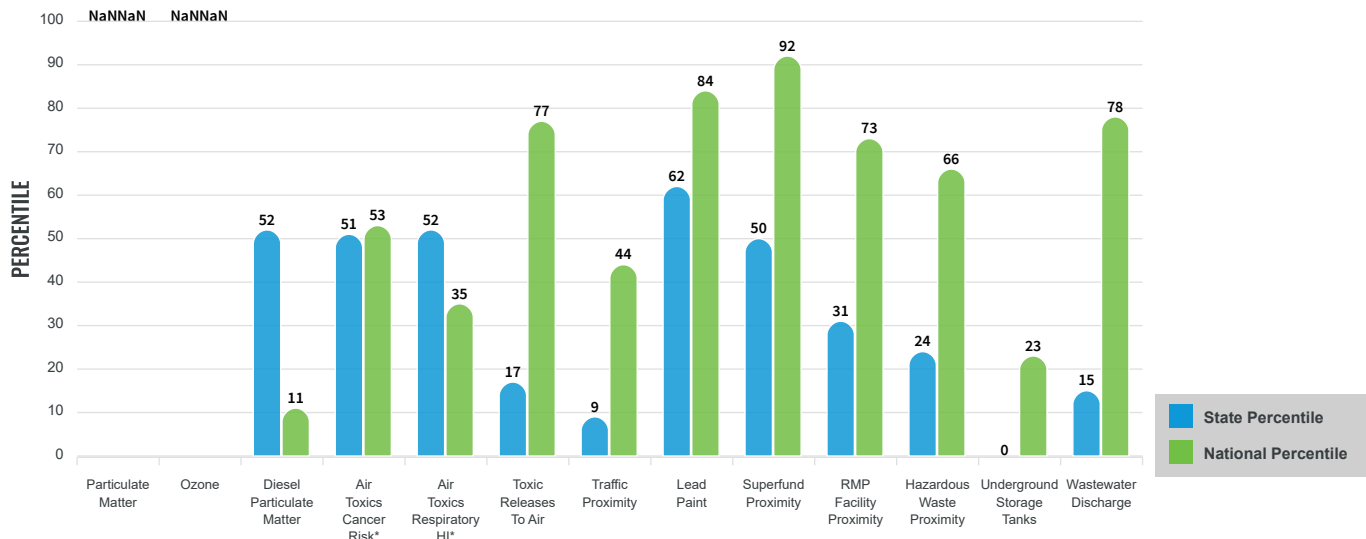
Environmental Justice & Supplemental Indexes

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.

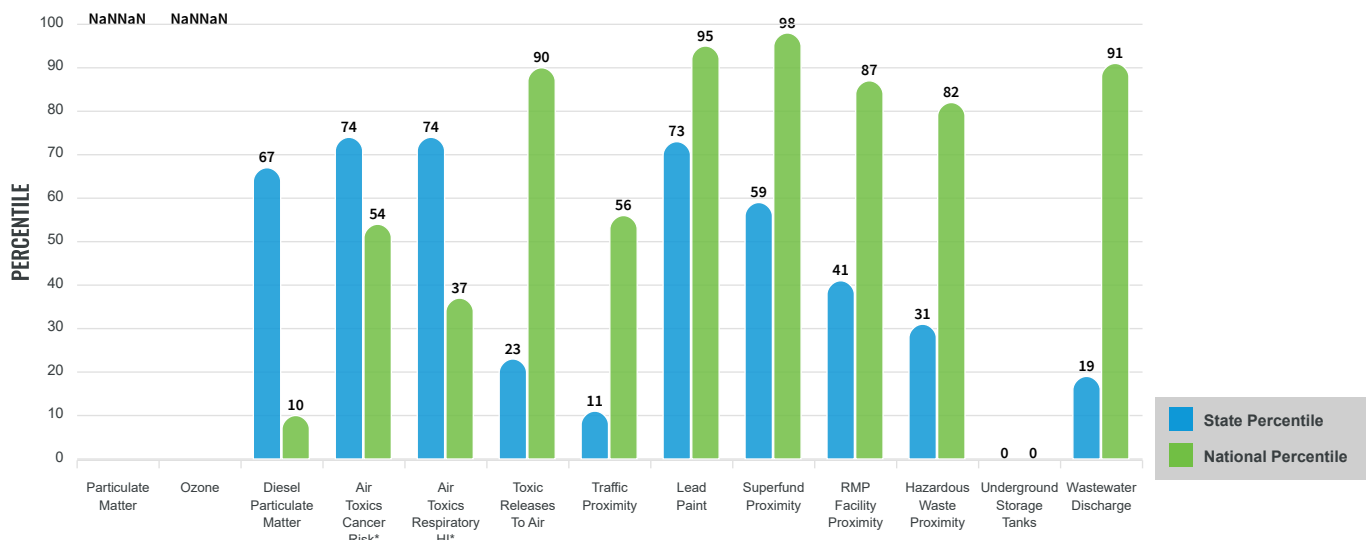
EJ INDEXES FOR THE SELECTED LOCATION



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 18.193140,-67.056239

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 ($\mu\text{g}/\text{m}^3$)	0.0393	0.0667	50	0.261	2
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	210	4,300	16	4,600	32
Traffic Proximity (daily traffic count/distance to road)	6.5	180	8	210	13
Lead Paint (% Pre-1960 Housing)	0.17	0.16	70	0.3	45
Superfund Proximity (site count/km distance)	0.08	0.15	49	0.13	59
RMP Facility Proximity (facility count/km distance)	0.11	0.47	31	0.43	32
Hazardous Waste Proximity (facility count/km distance)	0.13	0.76	24	1.9	25
Underground Storage Tanks (count/km ²)	0.026	1.7	0	3.9	23
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.00019	2.3	15	22	35
SOCIOECONOMIC INDICATORS					
Demographic Index	85%	83%	43	35%	97
Supplemental Demographic Index	51%	43%	72	14%	99
People of Color	98%	96%	16	39%	95
Low Income	73%	70%	45	31%	95
Unemployment Rate	23%	15%	76	6%	96
Limited English Speaking Households	87%	67%	87	5%	99
Less Than High School Education	23%	21%	58	12%	85
Under Age 5	2%	4%	42	6%	24
Over Age 64	24%	22%	61	17%	79
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	0
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	0
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 18.193140,-67.056239

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	27.9%	21.6%	80	13.4%	97

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	33%	32%	56	14%	91
Lack of Health Insurance	1%	7%	0	9%	3
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 18.193140,-67.056239

APPENDIX D

Endangered Species

Date: October 25, 2023

Applicant ID: PR-RGRW-04011

Street Address: Carr 339 km 1.3 Bo Limon

Municipality: Mayaguez

Subject – Endangered Species No Effect Determination for PR-RGRW-04011

Tetra Tech conducted a site-specific review of endangered species in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) for the proposed project located at Carr 339 km 1.3 Bo Limon, in the Municipality of Mayaguez, Puerto Rico (Parcel ID# 235-000-006-29-001).

The proposed project is the purchase and installation of a greenhouse with an integrated irrigation system for growing coriander located at 18.19308, -67.05623. The greenhouse will measure approximately 36' x 100' and be constructed with metal and covered with plastic and seran sheets. The greenhouse contains an integrated irrigation system for hydroponic farming that includes growing trays, tubing, five 55-gallon cisterns, and five pumps to circulate water. No water or power connection is needed for this project.

The property is located in a rural, mountainous terrain surrounded by crop lands and vegetation. The proposed project area is located on a relatively flat plot that is currently used to grow plantains and bananas and is frequently disturbed.

The National Wetlands Inventory indicated that no wetlands are located within the parcel (Figure 14).

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

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

No Critical Habitats were noted within the project area (Figure 10). Upon review of iNaturalist.org, none of the listed species have been recorded within 4 miles of the proposed project area. Based on site review and site photos, no suitable habitat was found within the proposed project area for the listed species. Based on the nature of the project, previous site disturbance, scope of work, information available, and a careful analysis of the Project Site, and IPaC species list, we have made the following effects

determinations:

Species	Effect Determination	Conservation Measures to be implemented (if needed)
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	No Effect	No Conservation Measures
Puerto Rican Parrot (<i>Amazona vittata</i>)	No Effect	No Conservation Measures
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	No Effect	No Conservation Measures

A 'No Effect' determination has been made based on the lack of suitable habitat for the listed species, as well as previous disturbance and current land use of the proposed project area.

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

If a Broad-winged Hawk or Puerto Rican Parrot is found within any of the working or construction areas, activities should stop at that area and information recorded. Designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for additional directions (PRDNER phone #s: ((787) 724-5700, (787) 230-5550, (787) 771-1124).

Attachments:

IPaC Resource List

Shelby McDowell



B.S. Biologist, Tetra Tech



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: 2024-0044084
Project Name: PR-RGRW-04011

February 01, 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 FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS

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

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

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

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

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

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

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

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

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

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

This species list is provided by:

Caribbean Ecological Services Field Office

caribbean_es@fws.gov

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

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

OFFICIAL SPECIES LIST

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

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491

Boqueron, PR 00622-0491

(787) 834-1600

PROJECT SUMMARY

Project Code: 2024-0044084

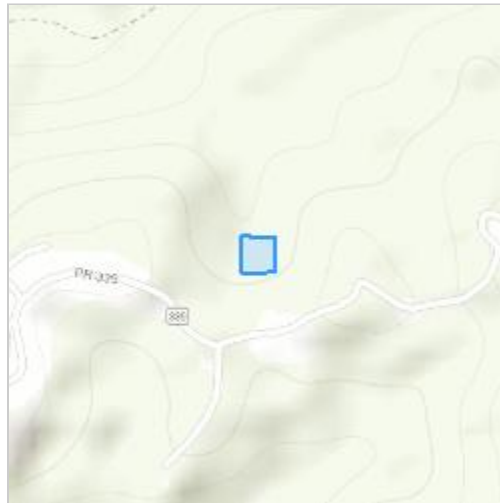
Project Name: PR-RGRW-04011

Project Type: Restoration / Enhancement - Agricultural

Project Description: The proposed project site located at Carr 339 km 1.3 Barrio Limon in the Municipality of Mayagüez, Puerto Rico (Parcel ID# 235-000-006-29-001), will be funded under the ReGrow PR Urban-Rural Agricultural Program. The proposed project is for the purchase and installation of a greenhouse with an integrated irrigation system for growing coriander. The greenhouse located at 18.19308, -67.05623 will measure approximately 36' x 100' and be constructed with metal and covered with plastic and seran sheets. The greenhouse contains an integrated irrigation system for hydroponic farming that includes growing trays, tubing, five 55-gallon cisterns, and five pumps to circulate water. No water or power connection is needed for this project. The field is not graded however, some clearing of vegetation will be required to install the new greenhouse.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.193133500000002,-67.0562352,14z>



Counties: Mayagüez County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

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

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

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

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

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

BIRDS

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

REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/VY53EFUI4VHILIJU55KGLJFJOE/documents/generated/7159.pdf	Endangered

CRITICAL HABITATS

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

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

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

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

MIGRATORY BIRDS

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

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

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

WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Tetra Tech
Name: Shelby McDowell
Address: 2301 Lucien Way #120
City: Maitland
State: FL
Zip: 32751
Email: shelby.mcdowell@tetrattech.com
Phone: 4096591563

APPENDIX E

SHPO Consultation



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

November 2, 2023

Lauren Bair Poche

HORNE

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

SHPO 10-16-23-05 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:
PR-RGRW-04011- MAYAWEST FARM, INC. – CARR. 339 KM 1.3, BO. LIMÓN,
MAYAGÜEZ, 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



October 16, 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-04011 – Mayawest Farm Inc. – Carr 339 km 1.3, Barrio Limon, Mayagüez, 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 Mayawest Farm Inc. located at Carr 339 km 1.3 Barrio Limon, in the municipality of Mayagüez. The undertaking for this project includes the purchase and installation of a greenhouse with an integrated irrigation system. No new water or power connections are needed for this project however, some clearing of vegetation will be required to install the new greenhouse.

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, Historic Preservation Senior Manager

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Subrecipient: Mayawest Farm Inc		
Case ID: PR-RGRW-04011	City: Mayaguez	

Project Location: Carr 339 km 1.3 Barrio Limon	
Project Coordinates: 18.193141, -67.056239	
TPID (Número de Catastro): 235-000-006-29-001	
Type of Undertaking: <input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): c1970	Property Size (acres): 19.7

SOI-Qualified Architect/Architectural Historian: Maria F. Lopez Schmid
Date Reviewed: 8/18/2023
SOI-Qualified Archaeologist: Roberto G. Muñoz-Pando, PhD
Date Reviewed: August 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 Scope of Work for this project includes the purchase and installation of a greenhouse with an integrated irrigation system. This land is used for the growing of plantains and bananas. The applicant plans to install a greenhouse to grow coriander at coordinates 18.19308, -67.05623. The proposed greenhouse is a 36' x 100' = 3600 sqft metal structure covered with plastic and seran sheet for farming coriander. The greenhouse contains an integrated irrigation system for hydroponic farming that includes growing trays, tubing, five 55-gallon cisterns, and five pumps to circulate water. No water or power connection is needed for this project. The field is not graded however, some clearing of vegetation will be required to install the new greenhouse.

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 at coordinates 18.19308, -67.05623, where the greenhouse is to be installed with a 15-meter buffer to allow for variation in placement due to ground conditions. The visual APE is the viewshed of the proposed project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Mayawest Farm Inc		
Case ID: PR-RGRW-04011	City: Mayaguez	

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area has no previously identified archaeological sites within a 0.5 miles radius of the APE and no previous cultural resources surveys have been performed within a 0.5 miles radius of the project area. The soils around the APE are composed of Humatas Clay (HmF2) with 40 to 60 percent slopes. These terrain makes the probability of finding new, intact, and significant archaeological resources within this area low to moderate.


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. Additionally, there are **no** NRHP-listed historic properties within the quarter mile buffer zone from the APE.

The proposed project is located in a rural, mountainous terrain surrounded by crop lands and vegetation. The property lies north of the Panoramic Route PR-339 in Mayaguez, west of the town. A circa 1970 building, is located south of the APE geocoordinates. The building, shown below, appears on a 1975 aerial image, but not on a 1958 aerial image.



Figures 1 & 2. Detail of 1975 aerial image and of 2023 Google Maps aerial image indicating the location of the building on the property.


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This building (shown below) is a cluster of structures that are one-story located along the north side of the Panoramic Route. A reinforced concrete building to the rear is surrounded by gabled metal roof structures that have concrete block walls or wood frame walls with grooved plywood siding. On the left side, a newer gable metal roof structure is supported by metal columns and beams. To the front of the property a concrete fence with pillars, cyclone fence, and gates limits the sidewalk from the property.



Figures 3 & 4. Images of the building on the property and front fence, view to the northeast.

The cluster of buildings **do not** meet the requirements to be eligible for listing on the National Register of Historic Places.


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Case ID: PR-RGRW-04011	City: Mayaguez

Determination

The following historic properties have been identified within the APE:

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

The project area is not located within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. Based on the results of our historic property identification efforts, the Program has determined that no previously identified historic properties are located within or adjacent to the parcel that contains the proposed Area of Potential Effect. In addition, our background research shows that the project area has no previously identified archaeological sites within an 0.5-mile radius of the APE. There are no individually eligible built resources located within the property. The slope of the project area is not favorable for prehistoric settlement patterns the probability of finding new, intact, and significant archaeological resources within this area low to moderate. Therefore, it is our position that no Historic Properties will be affected by the proposed project.

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Case ID: PR-RGRW-04011		City: Mayaguez

Recommendation

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

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

This Section is to be Completed by SHPO Staff Only

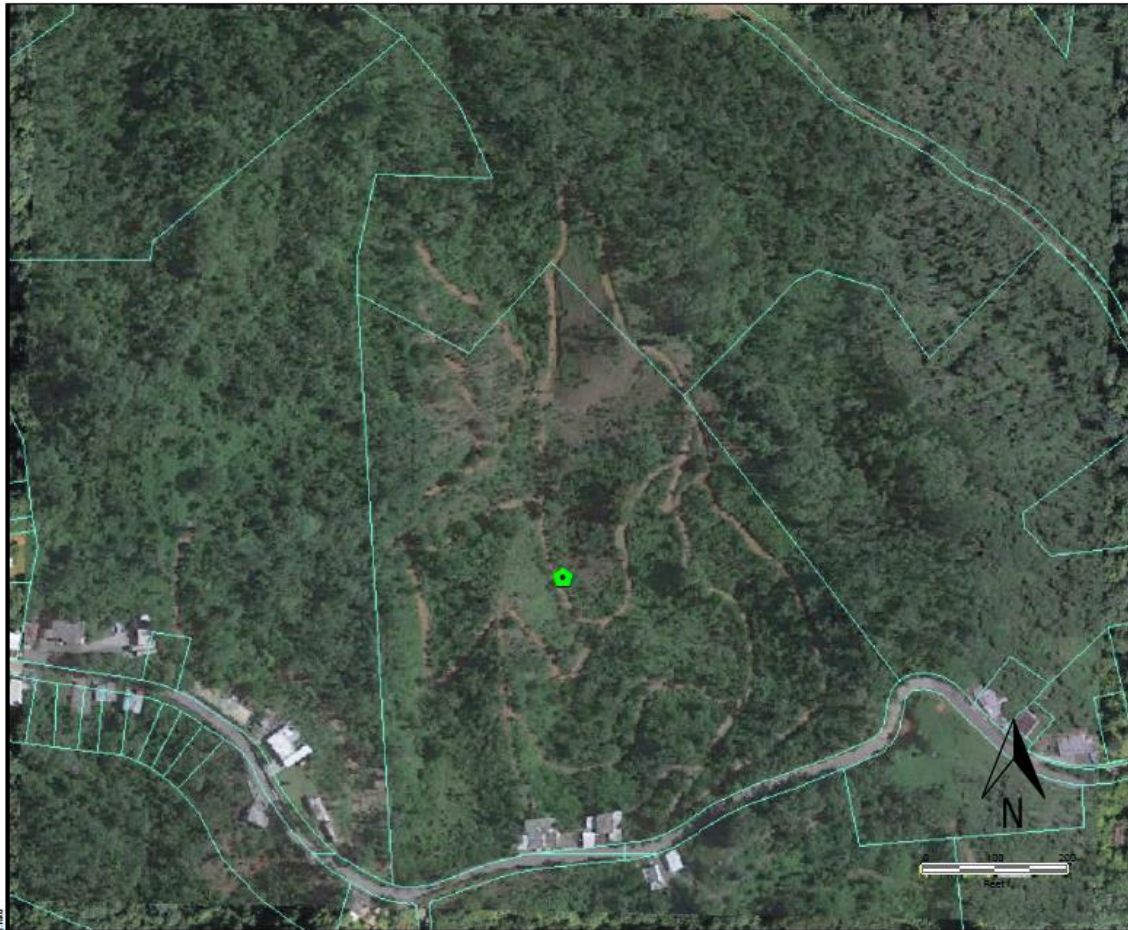
The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
<input type="checkbox"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided.	
Comments:	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez

Project (Parcel) Location - Aerial Map



File Path: Z:\MayawestFarm\Case_Study\Map\Map_04011.mxd



TETRA TECH

Source: CRIM

Author: TG

Date: 10/7/2022

Legend



Tier 2 Site



Historic Comunidades



Traditional Urban Centers



Cultural Resource District Polygon



Parcelario

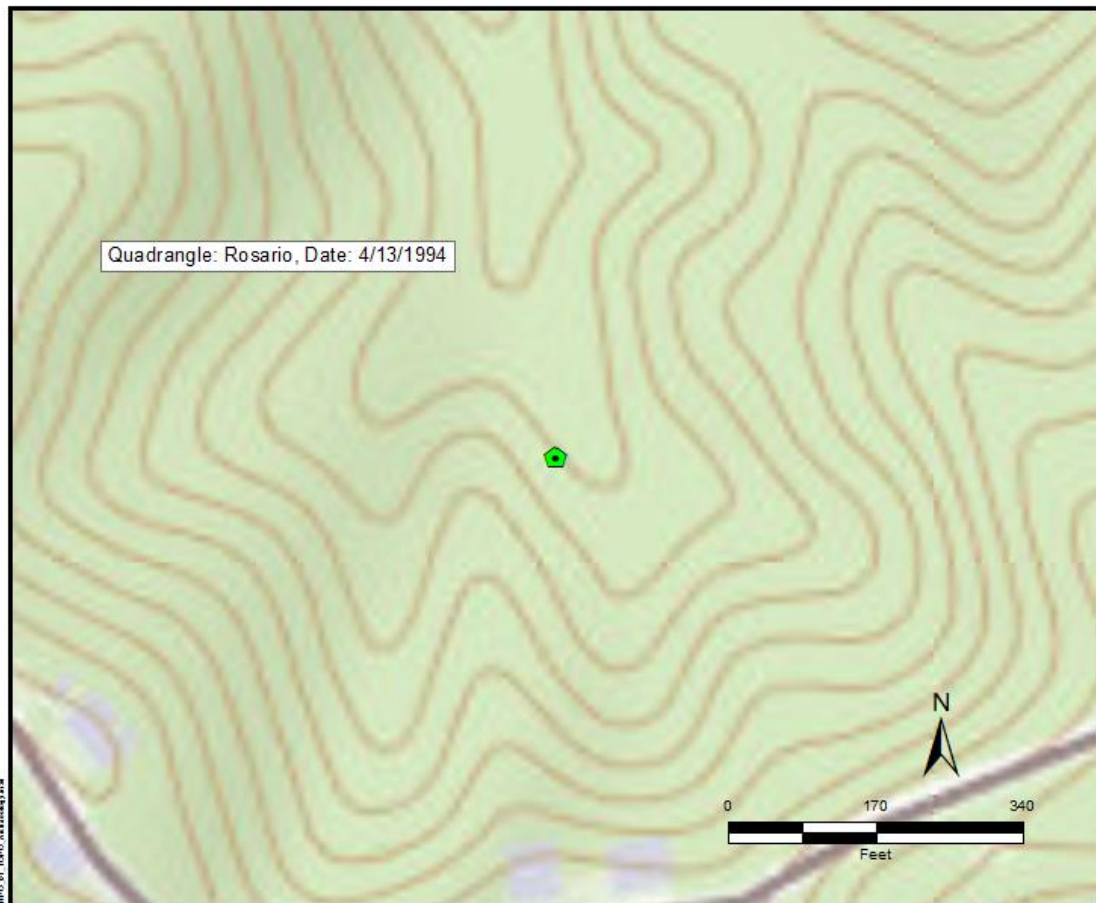


Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez

Project (Parcel) Location - USGS Topographic Map







TETRA TECH

Source: USGS

Author: TG

Date: 9/29/2022

Legend

-  Tier 2 Site
-  Historic Comunidades
-  Traditional Urban Centers
-  Cultural Resource District Polygon

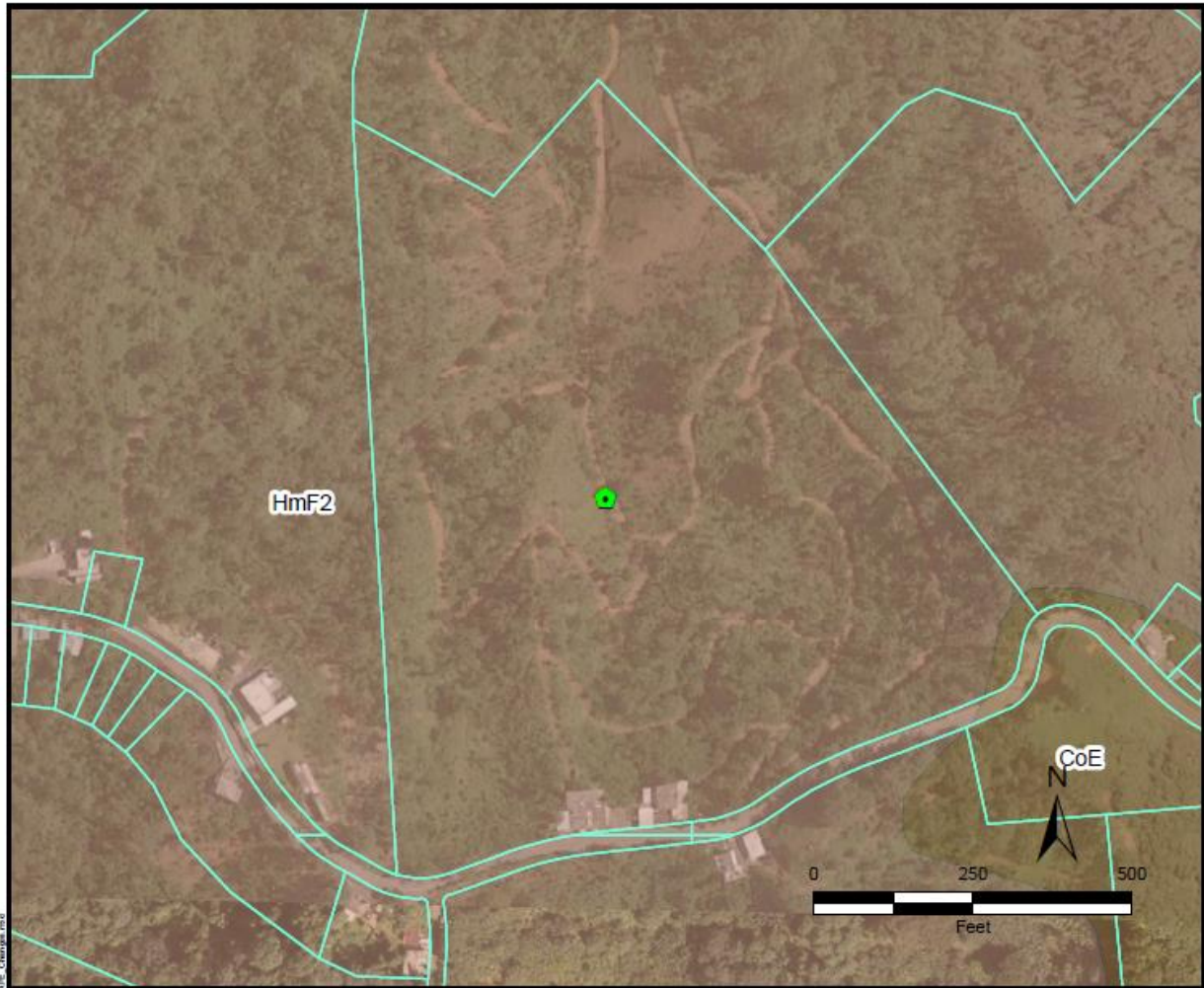


Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez

Project (Parcel) Location – Soils Map



TETRA TECH

Source: USDA

Author: TG

Date: 6/13/2023

Legend



Tier 2 Site



Parcelario

Soil Type



CoE;Consumo clay, 20 to 40 percent slopes



HmF2;Humatas clay, 40 to 60 percent slopes

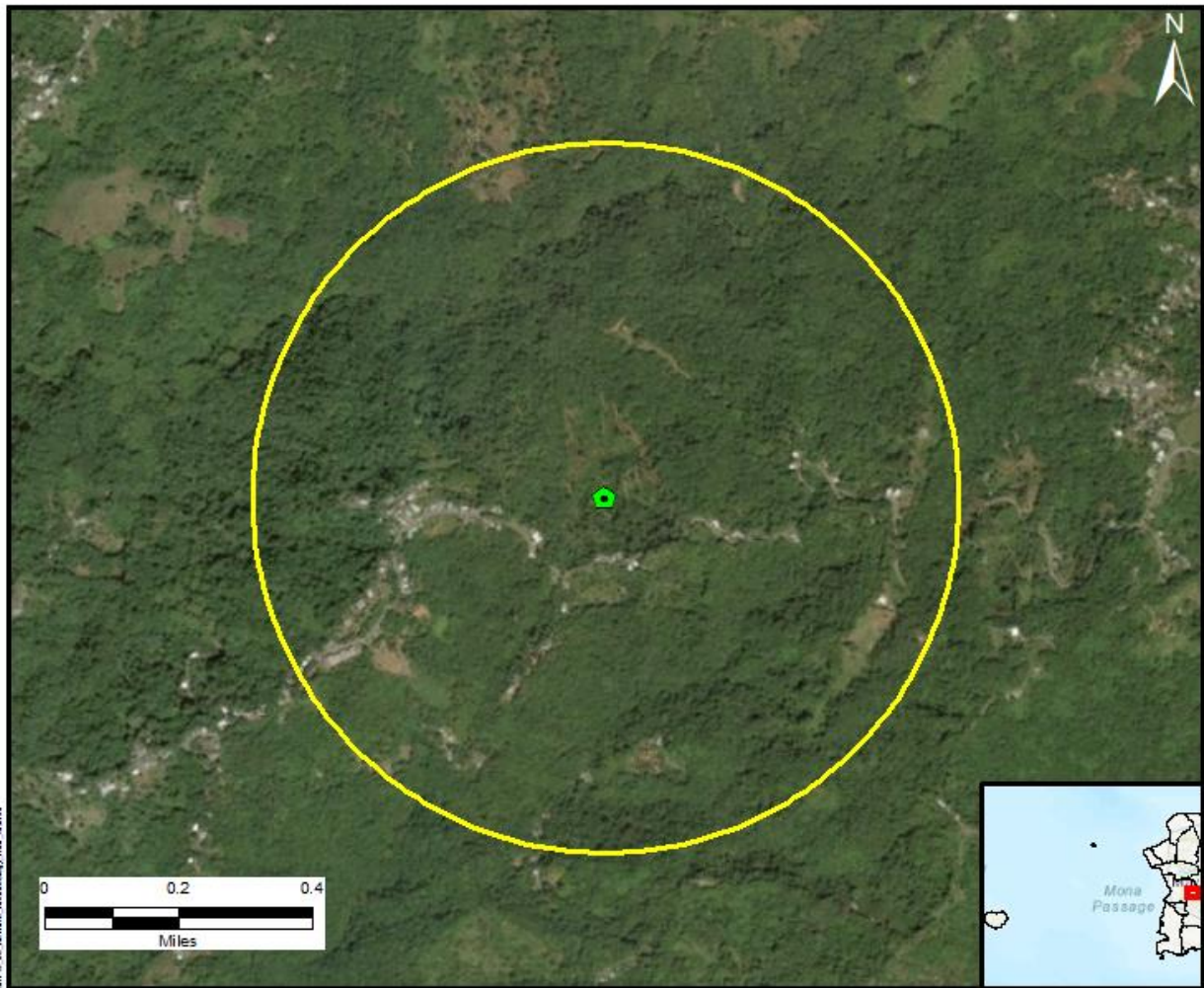


Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez

Project (Parcel) Location with Previous Investigations - Aerial Map








TETRA TECH

Source: National Park Service

Author: TG

Date: 9/29/2022

Legend

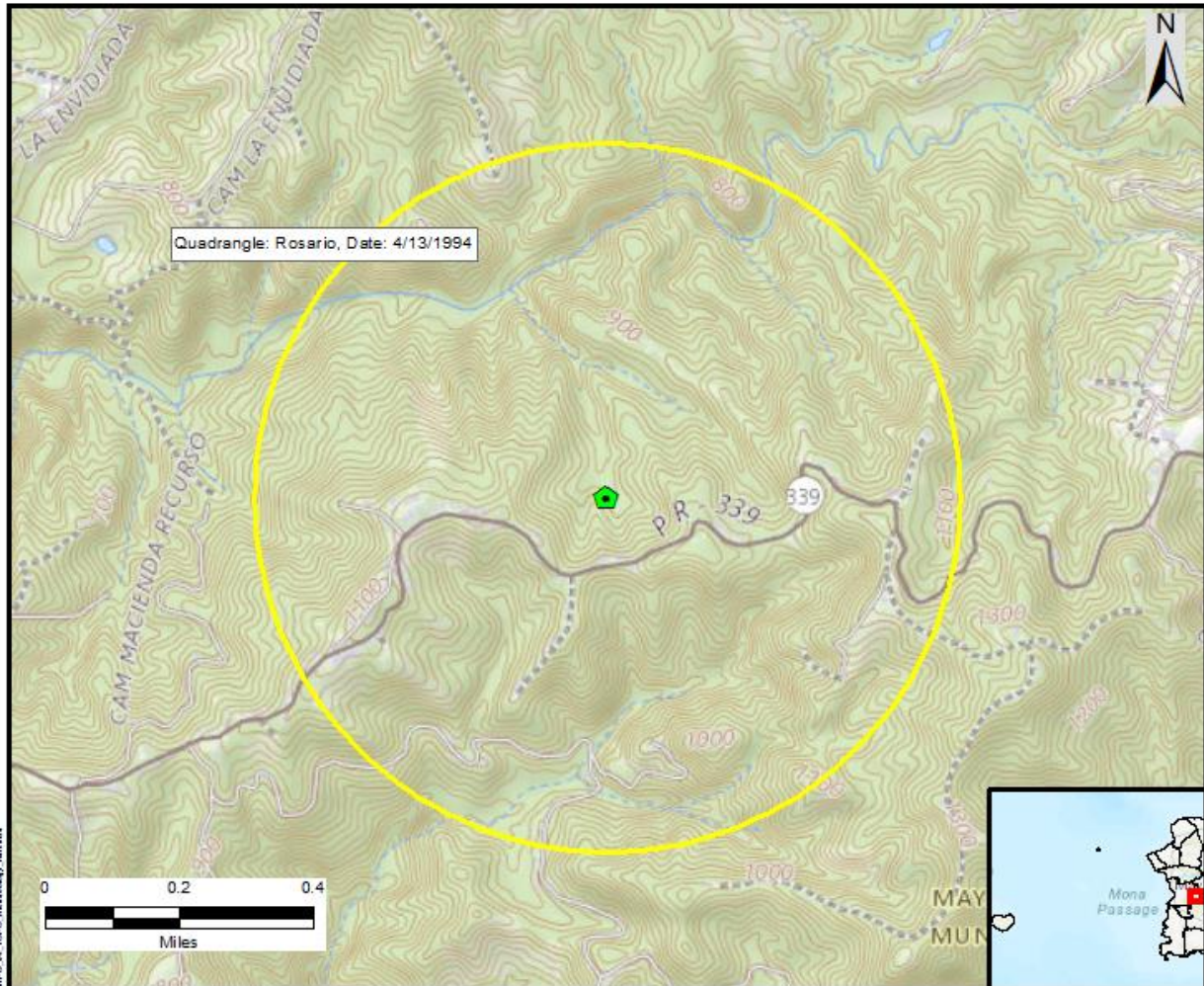
-  Tier 2 Site
-  Half Mile Buffer
-  Historic Comunidades
-  Traditional Urban Centers
-  Cultural Resource District Polygon

Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez

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



Source: National Park Service

Author: TG

Date: 9/29/2022

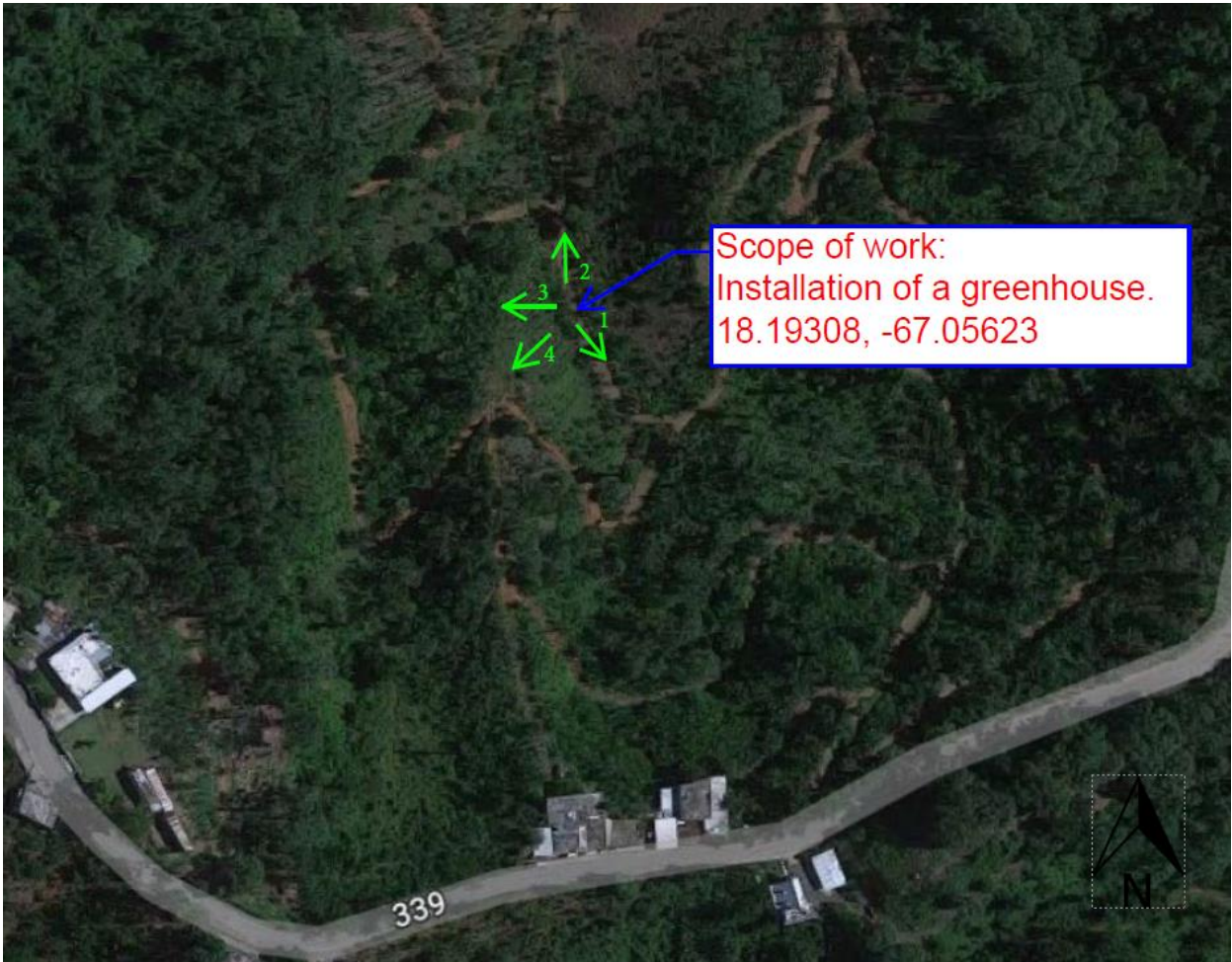
- Legend**
- Tier 2 Site
 - Half Mile Buffer
 - Historic Comunidades
 - Traditional Urban Centers
 - Cultural Resource District Polygon

Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez

Photograph Key



Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez



Photo #: 1

Description (include direction): View to the Southeast.

Date: 5/22/2023

Scope Of Work: Installation of a Greenhouse.



Photo #: 2

Description (include direction): View to the North.

Date: 5/22/2023

Scope Of Work: Installation of a Greenhouse.

Subrecipient: Mayawest Farm Inc

Case ID: PR-RGRW-04011

City: Mayaguez



Photo #: 3

Description (include direction): View to the West.

Date: 5/22/2023

Scope Of Work: Installation of a Greenhouse.




Photo #: 4

Description (include direction): View to the Southwest.

Date: 5/22/2023

Scope Of Work: Installation of a Greenhouse.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Mayawest Farm Inc	
Case ID: PR-RGRW-04011	City: Mayaguez



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