

# Environmental Assessment

## Determinations and Compliance Findings for HUD-assisted Projects

### 24 CFR Part 58

#### **Project Information**

**Project ID:** PR-RGRW-01030

**Project Name:** Oconuco LLC

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

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

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

**Preparer:** Yazmín M. Acevedo

**Certifying Officer Name and Title:** Permit and Environmental Compliance Officers: Sally Acevedo Cosme, Pedro de León Rodríguez, Ivelisse Lorenzo, Janette Cambrelen, Santa Ramirez, Limary Vélez Marrero, and Mónica M. Machuca Ríos. María T. Torres Bregon - Environmental Manager, Angel Gabriel Lopez Guzman - Deputy Director

**Consultant:** Behar Ybarra & Associates LLC

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

#### **Project Location:**

Carr 128 km 54.6 interior Barrio Buenos Aires, Lares, PR 00669

Greenhouse location: latitude 18.274314, longitude -66.862468

Parcel cadastral # 186-000-001-65-000, 186-000-001-66-000

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

The proposed project consists of the purchase and installation of a 30 x 80 feet greenhouse structure. The greenhouse will be anchored to the ground using a 2.5-inch diameter galvanized rigid pipe. They are 10 feet long and will be buried to a depth of 2 feet. The greenhouse will include two 900-gallon cisterns and an integrated solar panels system with grounding cable. The greenhouse will have a drip irrigation system that will be served from the two cisterns that will collect rainwater. The pipes will be placed above ground. The solar system will be placed on top of an existing structure located in front of

the greenhouse. Some additional ground disturbance may occur within the footprint and immediately adjacent to the new greenhouse structure to support these systems.

The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of the new greenhouse. The area of potential effects (APE) measures 0.454596 acres (1,839.68 square meters).

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

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]: The resilience of economies relies heavily on robust agricultural capacity and well-established food systems. Given the severe impact of Hurricanes on Puerto Rico's entire agriculture sector, the Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) has been strategically devised to fortify this industry. This project will increase agricultural capacity while promoting and increasing food security island wide and will enhance and expand agricultural production related to economic revitalization and sustainable development activities. The applicant does not have the necessary resources to purchase the materials for the greenhouse for their agricultural operation, that is why the importance of the program's help. The new greenhouse will increase the production of recao, peppers and chillies moving to a more diverse and resilient agricultural approach. This agricultural project associated with the greenhouse is in keeping with the overall objectives of the Economic Development Program.

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

The existing area for the proposed greenhouse is used for agricultural purposes. The topography of the area is flat. There is an existing greenhouse next to the new greenhouse proposed location set up for growing tomatoes and peppers. Therefore, there is no change in land use associated with these placements.

## **Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B-18-DP-72-0001 B-17-DM-72-0001	CDBG-DR, Re-Grow Puerto Rico Urban-Rural Agriculture Program	\$172,500,000.00

**Estimated Total HUD Funded Amount:** \$39,800.00

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$39,800.00.

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

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

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project consists only of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and will have no impact on any Airports. The site is located 98,339 feet from the nearest major civil airport, Eugenio Maria de Hostos Airport in Mayaguez and 303,720 feet from the military airport, Luis Muñoz Marin in San Juan. This topic is in compliance with the HUD's Airport Hazard regulations without further evaluation. See the attached Airport map Runway Protection Zone, Figure 2.
<b>Coastal Barrier Resources</b>  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"/>	This project is not located in a CBRS Unit. The project is located 75,426 feet northeast of the nearest Coastal Barrier Resource System, PR-79. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map, Figure 3.
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is located in Zone X, Panel 72000C0590H, 4/19/2005. The project does not require flood insurance or is

<p>Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>excepted from flood insurance. This topic is in compliance with the Flood Disaster Protection Act. See attached Flood Map, Figure 4.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists only of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural site and is not located in a nonattainment municipality of Puerto Rico (Arecibo, Bayamón, Cataño, Guaynabo, Salinas, San Juan, Toa Baja). The installation and operation of this project will have no impact and is in compliance with the Clean Air Act without further evaluation. See attached published list of Puerto Rico Nonattainment/Maintenance Status for each country by year for all criteria pollutants in Appendix 2.</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project is located 74,179 feet from the nearest Coastal Zone Management area and does not affect a Coastal Zone as defined in the state Coastal management Plan. The project is in compliance with the Coastal Zone Management Act. See the attached CZMA map, Figure 5.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes    No  <input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural project. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. There are no sites of environmental concern identified within 3,000 feet from the project site. The</p>



		<p>project is in compliance with contamination and toxic substances requirements. See attached Toxics Map, Figure 6.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>After reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) and the Puerto Rico Department of Natural and Environmental Resources (DNER) database, the Puerto Rican boa (<i>Chilabothrus inornatus</i>), Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>) and Puerto Rican Parrot (<i>Amazona vittata</i>) could be found in the project area. The scope of work includes continued agricultural use of the property with no intention of cutting down trees where the greenhouse will be installed, and it has been maintained that way for agricultural purposes.</p> <p>The nature of the project, scope of work, information available, a careful analysis of the IpaC, the Puerto Rico Boa conservation measures, the Caribbean Dkey in the US Fish and Wildlife Service's online IPaC application, and the observations during the field visit on January 14, 2023, were used to evaluate the potential impacts to federally listed species from this project. Based on that information and the answer inputted into the Dkey, it was determined that the proposed action will have "No Effect" determination on the Puerto Rican Boa and Puerto Rican Broad-winged Hawk.</p> <p>In addition, the installation of the greenhouse will not affect the Puerto Rican Parrot. Puerto Rican parrots are mostly found in wet forests of Puerto Rico, starting from the moist mountainous forests, down to the mangroves and coastal scrub forests. Given that the area is not suitable for this species, the ground</p>

		<p>disturbance caused by the installation of the fence will have no effect on the parrot's habitat. The project is 46,534 feet from the nearest final endangered species critical habitat. Therefore, the project has no critical habitats in the area.</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 Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa. As established by the USFWS Puerto Rican Boa Conservation Measures Guideline.</p> <p><a href="https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf">https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</a></p> <p>This project is in compliance with the Endangered Species Act. See attached "No Effect" Memo and supporting documents in Appendix 4. See attached Endangered Species map, Figure 7.</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists only of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and does not include development, construction or rehabilitation that will increase residential density. This project is in compliance with Explosive and Flammable Hazards without further evaluation.</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. All areas under the project site are farmland of statewide importance. The project is in compliance with the</p>

		Farmland Protection Policy Act. See the attached Farmlands map, Figure 8.
<p><b>Floodplain Management</b></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 is located in Zone X, Panel 72000C0590H, 4/19/2005 (Figure 4). The site is not located in a Preliminary Firm or an Advisory Base Flood Elevation special flood hazard area. The project is in compliance with Executive Order 11988. See attached Flood Map (Figure 9).</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The site was visited on February 7, 2023, by SOI-qualified archaeologist. Based on this definition and the nature and scope of the undertaking, the APE has been defined as the area potentially affected by ground-disturbing activities related to the greenhouse facility. Documentation with photographs and maps was subsequently submitted to SHPO (attached Appendix 1). In a response from PR SHPO dated April 25, 2023, SHPO concurred with a finding of <b>No Historic Properties Affected</b> within the project's Area of Potential Effects (see attached Appendix 1). The property is not considered historic or contributing to an historic district (See attached Historic map, Figure 10). Therefore, this activity is in compliance with the National Historic Preservation Act.</p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists only of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural site. The project does not include new construction for residential use or rehabilitation of an existing residential property. The site is rural in nature and there will be no impact to or from the surrounding area from a noise perspective. This topic is in compliance with Noise Control Act without further evaluation.</p>

<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Puerto Rico. The project is in compliance with Safe Drinking Water Act without further evaluation. See the attached Sole Source Aquifers map, Figure 11.</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>There is no wetland within the project area. The project is in compliance with Executive Order 11990. See the attached Wetlands map, Figure 12.</p>
<p><b>Wild and Scenic Rivers</b></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 the NWSRS river. The project is located 372,679 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act. See Map, Figure 13.</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>Based on the scope of work for this project, there will be no additional impact on low-income or minority residents. This proposed activity will not have a negative impact on Environmental Justice. Therefore, the proposed activity complies with this section.</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 or approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project consists of the purchase and installation of a 30 x 80 feet greenhouse structure including two 900-gallon cisterns and an integrated solar panels system and is continued agricultural use of property which is compatible with a zoning code of SREP-A (Rustic Soil Specially Protected - Agricultural) and existing land use of A-4 (General rural) There is no urban design associated with this rural, agricultural site.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The proposed project consists of the purchase and installation of a 30 x 80 feet greenhouse structure including two 900-gallon cisterns and an integrated solar panels system. The soil is currently being used for agriculture purposes. There is no change in land use since the land will continue to be used to agriculture purposes. The landslide data indicates moderate landslide susceptibility, and no erosion is expected to occur from this project. The project will not affect the drainage in the area. There will be little to no additional runoff associated with the project. See Landslide Susceptibility Map, Figure 14.
Hazards and Nuisances including Site Safety and Noise	2	The proposed project consists of the purchase and installation of a 30 x 80 feet greenhouse structure including two 900-gallon cisterns and an integrated solar panels system. There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area, nor will the project generate any additional noise. Additionally, the project

		does not include housing or such to where inhabitants would be affected.
Energy Consumption	2	The project should not trigger any additional energy consumption since the project is a purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system on an existing agricultural farm and will not require any expansion to existing power facilities.
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	The proposed project consists of the purchase and installation of a 30 x 80 feet greenhouse structure including two 900-gallon cisterns and an integrated solar panels system. The project will result in short-term benefit to employment when contractors are hired for the construction of the new greenhouse. After construction, there may be a net positive benefit for the farm, a small business receiving this funding for economic development recovery purposes, which will aid in the continued operations of the intended use of the farm which products will be used by Puerto Rico population. The project is not anticipated to have a significant impact on Employment and Income Patterns.
Demographic Character Changes, Displacement	2	The proposed project consists of the purchase and installation of a 30 x 80 feet greenhouse structure including two 900-gallon cisterns and an integrated solar panels system and will not alter the demographic characteristics of Lares, PR. The applicant is already located at this location and the project will provide opportunities for the continuous agricultural growth of the business.
Environmental Justice	2	In the project area within a one-mile radius: <ul style="list-style-type: none"> <li>• The people of color are 100% compared to PR average of 96%</li> <li>• 82% of the people are low income compared to PR average of 70%</li> </ul>

		<ul style="list-style-type: none"> <li>15% of the people are unemployed compared to PR average of 15%</li> </ul> <p>The proposed activities of the installation of the greenhouse will have a positive impact on creating jobs for local people. Therefore, the proposed activity complies with this section. See EJSreen Report in Appendix 3.</p>
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Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural site and will have no impact on educational and cultural facilities.
Commercial Facilities	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities.
Health Care and Social Services	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural site and will have no impact on Health Care and Social Services.
Solid Waste Disposal / Recycling	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and will have no impact on Solid Waste Disposal / Recycling services. The products and by-products are agricultural, and any waste would be biodegradable.
Wastewater / Sanitary Sewers	2	The installation and construction of the new greenhouse will not produce any wastewater. Based on the scope of work is not expected to result in any significant changes in wastewater or sanitary sewer generation. No sewer connection is required for any

		discharge from the module. The proposed project will have no impact on Wastewater / Sanitary Sewers.
Water Supply	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and will not require an additional water supply. The greenhouse will have a drip irrigation system that will be served from the two cisterns that will collect rainwater. The proposed project will have no impact on the water supply.
Public Safety - Police, Fire and Emergency Medical	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural site and will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and will have no impact to Parks, Open Space and Recreation. The property being used is agricultural and it will continue as agricultural use.
Transportation and Accessibility	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural site and will have no impact on transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and will be situated on previous agriculture property and will have no impact to unique natural features or water resources.



Vegetation, Wildlife	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system and will occur in land previously used for agricultural purposes and will continue in that capacity. There may be wildlife attracted to the greenhouse but no negative impact on wildlife.
Climate Change	2	The project consists of the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system. The Re-Grow Program proposed project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters. The project will not contribute to climate change and will provide a minor net benefit by allowing for increased food production.

**Additional Studies Performed:** Not applicable.

**Field Inspection** (Date and completed by): February 7, 2023, Jaqueline Lopez, SOI- Qualified Archaeologist

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

FAA, National Plan for Integrated Airport Systems:

[www.faa.gov/airports/planning\\_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf](http://www.faa.gov/airports/planning_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf)

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.

[www.fws.gov/CBRA/Maps/Locator/PR.pdf](http://www.fws.gov/CBRA/Maps/Locator/PR.pdf)

National Park Service, National Registry of Natural Landmarks.

[www.nature.nps.gov/nnl/docs/NNLRegistry.pdf](http://www.nature.nps.gov/nnl/docs/NNLRegistry.pdf)

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

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

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

Programmatic Agreement among the Federal Emergency Management Agency, the Puerto Rico State Historic Preservation Office and the Central Office for Recovery,

Reconstruction and Resilience – amended to include the Puerto Rico Department of Housing.

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

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

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

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

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

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

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

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

Puerto Rico Coastal Zone Management Program Plan, September 2009.

Puerto Rico Planning Board, Communication regarding Coastal Zone Management, November 16, 2018 (No response).

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

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

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

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

**List of Permits Obtained:** None.

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

**Cumulative Impact Analysis** [24 CFR 58.32]: In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the purchase and installation of a 30' x 80' greenhouse including two 900-gallon cisterns and an integrated solar panels system for an agricultural site.

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

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

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

The 'No-Action' alternative would mean that the applicant would not receive federal funding to provide for the purchase and installation of a 30' x 80' greenhouse for an agricultural site which would inhibit the economic growth opportunity that the applicant would not otherwise have under the PRDOH Re-Grow Puerto Rico program. As a result, these owners may not be able to experience the growth needed to recover and expand their agriculture activities. A provision of the grant allows for economic development for businesses. The No-Action alternative would not allow for the economic development for this applicant.

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

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

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

Law, Authority, or Factor	Mitigation Measure
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Soil suitability will be assessed prior to construction. Contractors will be required to use BMPs during construction if erosion impacts occur. DNER authorization may be required for any ground disturbance associated with the activities in the proposed project.
<p><b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</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 Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.


**Determination:**

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

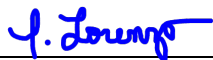
The project will not result in a significant impact on the quality of the human environment.

**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: 4/17/2024

Name/Title/Organization: Yazmin Acevedo / Environmental Specialist/ Behar Ybarra & Associates LLC

Certifying Officer Signature:  Date: April 18, 2024

Name/Title: I. Lorenzo-Torres, Permits and Environmental Compliance Specialist


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

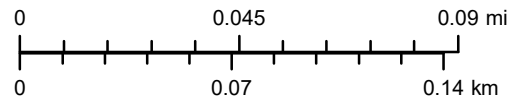
## Figures

**Location: Aerial Map**  
Puerto Rico Department of Housing ReGrow



**Legend**

-  PR-RGRW-01030
-  PR-RGRW-01030 Parcel
-  CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

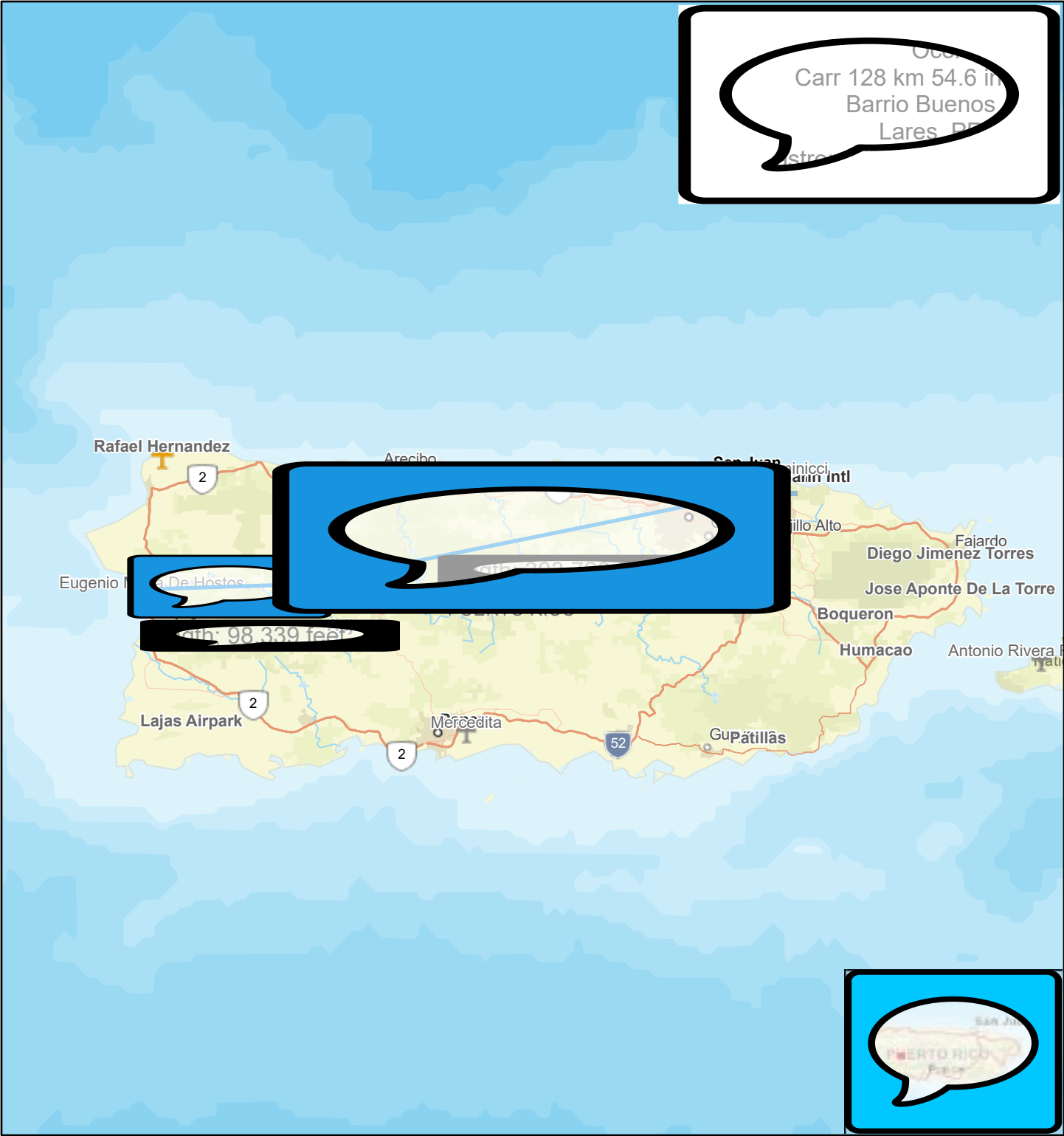


**Source**

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



Carr 128 km 54.6 in  
Barrio Buenos  
Lares, PR



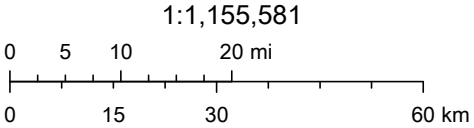
Eugenio I  
De Hostos

with: 98 339 feet



3/31/2023, 2:51:06 PM

- Accident Potential Zone
- Override 1
- Override 2
- Override 3
- ✈ USA Military Airports
- ✈ USA Civil Airports
- PR-RGRW-01030

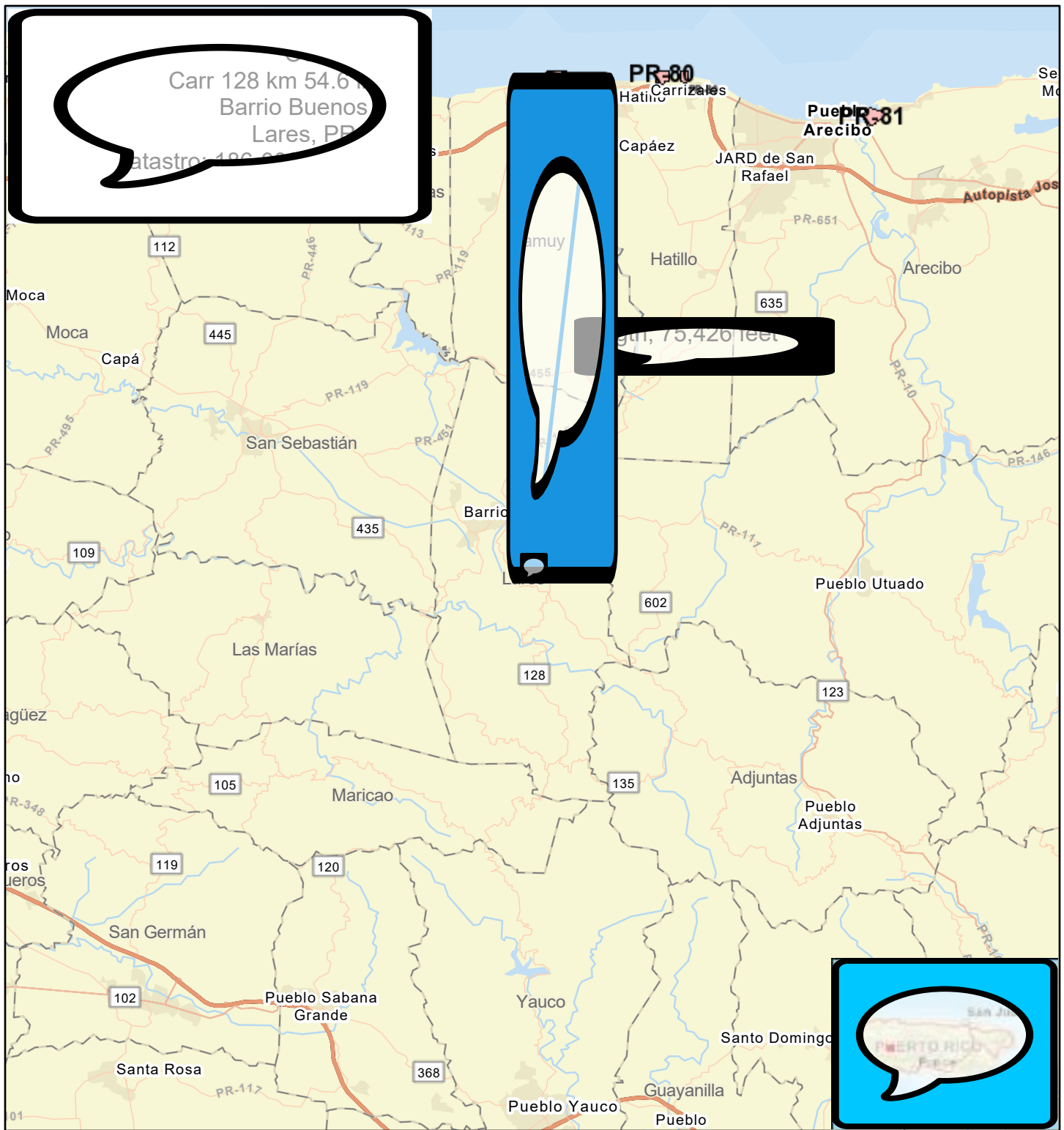


Protection Zones  
Military Airports

Federal Aviation Administration (FAA)  
faa.gov







# PR-RGRW-01030 CBRs



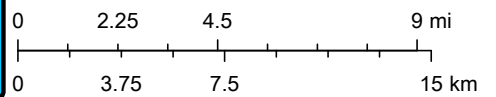
3/31/2023, 3:03:41 PM

## CBRS Units

-  Otherwise Protected Area
-  System Unit
-  



1:288,895



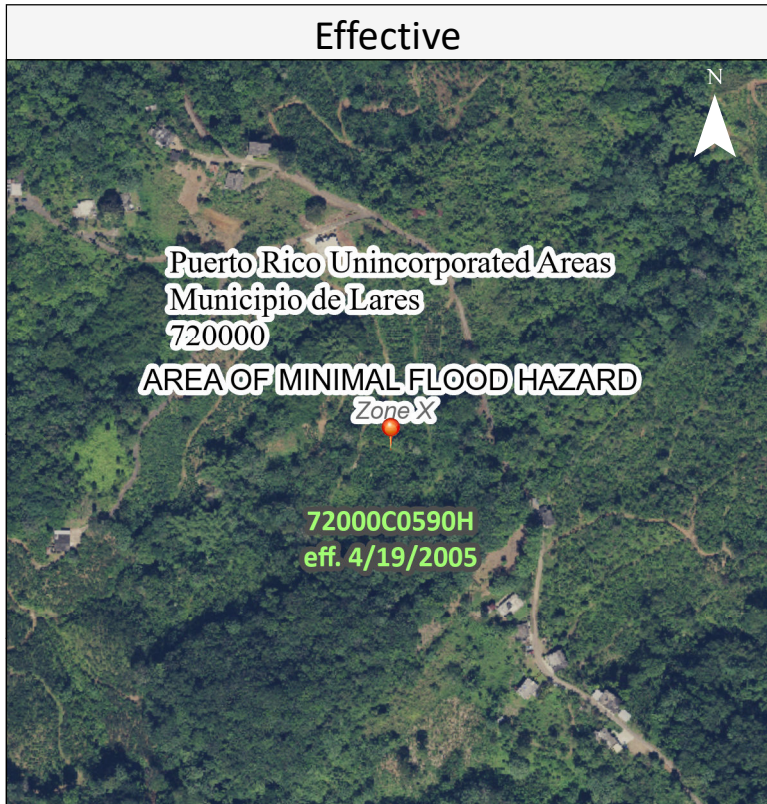
and Wildlife Service (FWS):  
/ov/program/conservation

# Comparison of Flood Hazard

Effective & Preliminary Flood Hazards



FEMA



Effective	
<b>POI Longitude/Latitude</b>	-66.8625, 18.2743
<b>Effective FIRM Panel</b>	72000C0590H
<b>Effective Date</b>	4/19/2005
<b>Flood Zone</b>	X
<b>Static BFE*</b>	Not Available
<b>Flood Depth</b>	Not Available
<b>Vertical Datum</b>	Not Available

Preliminary	
<b>POI Longitude/Latitude</b>	-66.8625, 18.2743
<b>Preliminary FIRM Panel</b>	72000C0590H
<b>Preliminary Issue Date</b>	11/16/2018
<b>Flood Zone</b>	Not Available
<b>Estimated Static BFE*</b>	Not Available
<b>Estimated Flood Depth</b>	Not Available
<b>Vertical Datum</b>	Not Available

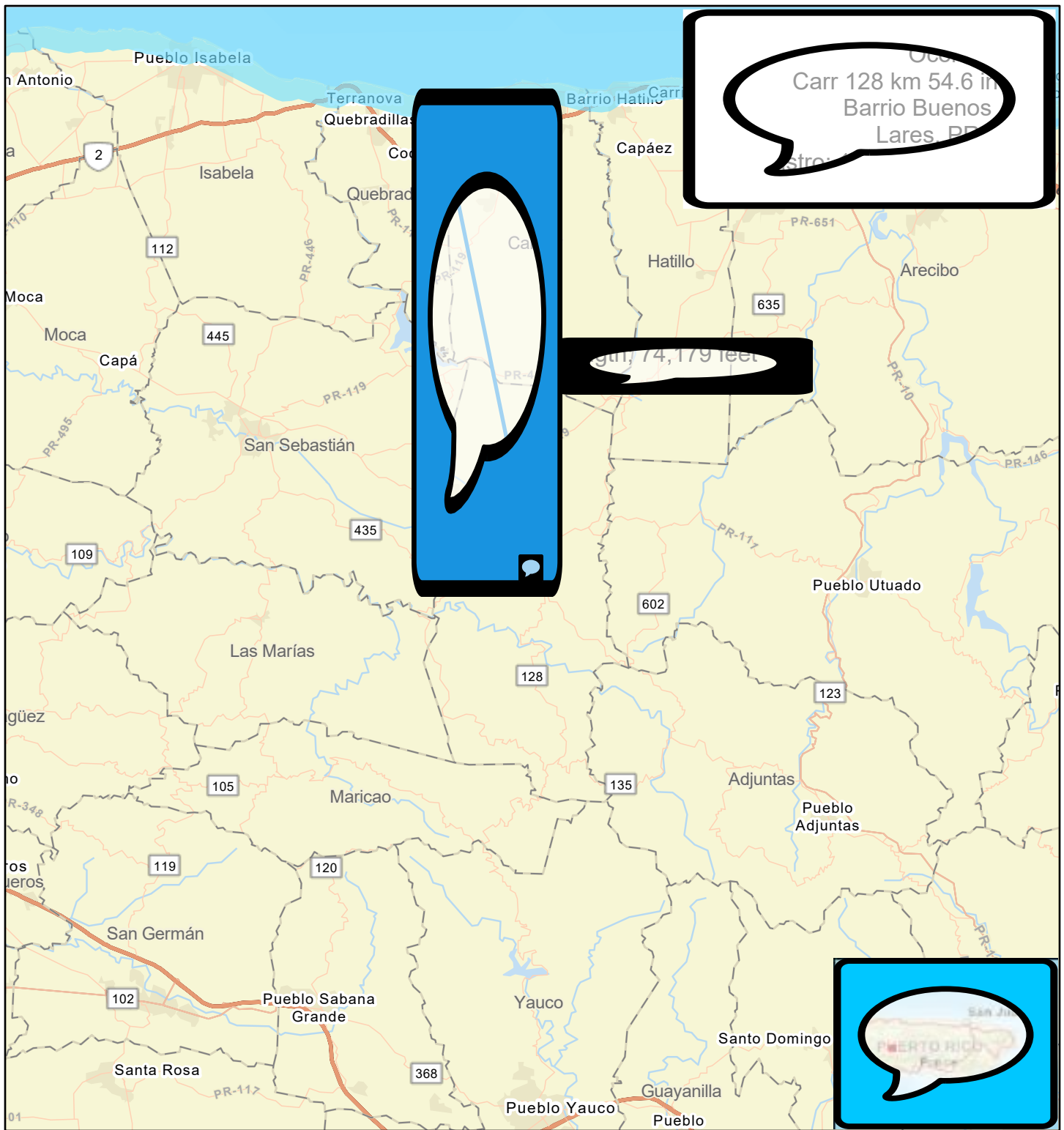
\* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

<b>Hazard Level</b>	<b>Flood Hazard Zone</b>
High Flood Hazard	<b>AE, A, AH, AO, VE and V Zones.</b> Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	<b>Shaded Zone X.</b> Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.  <b>Unshaded Zone X.</b> Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.
Low Flood Hazard	<b>Insurance Note:</b> High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit <a href="https://www.fema.gov/national-flood-insurance-program">https://www.fema.gov/national-flood-insurance-program</a> for more information.

**Disclaimer:** This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to [masc.fema.gov](https://www.fema.gov) to view an official copy of the Flood Insurance Rate Maps.



PR-RGRW-01030 CZM



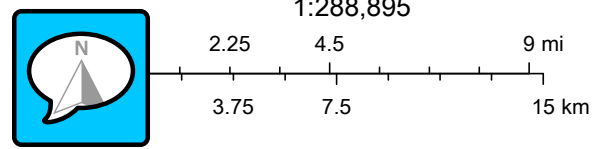
Carr 128 km 54.6 in  
Barrio Buenos  
Lares, PR

74,179 feet



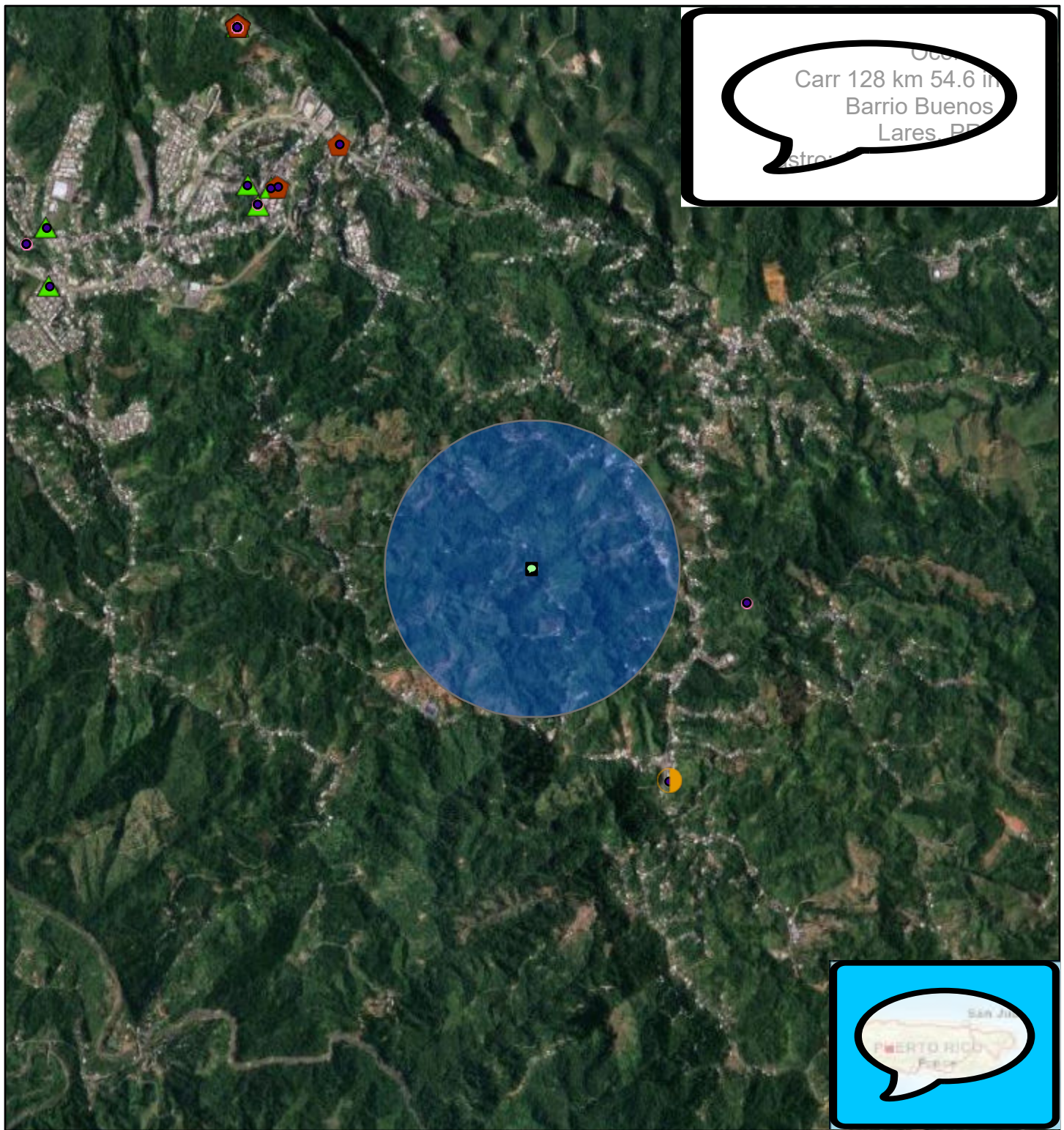
3/31/2023, 3:14:26 PM

Coastal Zone Management Act













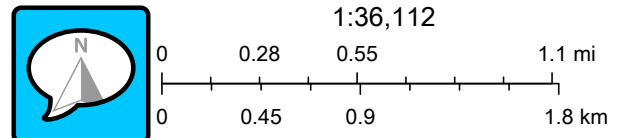
United States Department of the Interior  
Bureau of Oceanic and Atmospheric Administration  
Office for Coastal Management (NOAA/OCM)  
Coastal Zone Management Act (CZMA)

# PR-RGRW-01030 Toxic



3/31/2023, 3:24:25 PM

- |                                                                                                             |                                                                                                   |
|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
|  3,000 ft buffer of 01030 |  NPDES MAJOR   |
|  AIR AQS                 |  RCRA          |
|  FACILITY INTERESTS      |  RCRA ACTIVE   |
|  ICIS                    |  RCRA INACTIVE |
|  NPDES                   |  PR-RGRW-01030 |





Environmental Protection Agency (EPA)  
Registry Service (FRS)

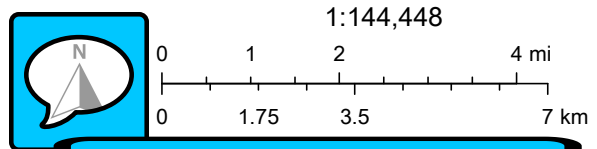
# PR-RGRW-01030 Endangered Species



3/31/2023, 3:34:17 PM

## Critical Habitat for Threatened & Endangered Species

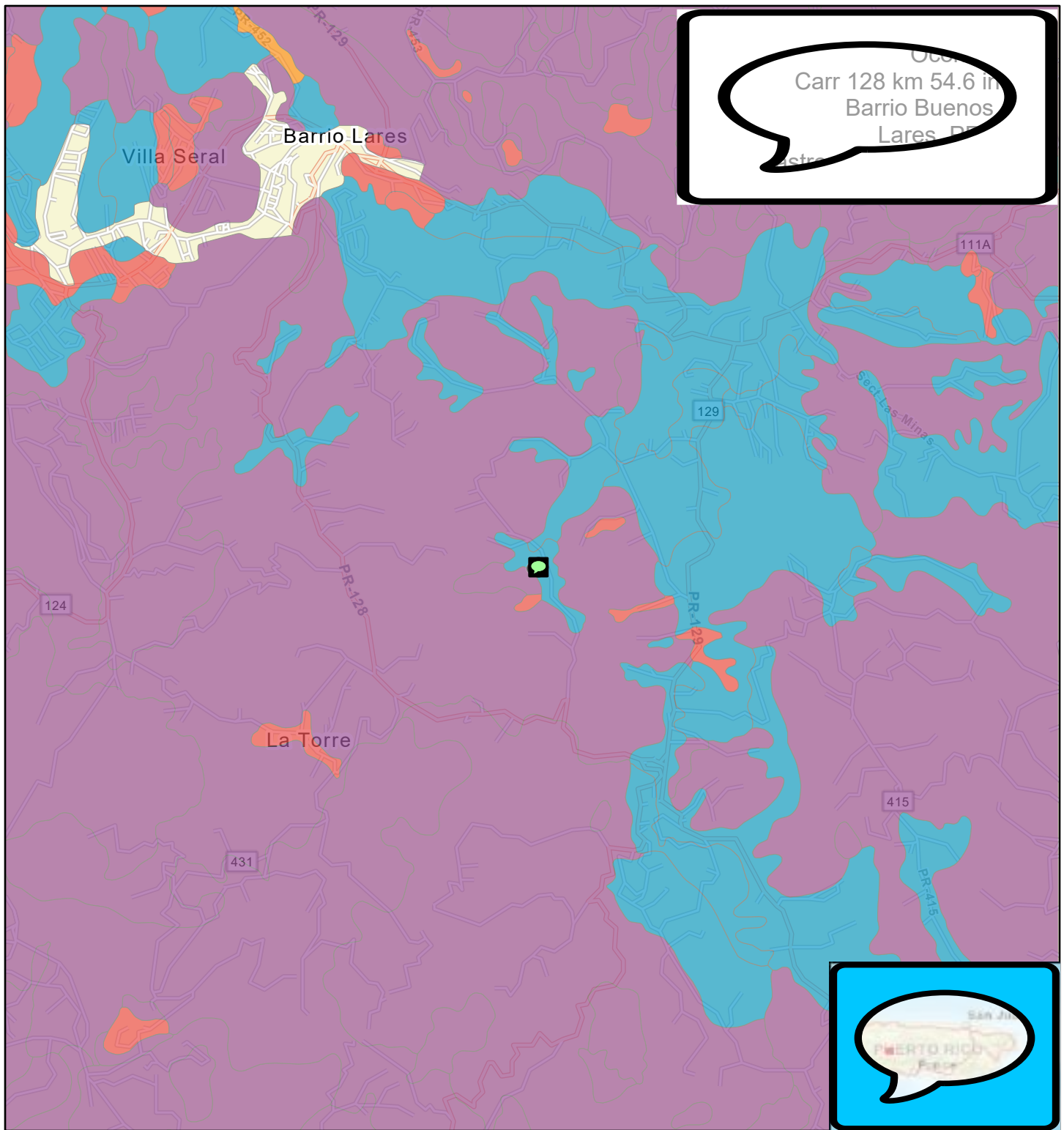
-  USFWS Critical Habitat - Final
-  PR-RGRW-01030



United States Department of the Interior  
Bureau of Land Management  
National Oceanic and Atmospheric Administration  
Wildlife and Conservation  
Response and Restoration



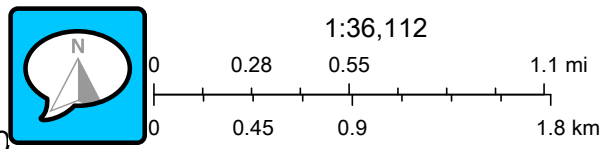
# PR-RGRW-01030 Farmland



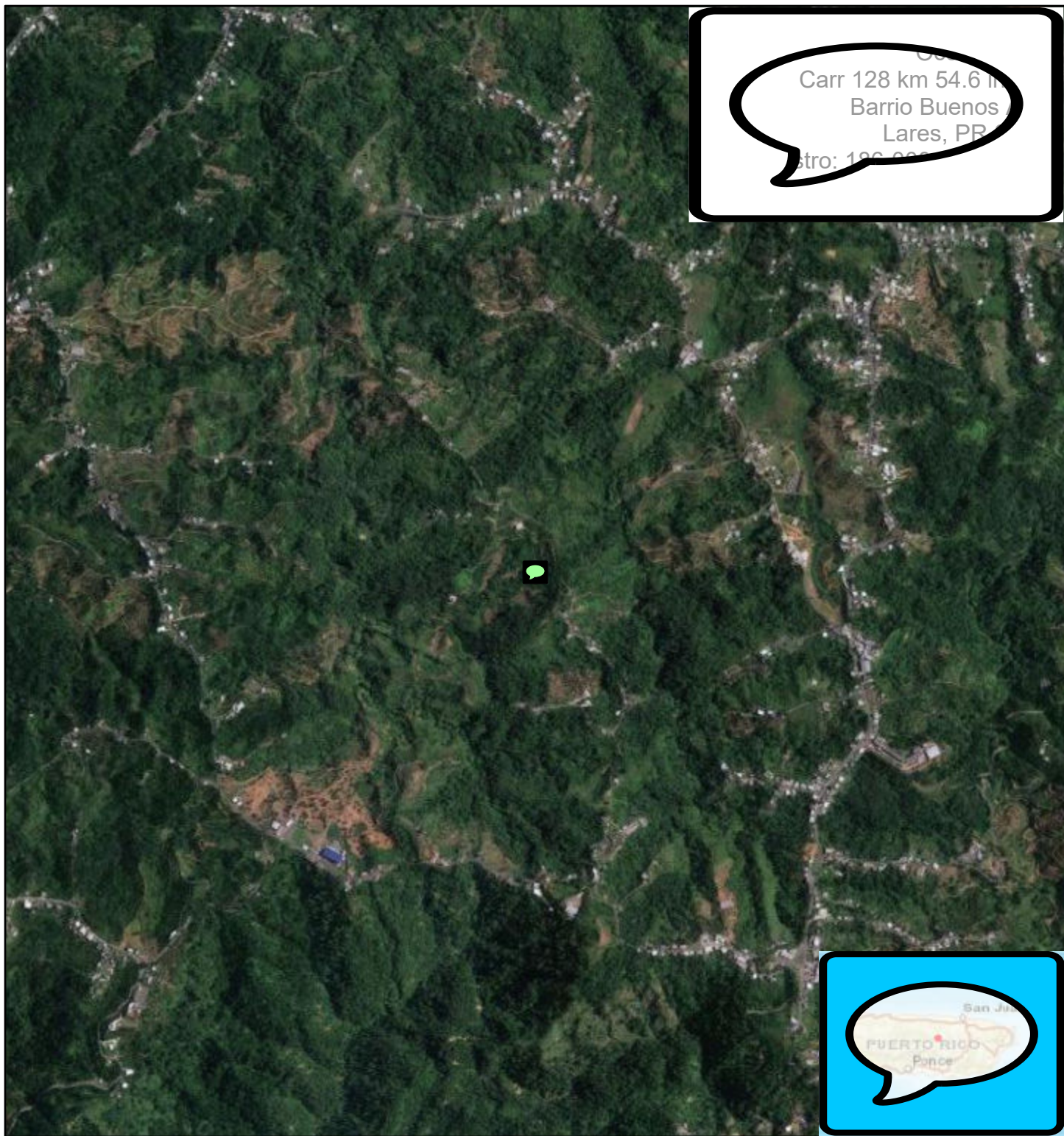
3/31/2023, 3:43:13 PM

### Farmland Protection

- All areas are prime farmland
  - Farmland of statewide importance
  - Not prime farmland
  - Prime farmland if drained
- PR-RGRW-01030



Resources Conservation Service (NRCS)  
Survey Geographic Database (gSSURGO)



Carr 128 km 54.6 m  
Barrio Buenos  
Lares, PR  
Telefono: 196 000



1/16/2024, 1:36:52 PM

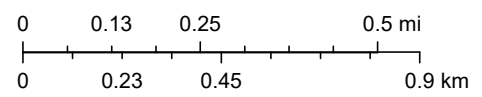
1:18,056

Flood Hazard Zone

- A
- X 0.2% Annual Chance Flood
- Zone/BFE Boundary

Flood Hazard Extent

- 1% Annual Chance Flood
- 0.2% Annual Chance Flood

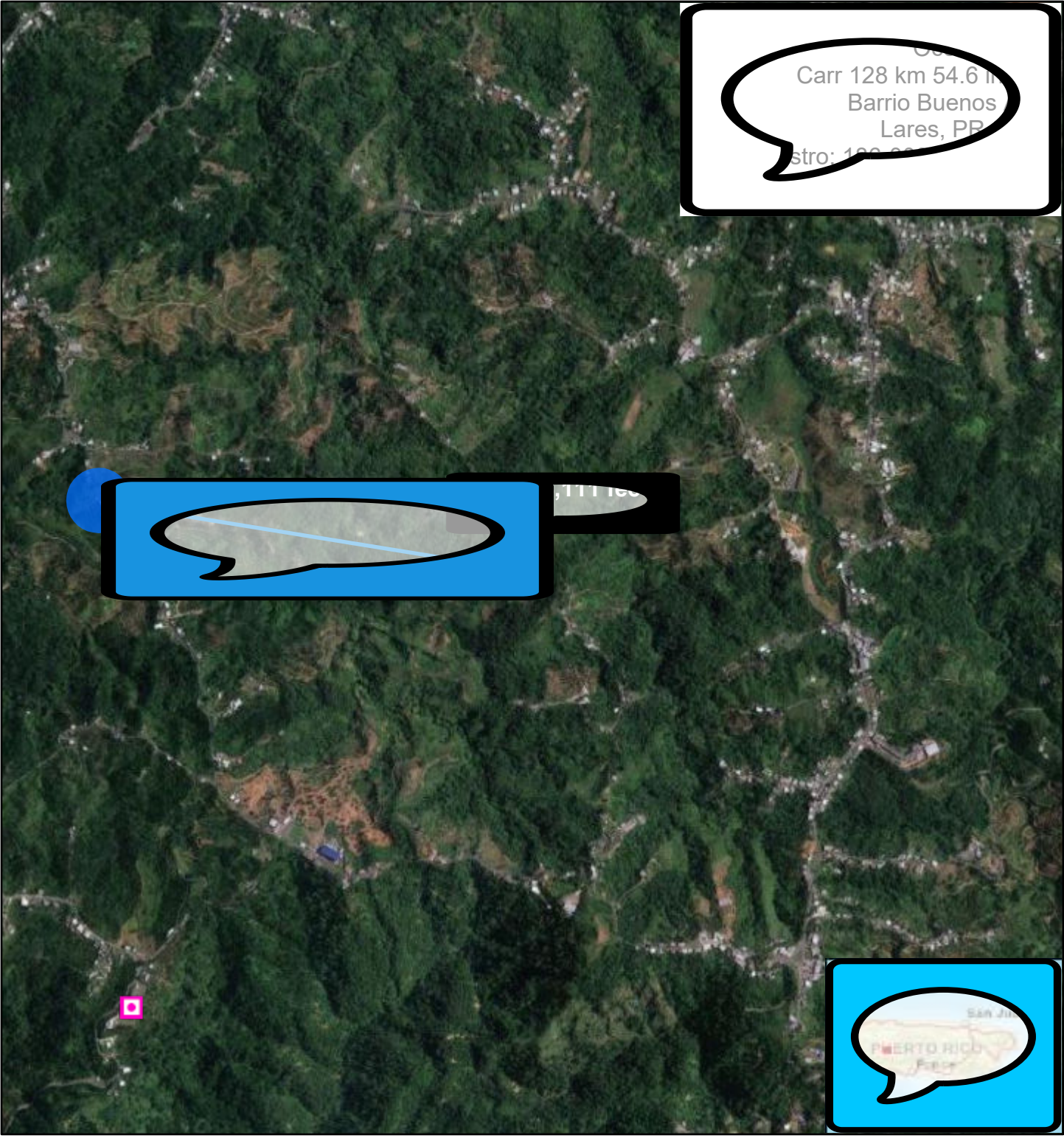


RGRW-01030

Emergency Management Agency (FEMA)  
National Flood Hazard Layer  
www.flood.gov














RGRW-01030 Historic Preservation

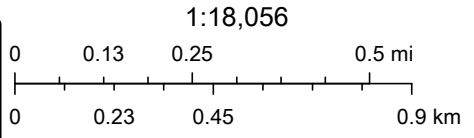


Carr 128 km 54.6 m  
Barrio Buenos  
Lares, PR  
Metro: 189 000



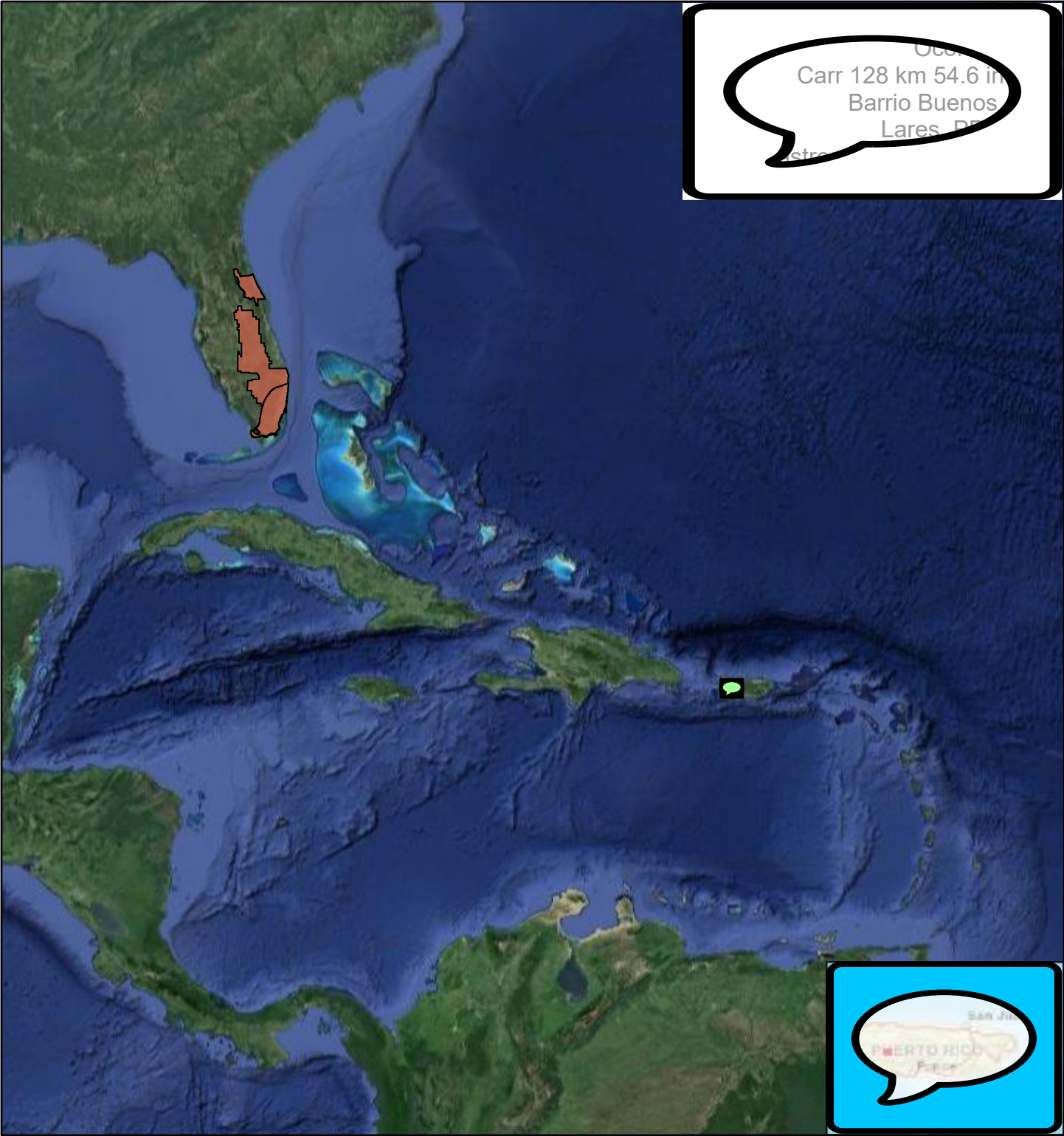
Legend:


-  PR-RGRW-01030
-  Archaeological Resource Zones
-  Traditional Urban Center
-  Historic Communities
-  Google Earth Image
-  Cultural\_Resources - Public Plaza
-  Cultural\_Resources - Registry ICP
-  Cultural\_Resources - Historic Places JP
-  Cultural\_Resources - Scenic Places
-  Cultural\_Resources - Cultural Value Places
-  Cultural\_Resources - Railway Vestiges



National Park Service (NPS) - National Register of Historic Places  
<https://www.nps.gov/subjects/nationalregister/index.htm>  
National Office (NPS)



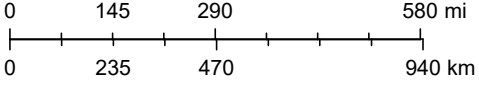


 EPA\_Sole\_Source\_Aquifers



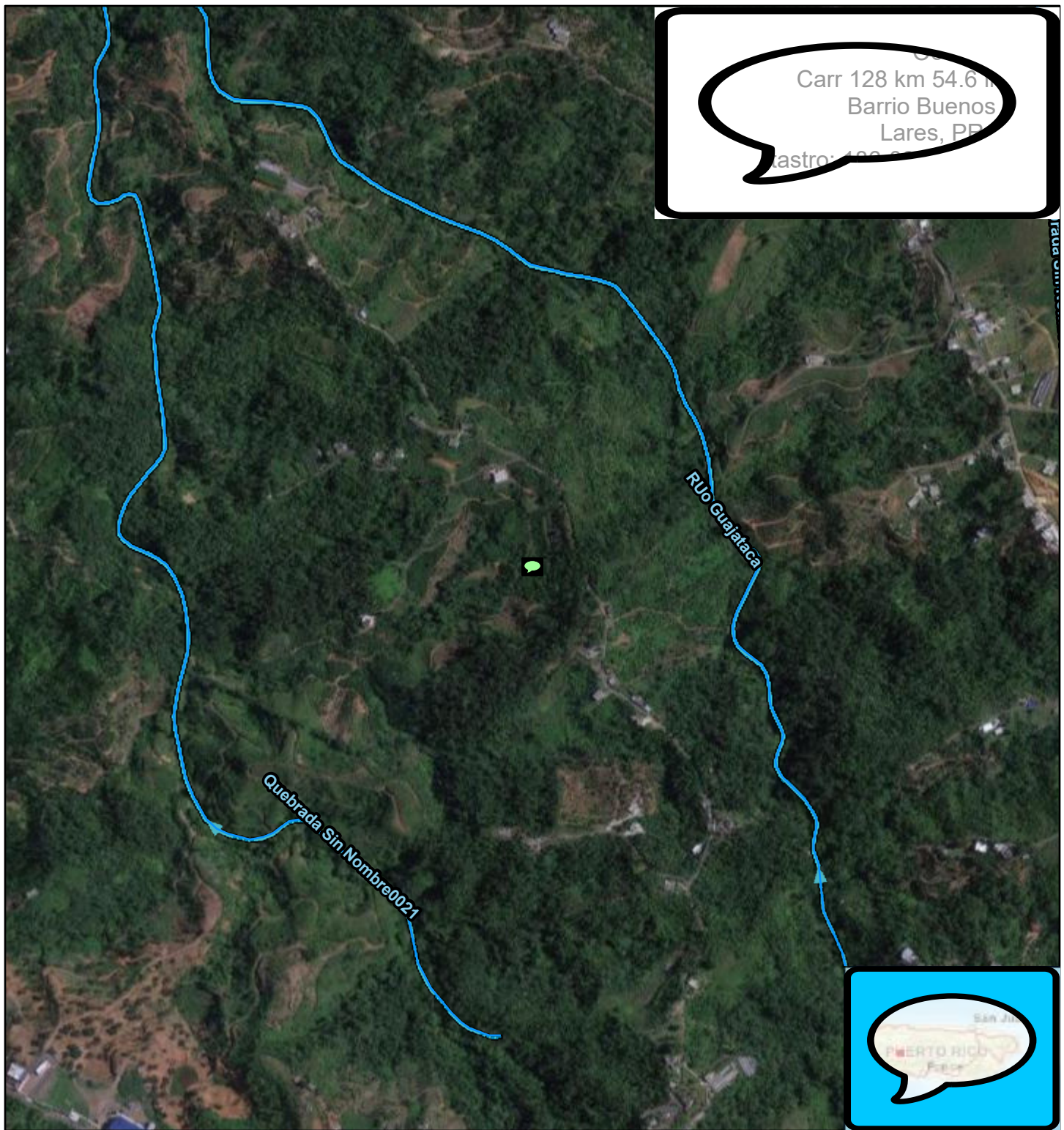
1:18,489,298



**Source**

U.S. Environmental Protection Agency  
<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>



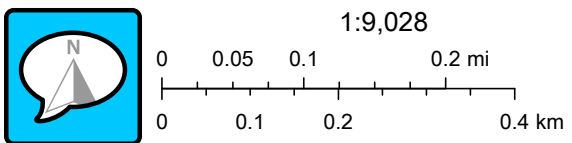


Carr 128 km 54.6 m  
Barrio Buenos  
Lares, PR  
Castro: 100



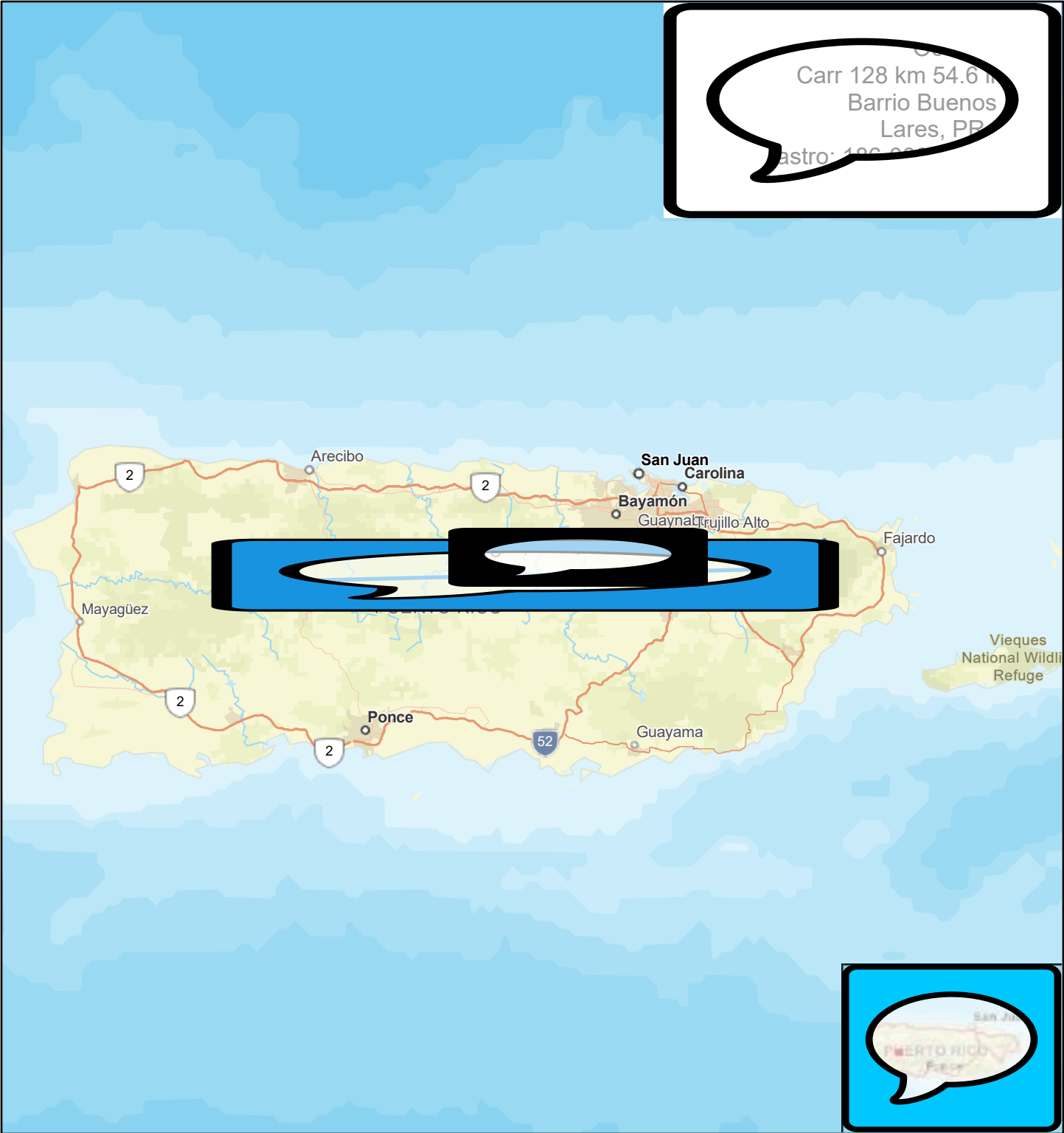
3/31/2023, 4:05:21 PM

- |                                      |                          |
|--------------------------------------|--------------------------|
| — Hydrografia - Oficina Plan de Agua | Swamp Marsh              |
| Waterbody - Large Scale              | Area - Large Scale       |
| Estuary                              | Area of Complex Channels |
| Ice Mass                             | Area to be Submerged     |
| Lake Pond                            | Bay/Inlet                |
| Playa                                | Bridge                   |
| Reservoir                            | Canal/Ditch              |



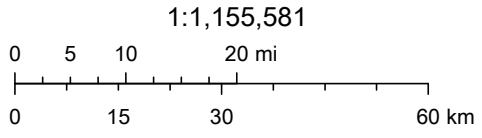
Fish and Wildlife Service (FWS):  
Wetlands Inventory  
www.fws.gov/wetlands

Carr 128 km 54.6 m  
Barrio Buenos  
Lares, PR  
Castro: 190 00



3/31/2023, 4:13:40 PM

National Wild and Scenic River Line

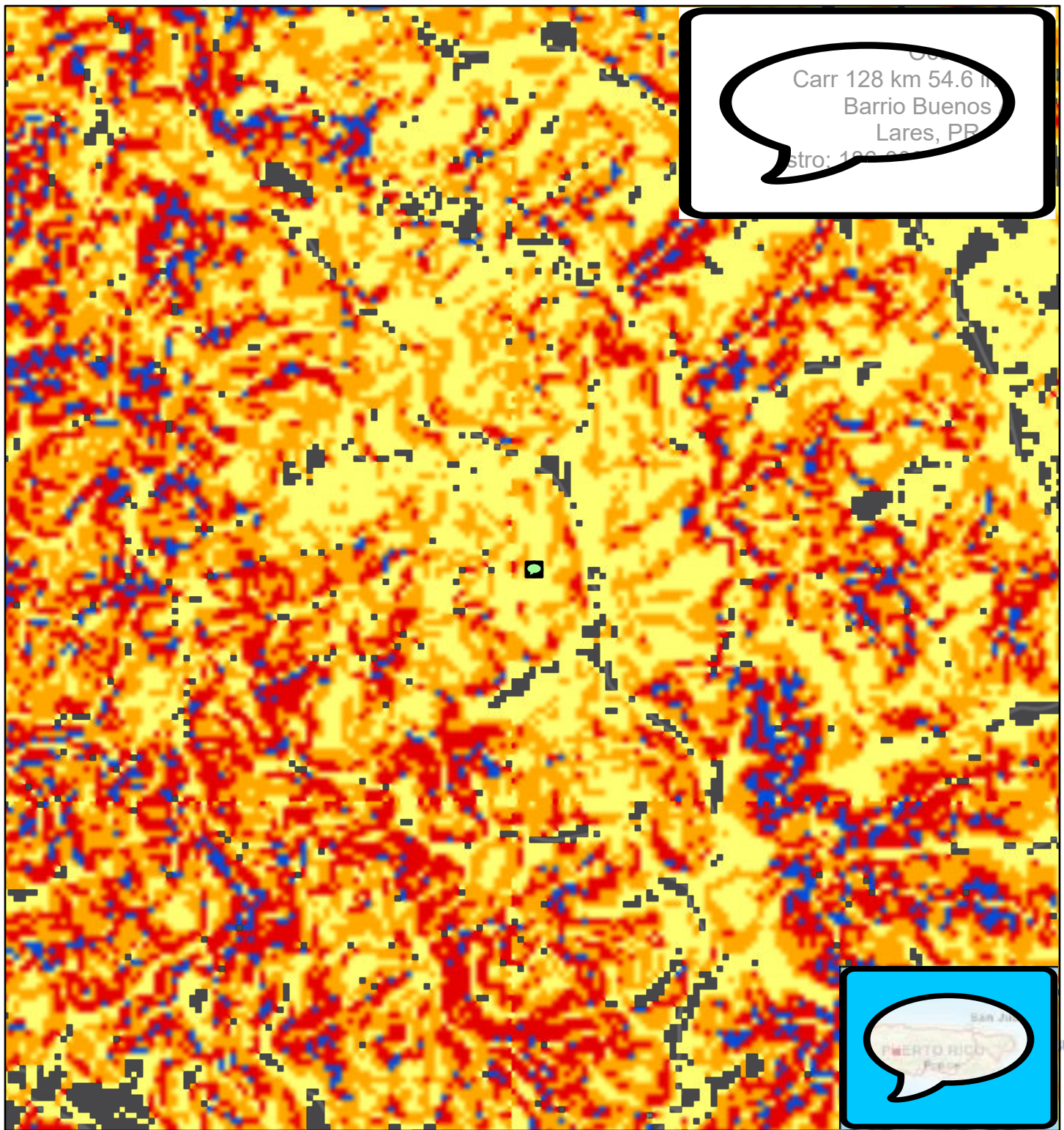


1:1,155,581

Fish and Wildlife Service (FWS)  
National Wild and Scenic Rivers System



# PR-RGRW-01030 Landslide

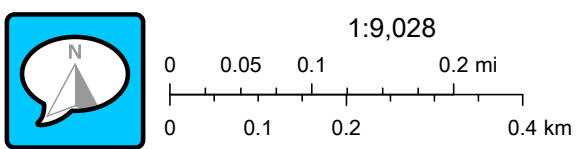


Carr 128 km 54.6 in  
Barrio Buenos  
Lares, PR  
stro: 189 884



3/31/2023, 4:19:47 PM

- Landslide Susceptibility
- Low
  - Moderate
  - High
  - Very High
  - Extremely High
- PR-RGRW-01030



agery Basemap service.

## **Appendix 1**

# ENVIRONMENTAL MEMORANDUM

**Date:** 4/15/2024

**To:** Environmental Review Record (ERR) File

**Subject:** Explanation of Conflicting Information within the ERR

**Applicant Name:** Oconuco LLC

**Application Number:** PR-RGRW-01030

---

This memorandum serves to provide an explanation as to the presence of conflicting pieces of information within the Environmental Review Record (ERR) file.

Confliction Information:  Coordinates  Address  Municipio  Parcel ID/Cadaster Number  
 Construction Date  Applicant Name  Other: Comments made  
by PRDOH after the approval of the document

Location(s) of SHPO Package: Photograph key Map  
Conflicting Information:

Explanation: Consultation with SHPO was initiated on March 9, 2023, and SHPO concurred with a finding of NHPA on April 25, 2023, prior to the comments made by PRDOH on the ERR Draft Package on April 12, 2024. The Photograph key map is attached with the changes that were requested. Therefore, the application does not need to return to SHPO for re-consultation."

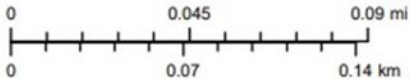
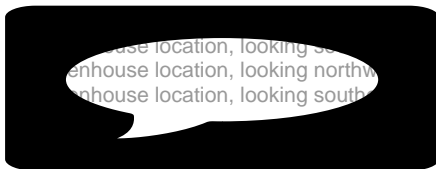


# Photograph Key



## Legend

-  PR-RGRW-01030 Applicant Structure
-  Area of Potential Effect
-  PR-RGRW-01030 Parcel
-  CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth





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

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

April 25, 2023

**Lauren B. Poche**  
HORNE- Architectural Historian Manager  
10000 Perkins Rowe, Suite 610 Bldg. G  
Baton Rouge, LA 70810

SHPO: 04-10-23-12 PR-RGRW-01030 OCONUCO LLC / ELMER PÉREZ, CARR. 128  
KM. 54.6 INTERIOR, BO. BUENOS AIRES, LARES, PUERTO RICO

Dear Mrs. Poche,

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

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

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

Sincerely,

Carlos A. Rubio-Cancela  
State Historic Preservation Officer

CARC/GMO/IMC





April 10, 2023

Carlos A. Rubio Cancela  
Director Ejecutivo  
Oficina Estatal de Conservación Histórica  
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-01030 – Oconuco LLC – Carr. 128 Km. 54.6 Interior, Bo. Buenos Aires, Lares, Puerto Rico – *No Historic Properties Affected***

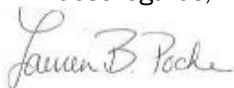
Dear Architect Rubio Cancela,

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) and the Home Repair, Reconstruction, or Relocation (R3) Program. 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, we are submitting documentation for activities proposed by Oconuco LLC at Carr. 128 Km. 54.6 Interior in Bo. Buenos Aires in the municipality of Lares. The proposed project includes the purchase and installation of a 30' x 80' greenhouse structure which will be anchored to the ground using 2.5-inch diameter galvanized rigid pipe. They are 10 feet long and will be buried to a depth of 2 feet. The greenhouse will include two 900-gallon cisterns and an integrated solar system with grounding cable. Some additional ground disturbance may occur within the footprint and immediately adjacent to the new greenhouse structure to support these systems. Based on the submitted documentation, the Program requests a concurrence that a determination of No Historic Properties Affected is appropriate for this proposed project.


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

Kindest regards,



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

Architectural Historian, Historic Preservation Senior Manager  
Attachments

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		
<b>Subrecipient: Oconuco LLC/ Elmer Pérez</b> <b>PR-RGRW-01030</b>		
<b>Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires</b>		<b>City: Lares, PR</b>

<b>Project Location:</b> Carr. 128 Km. 54.6 interior Bo. Buenos Aires	
<b>Project Coordinates:</b> 18.274314 -66.862468	
<b>TPID (Número de Catastro):</b> 186-000-001-65-000	
<b>Type of Undertaking:</b> <input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> n/a	<b>Property Size (acres):</b> 7.66

<b>SOI-Qualified Archaeologist:</b> Site Visit by: Jaqueline López Meléndez
<b>Date Reviewed:</b> February 7, 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 undertaking consists of the purchase and installation of 30 x 80 feet greenhouse structure. The greenhouse will be anchored to the ground using 2.5-inch diameter galvanized rigid pipe. They are 10 feet long and will be buried to a depth of 2 feet. The greenhouse will include two 900 gallon cisterns and an integrated solar system with grounding cable. Some additional ground disturbance may occur within the footprint and immediately adjacent to the new greenhouse structure to support these systems.

### 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 APE has been defined as the area potentially impacted by ground disturbing activities related to the installation of the new greenhouse. The area of potential effects (APE) measures 0.454596 acres (1,839.68 square meters).

### Identification of Historic Properties – Archaeology

A Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), conducted background research to identify archaeological surveys, previously recorded archaeological sites, and National Register districts within a 0.5 miles radius. Background research indicates no resources are present within the 0.50 miles study area. The closest identified cultural resource to the project area is Hacienda La Esperanza (LR0200007) located 0.82 miles west of the APE.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REgROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
<b>Subrecipient: Oconuco LLC/ Elmer Pérez</b> <b>PR-RGRW-01030</b>	
<b>Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires</b>	<b>City: Lares, PR</b>

The project area does not have cultural resources that are included in or eligible for the National Register of Historic Places (NRHP) or in a Traditional Urban Center or Historic District.

On February 7, 2023, we visually inspected the project area. The new greenhouse will be located to the west of an existing greenhouse. The land where the new greenhouse will be placed has a flat topography. The surface has some grass in some parts and in other areas the soil is exposed. It consists of a red clay. The plain where the existing greenhouse is located was created with machinery. To the east of the greenhouse there is a cut more than 3 meters high. During visual inspection of the exposed surface, we found no evidence of archaeological cultural resources within the APE (Photos 1-3).


### **Determination**

Review of existing archaeological background information and the results of the surface walkover to the project area indicate that there are no historic properties or cultural resources within the 0.50-miles radius study area or within the project APE.

Review of existing background information found that the proposed project area is not within the boundaries or visual APE of an eligible / listed National Register of Historic Places (NRHP) nor to a Traditional Urban Center / Historic District. Visual inspection of the APE of the building and its surroundings found no evidence of cultural materials.

The impacts of construction access to the area, generational use of the land for agriculture, and cutting and grading of the original surface have altered the landscape. The original topography of the area was altered to accommodate the existing greenhouse. The property slopes downward to the west and upward to the east. Moderate to steep slopes of more than 30 degrees are considered excessive for prehistoric and historic sites.

We have concluded that the undertaking will not affect any historic properties and that a determination of No Historic Properties Affected is appropriate for this project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		
<b>Subrecipient: Oconuco LLC/ Elmer Pérez</b> <b>PR-RGRW-01030</b>		
<b>Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires</b>		<b>City: Lares, PR</b>

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

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

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

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

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



Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR

### Project (PR-RGRW-01030) Location – Area of Potential Effect Map (Aerial)

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Carroll, Beerra 1 Suite J-5, Calle Ponce 504, Arterriba, San Juan, PR, 00920 Tel: 7877783-0200

Application ID: PR-RGRW-01030

Oconuco LLC  
Carr 128 km 54.6 interior  
Barrio Buenos Aires  
Lares, PR 00669  
Catastro: 186-000-001-65-000  
Lat: 18.275627, Lon: -66.86308

## Area of Potential Effect

Puerto Rico Department of Housing ReGrow



#### Legend

-  PR-RGRW-01030 Applicant Structure
-  Area of Potential Effect
-  PR-RGRW-01030 Parcel
-  CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth



#### Source

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





Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR

### Project (PR-RGRW-01030) Location - Aerial Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Corral, Barria 1 Suite J-3, Calle Ponce 554, Atraves, San Juan, PR, 00920 Tel:78771783-4200

Application ID: PR-RGRW-01030

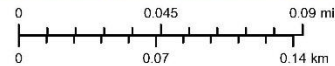
Oconuco LLC  
Carr 128 km 54.6 interior  
Barrio Buenos Aires  
Lares, PR 00669  
Catastro: 186-000-001-65-000  
Lat: 18.274314, Lon: -66.862468

Location: Aerial Map  
Puerto Rico Department of Housing ReGrow



**Legend**

- PR-RGRW-01030
- PR-RGRW-01030 Parcel
- CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Tailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth



**Source**

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



Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR

### Project (PR-RGRW-01030) Location - USGS Topographic Map

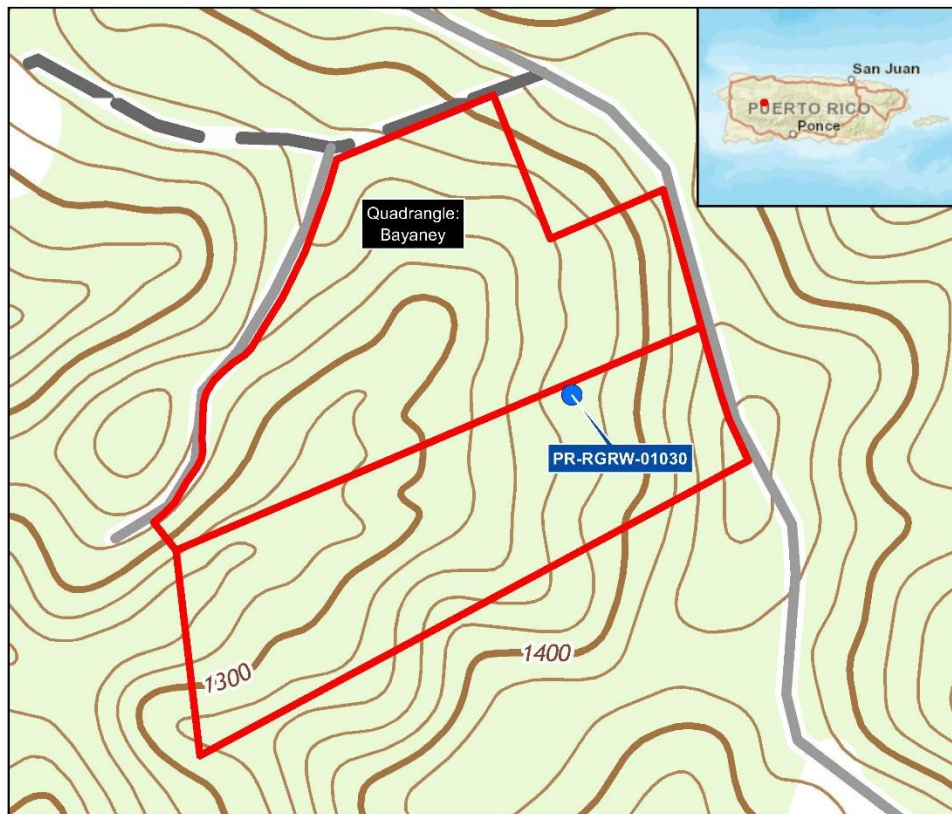
**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Ciudad, Iborra 1 Suite J-3, Calle Perseos 864, Arterena, San Juan, PR, 00960 Tel: 787/793-0290

Application ID: PR-RGRW-01030

Oconuco LLC  
Carr 128 km 54.6 interior  
Barrio Buenos Aires  
Lares, PR 00669  
Catastro: 186-000-001-65-000  
Lat: 18.274314, Lon: -66.862468

### Location: USGS Topographic Map

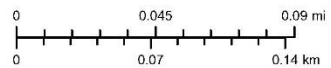
Puerto Rico Department of Housing ReGrow



**Legend**

- PR-RGRW-01030
- PR-RGRW-00179 Parcel

Contour Interval 20 Feet



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



**Source**

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





Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR

**Project ( PR-RGRW-01030) Location – Soils Map**



Application ID: PR-RGRW-01030

Oconuco LLC

Carr 128 km 54.6 interior

Barrio Buenos Aires

Lares, PR 00669

Catastro: 186-000-001-65-000

Lat: 18.274314, Lon: -66.862468

**Soils Map**

Puerto Rico Department of Housing ReGrow

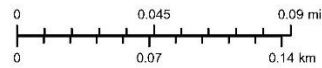


**Legend**

- PR-RGRW-01030
- PR-RGRW-01030 Parcel
- Soil Map Unit Symbol

**Soil Map Unit Symbol**

- CoE - Consumo clay, 20 to 40 percent slopes
- CoF2 - Consumo clay, 40 to 60 percent slopes
- HmD - Humatas clay, 12 to 20 percent slopes
- HmE2 - Humatas clay, 20 to 40 percent slopes
- HmF2 - Humatas clay, 40 to 60 percent slopes



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

**Source**

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





Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR

### Project (PR-RGRW-01030) Location with Previous Investigations - Aerial Map

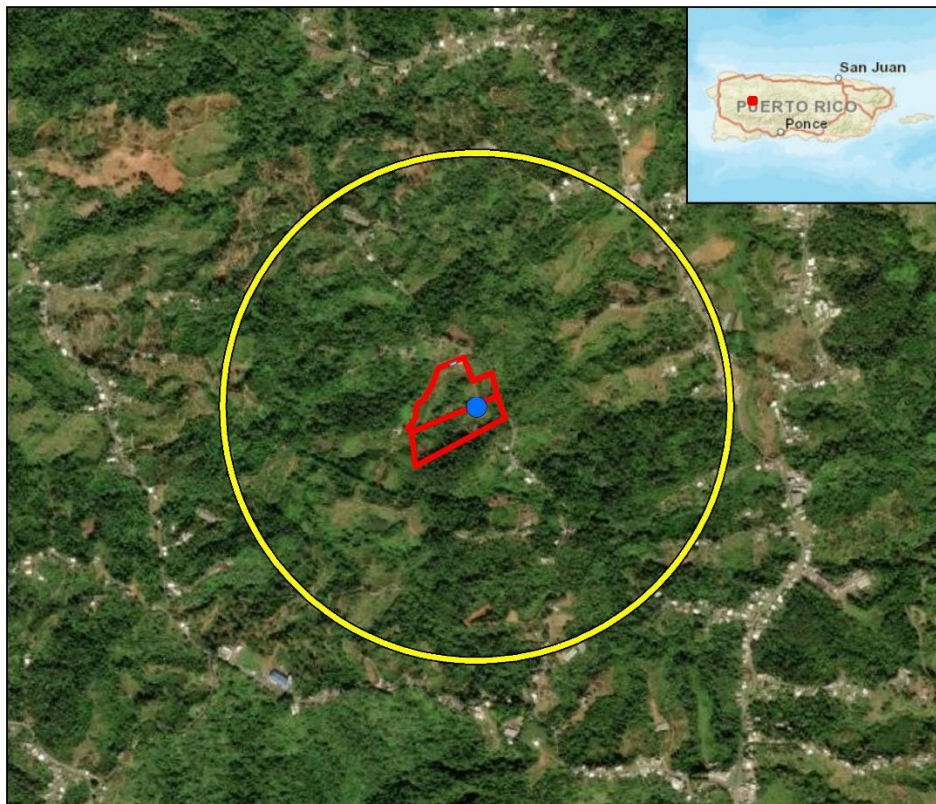
**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Ofc. 1, Ibanez 1 Suite J-3, Calle Perseo 554, Arterena, San Juan, PR, 00950 Tel: (787) 763-5292

Application ID: PR-RGRW-01030




Oconuco LLC  
Carr 128 km 54.6 interior  
Barrio Buenos Aires  
Lares, PR 00669  
Catastro: 186-000-001-65-000  
Lat: 18.274314, Lon: -66.862468

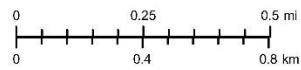
### Previous Investigations: Aerial Map

Puerto Rico Department of Housing ReGrow



**Legend**

-  PR-RGRW-01030
-  PR-RGRW-01030 Parcel
-  0.50 Mile (0.80 km) Buffer



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Imagery, Intermap, P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth



Source



Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR

### Project (PR-RGRW-01030) Location with Previously Recorded Cultural Resources USGS Topographic Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
Corol. Items 1 Suite J-3, Calle Ponce 554, Alamo, San Juan, P.R. 00950 Tel: 787/793-6292

Application ID: PR-RGRW-01030

Oconuco LLC

Carr 128 km 54.6 interior

Barrio Buenos Aires

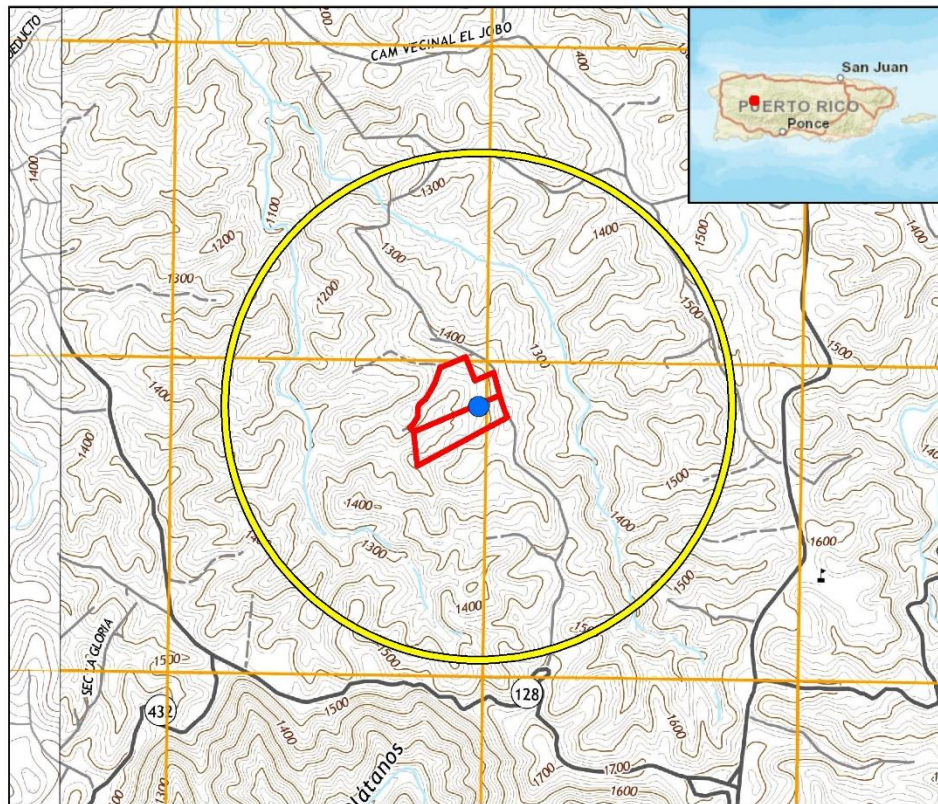
Lares, PR 00669

Catastro: 186-000-001-65-000

Lat: 18.274314, Lon: -66.862468

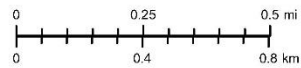
#### Previous Investigations: USGS Topographic Map

Puerto Rico Department of Housing ReGrow



- Legend**
- PR-RGRW-01030
  - PR-RGRW-01030 Parcel
  - 0.50 Mile (0.80 km) Buffer

Contour Interval 20 Feet



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



**Source**

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



Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR

### Photograph Key



Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR



Photo #: 1

**Description (include direction):** Area where the new greenhouse will be placed, looking at southeast.

Date: February 7, 2023



Photo #: 2

**Description (include direction):** Project area, looking northwest.

Date: Date: February 7, 2023



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

REGROW PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Subrecipient: Oconuco LLC/ Elmer Pérez

PR-RGRW-01030

Project Location (Street Address): Carr 128 Km 54.6 Bo. Buenos Aires

City: Lares, PR



Photo #: 3

Date: February 7, 2023

**Description (include direction):** Project area, looking southeast. Red arrow indicates cut to the east of the existing greenhouse.



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.

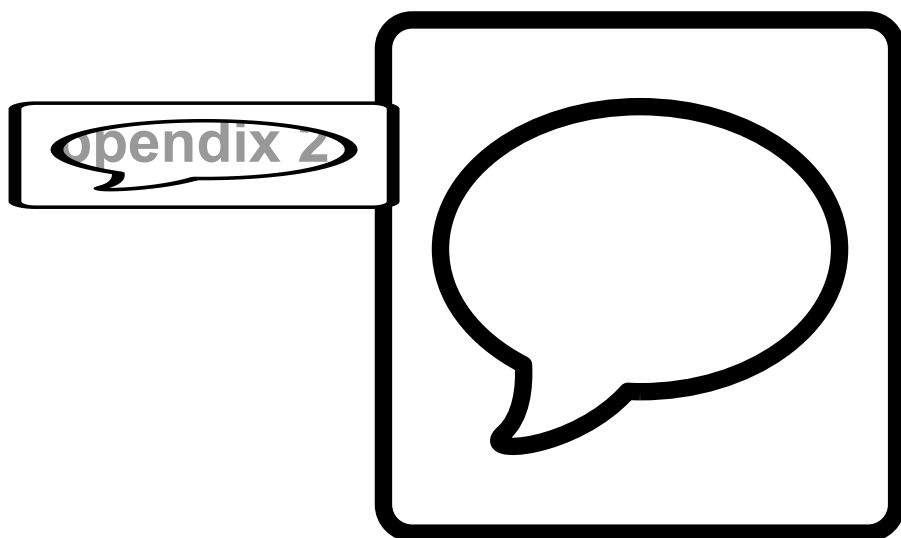
In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT





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

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

Data is current as of March 31, 2023

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

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

Change the State:

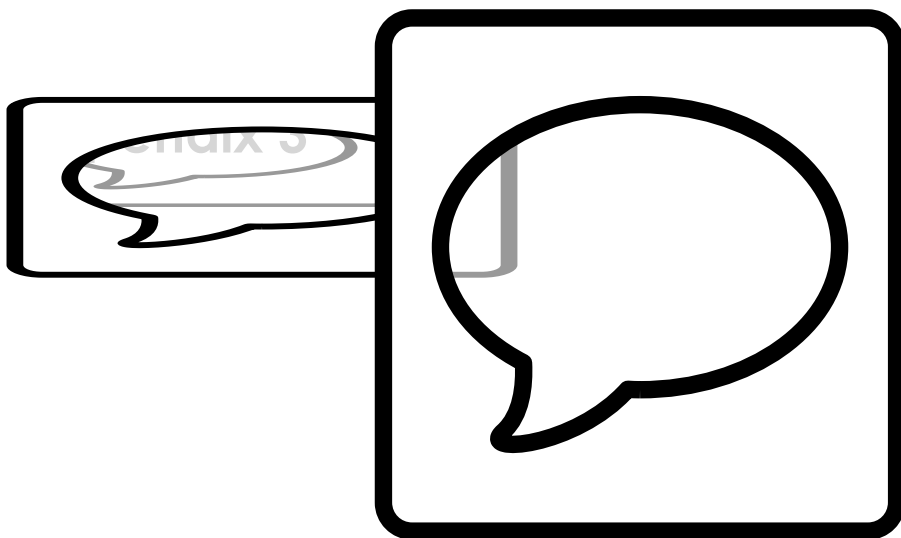
Important Notes

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

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

Important Notes





APPLICANT/LOCATION INFORMATION	
Applicant ID:	PR-RGRW-01030
Name:	Oconuco LLC
Parcel ID:	
Latitude:	18.274314
Longitude:	-66.862468
Elevation:	429.55260685643435
Development	
Street Address:	Carr 128 km 54.6 interior Barrio Buenos Aires
Municipio:	Lares
Zip Code:	00669
Site Inspector:	Adolfo Hernandez
Date of Visit:	January 14, 2023
Time of Visit:	10:28

Esri, HERE,... Powered by Esri

Esri, Maxar... Powered by Esri

**FIELD OBSERVATIONS**

Question	Answer	Notes
1. Is the structure in use?	No	
2. Is the structure a greenhouse?	Yes	
3. Is Electricity connected? (Utilities or Well)	Yes	Solar panels
4. Is water connected? (Utilities or Well)	Yes	Rain irrigation system
5. Are there signs of poor housekeeping on site? (mounds of rubble, garbage, strom debris, solid waste, petroleum products, paint, pesticides, cleaning fluids, vehicle batteries, abandoned vehicles, pits, pools, ponds of hazardous substances, etc.)	No	
6. Are there any 55-gallon drums visible on site? If yes, are they leaking?	No	
Are there any (or signs of any) underground storage tanks on the property?	No	
7. Are there signs of AST on the parcel or adjacent parcel? If yes, list approximate size and contents, if known.	No	
8. Is there any stained soil or pavement on the parcel?	No	
9. Is a water drainage system in use?	No	
10. Is a warehouse in use for storage of Fertilizer or Pesticides?	No	
11. Are there any groundwater monitoring wells on the site or adjacent parcel?	No	
12. Is there evidence of a faulty septic system?	No	
13. Is there distressed vegetation on the parcel?	No	
14. Is there any visible indication of mold?	No	
15. Is there any visible evidence of asbestos, chipping, and flaking or peeling paint, or hazardous materials present in or on the structure?	No	
16. Are any additional site hazards observed?	No	
17. Is there any permanent standing water, such as a pond or stream, located on the site(do not include ponding from recent rain / weather events)?	No	

Streetscape #1

Photo Direction: South

Comments: SW



Streetscape #2

Photo Direction: N/A

Comments: NE





Address

Photo Direction: Southeast

Comments: Entrance from road to greenhouse



Evidence Photo 1

Photo Direction: N/A

Photo Description: Other greenhouse will be identical. Recao, Pimiento, Ajies



Evidence Photo 2

Photo Direction: N/A

Photo Description: Front view: Southwest Greenhouse coordinates: 18.274314, -66.862468





Evidence Photo 3

Photo Direction: South

Photo Description: Left Side



Evidence Photo 4

Photo Direction: N/A

Photo Description: Right side





Evidence Photo 5

Photo Direction: Northwest

Photo Description: Back of structure



Evidence Photo 6

Photo Direction: Southeast

Photo Description: Irrigation system water





Evidence Photo 7

Photo Direction: Northwest

Photo Description: Rainfall irrigation system included with greenhouse



Evidence Photo 8

Photo Direction: Southeast

Photo Description: Processing plant





Evidence Photo 9

Photo Direction: Southeast

Photo Description: Water cisterns



Evidence Photo 10

Photo Direction: West

Photo Description: Entry to greenhouse





Evidence Photo 11

Photo Direction: East

Photo Description:



Evidence Photo 12

Photo Direction: Southeast

Photo Description: Entry to greenhouse







# EJScreen Community Report

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

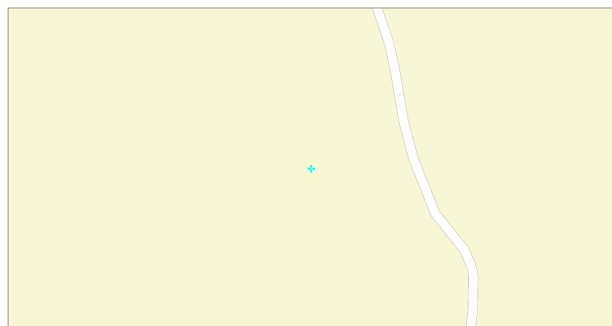
## Lares Municipio, PR

1 mile Ring Centered at 18.274313,-66.862468

Population: 1,613

Area in square miles: 3.14

A3 Landscape

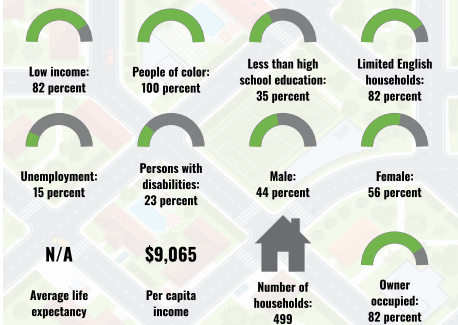


April 15, 2024  
Search Result (point)

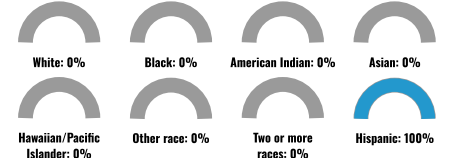
1:1,128  
0 0.01 0.02 0.05 mi  
0 0.02 0.04 0.08 km

Map Community Maps Contributors, Esri, TomTom, DeLorme, Swire, Landragon, AeroMap, GeoTechnology, Inc., METRAC, USGS, FWS, US Census Bureau, USFWS

### COMMUNITY INFORMATION



### BREAKDOWN BY RACE



### BREAKDOWN BY AGE



### LIMITED ENGLISH SPEAKING BREAKDOWN



### LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	2%
Spanish	98%
Total Non-English	98%

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.

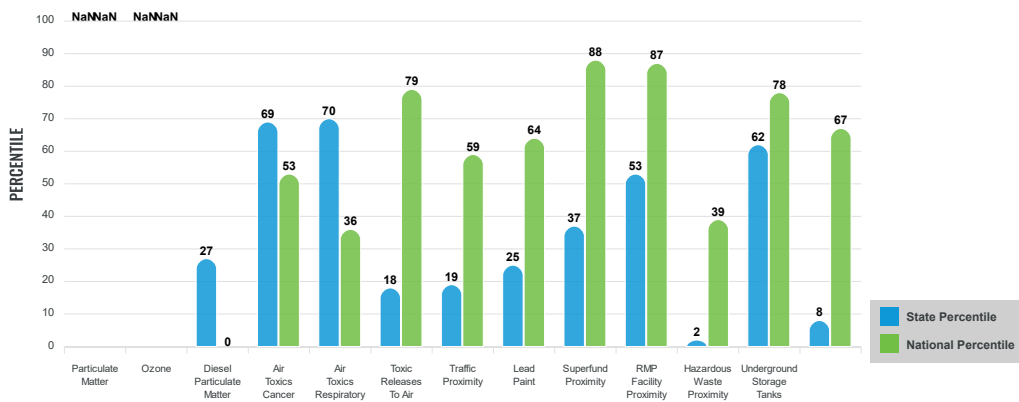
## Environmental Justice & Supplemental Indexes

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.

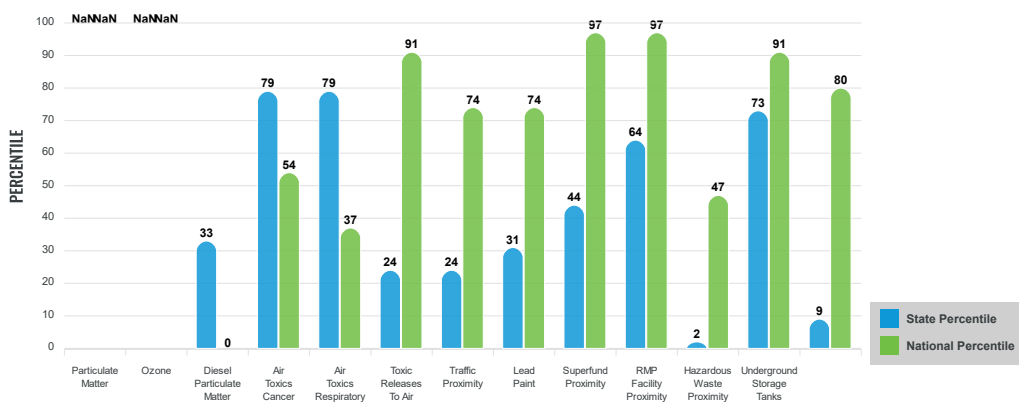
#### EJ INDEXES FOR THE SELECTED LOCATION



### 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 18.274313,-66.862468

# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter (µg/m <sup>3</sup> )	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 (µg/m <sup>3</sup> )	0.0207	0.0667	26	0.261	0
Air Toxics Cancer Risk* (lifetime risk per million)	20	20	15	25	5
Air Toxics Respiratory HI*	0.2	0.19	17	0.31	4
Toxic Releases to Air	200	4,300	16	4,600	32
Traffic Proximity (daily traffic count/distance to road)	15	180	18	210	20
Lead Paint (% Pre-1960 Housing)	0.025	0.16	23	0.3	20
Superfund Proximity (site count/km distance)	0.058	0.15	33	0.13	48
RMP Facility Proximity (facility count/km distance)	0.16	0.47	47	0.43	48
Hazardous Waste Proximity (facility count/km distance)	0.05	0.76	1	1.9	9
Underground Storage Tanks (count/km <sup>2</sup> )	0.51	1.7	63	3.9	39
Wastewater Discharge (toxicity-weighted concentration/m distance)	8.6E-05	2.3	10	22	29
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	91%	83%	65	35%	99
Supplemental Demographic Index	53%	43%	77	14%	99
People of Color	100%	96%	31	39%	98
Low Income	82%	70%	63	31%	97
Unemployment Rate	15%	15%	57	6%	91
Limited English Speaking Households	82%	67%	78	5%	99
Less Than High School Education	35%	21%	84	12%	94
Under Age 5	3%	4%	58	6%	36
Over Age 64	31%	22%	82	17%	90
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 .....	1
Hospitals .....	0
Places of Worship .....	0

**Other environmental data:**

Air Non-attainment .....	No
Impaired Waters .....	Yes

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

Report for 1 mile Ring Centered at 18.274313,-66.862468

## EJScreen Environmental and Socioeconomic Indicators Data

### HEALTH INDICATORS

INDICATOR	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	20.8%	21.6%	44	13.4%	88

### CLIMATE INDICATORS

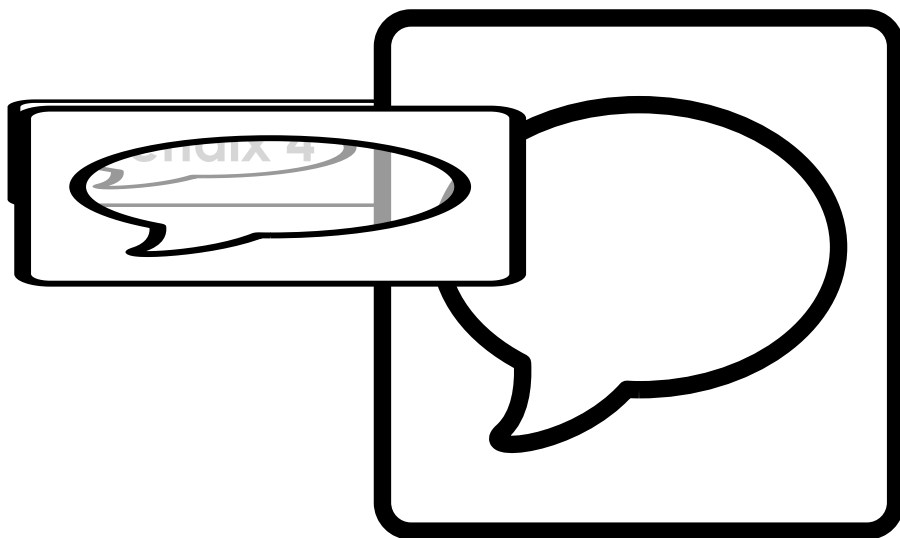
INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	N/A	N/A	N/A	12%	N/A
Wildfire Risk	N/A	N/A	N/A	14%	N/A

### CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	32%	32%	55	14%	90
Lack of Health Insurance	9%	7%	78	9%	63
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

Report for 1 mile Ring Centered at 18.274313, -66.862468





**Technical Memorandum**

April 15, 2024

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

From: Behar Ybarra & Associates

***RE: Threatened and Endangered Species Review for Case PR-RGRW-01030 at Carr 128 km 54.6 interior Barrio Buenos Aires, Lares, PR 00669.***

This Threatened and Endangered Species Review evaluates the construction of a greenhouse at the coordinates: latitude 18.274314, longitude -66.862468; on Carr 128 km 54.6 interior Barrio Buenos Aires, Lares, PR 00669. The project is part of the Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) that aims to increase agricultural capacity while promoting and increasing food security inland wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities.

The proposed project consists of the purchase and installation of a 30 x 80 feet greenhouse structure. The greenhouse will be anchored to the ground using a 2.5-inch diameter galvanized rigid pipe. They are 10 feet long and will be buried to a depth of 2 feet. The greenhouse will include two 900-gallon cisterns and an integrated solar panels system with grounding cable. The greenhouse will have a drip irrigation system that will be served from the two cisterns that will collect rainwater. The pipes will be placed above ground. The solar system will be placed on top of an existing structure located in front of the greenhouse. Some additional ground disturbance may occur within the footprint and immediately adjacent to the new greenhouse structure to support these systems.

**Existing Conditions and Trends:**

For the proposed project parcel 186-000-001-65-000 and 186-000-001-66-000, the area is designated as farmland of statewide importance. The proposed project is located in a mountainous area of Lares. The area for the proposed greenhouse has a flat topography, covered in grass. Photos of the proposed project area are included in the Site Inspection Report, See Appendix 3. The land has been used for agricultural uses for over 10 years and the proposed project will not change the land use associated with these placements. The closer Final Critical Habitat is located 46,534 feet from the project location and there are no wetlands located on or near the project activity area, See Figures 7 and 12.

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

Name of species	Threatened/Endangered/Candidate
-----------------	---------------------------------

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

The nature of the project, scope of work, information available, a careful analysis of the IpaC, the Puerto Rico Boa conservation measures, the Caribbean Dkey dated April 15, 2024, in the US Fish and Wildlife Service’s online IPaC application, and the observations during the field visit, were used to evaluate the potential impacts to federally listed species from this project. Based on that information and the answer inputted into the Dkey, it was determined that the proposed action will have “No Effect” determination on the Puerto Rican Boa and Puerto Rican Broad-winged Hawk, see Exhibit A. Also, the installation of the greenhouse will not affect the Puerto Rican parrot. For the Puerto Rican parrot, will have a No Effect (NE) determination due to the lack of suitable habitat for this species within the project area. Puerto Rican parrots are mostly found in wet forests of Puerto Rico, starting from the moist mountainous forests, down to the mangroves and coastal scrub forests. Given that the area is flat with only grass and no trees are being cut down in the proposed area and it is already an area that has been developed for this type of work, the ground disturbance caused by the installation of the greenhouse will have no effect on the parrot’s habitat.

<b>Name of the species</b>	<b>Effect Determination</b>	<b>Conservation Measures that will be implemented</b>
Puerto Rican boa ( <i>Chilabothrus inornatus</i> )	No Effect (NE)	No Conservation Measures
Puerto Rican Broad-winged Hawk ( <i>Buteo platypterus brunnescens</i> )	No Effect (NE)	No Conservation Measures
Puerto Rican Parrot ( <i>Amazona vittata</i> )	No Effect (NE)	No Conservation Measures
<b>Critical Habitats</b>		
There are no critical habitats within the project area.		

If a Puerto Rican Boa is found in the project activity site, work shall cease until it 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.

For any questions or concerns, we can be reached by phone 787-783-0290 or email (patricia.carmenatty@byaea.com).

Patricia Carmenatty Santiago



B.S. Biologist, Behar Ybarra & Associates

**EXHIBIT A**





## United States Department of the Interior



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

In Reply Refer To:  
Project Code: 2024-0077023  
Project Name: PR-RGRW-01030

04/15/2024 16:09:26 UTC

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

This species list is provided by:

Caribbean Ecological Services Field Office

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

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

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

## OFFICIAL SPECIES LIST

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

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(939) 320-3135

## PROJECT SUMMARY

Project Code: 2024-0077023

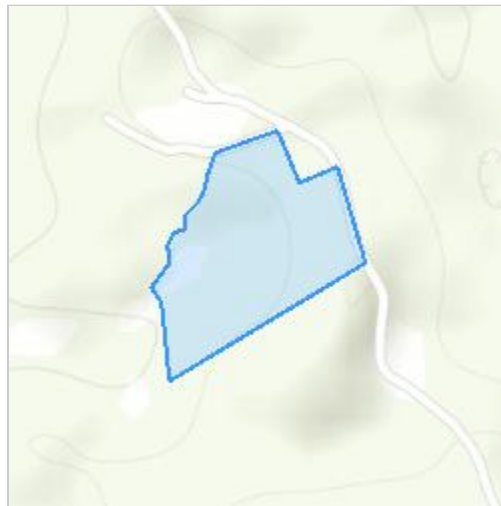
Project Name: PR-RGRW-01030

Project Type: Disaster-related Grants

Project Description: The undertaking consists of the purchase and installation of a 30 x 80 feet greenhouse structure. The greenhouse will be anchored to the ground using a 2.5-inch diameter galvanized rigid pipe. They are 10 feet long and will be buried to a depth of 2 feet. The greenhouse will include two 900-gallon cisterns and an integrated solar panels system with grounding cable. The greenhouse will have a drip irrigation system that will be served from the two cisterns that will collect rainwater. The pipes will be placed above ground. The solar system will be placed on top of an existing structure located in front of the greenhouse. Some additional ground disturbance may occur within the footprint and immediately adjacent to the new greenhouse structure to support these systems.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.27416795,-66.86295049511357,14z>



Counties: Lares County, Puerto Rico



## ENDANGERED SPECIES ACT SPECIES

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

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

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

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

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

**BIRDS**

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

**REPTILES**

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/PC4IXI6AJBHSJWEUXB5WRNVSA/documents/generated/7159.pdf">https://ipac.ecosphere.fws.gov/project/PC4IXI6AJBHSJWEUXB5WRNVSA/documents/generated/7159.pdf</a>	Endangered

**CRITICAL HABITATS**

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

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

**USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES**

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

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

**BALD & GOLDEN EAGLES**

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

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

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

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

## MIGRATORY BIRDS

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

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

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

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

## WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.



## United States Department of the Interior



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

In Reply Refer To:  
Project code: 2024-0077023  
Project Name: PR-RGRW-01030

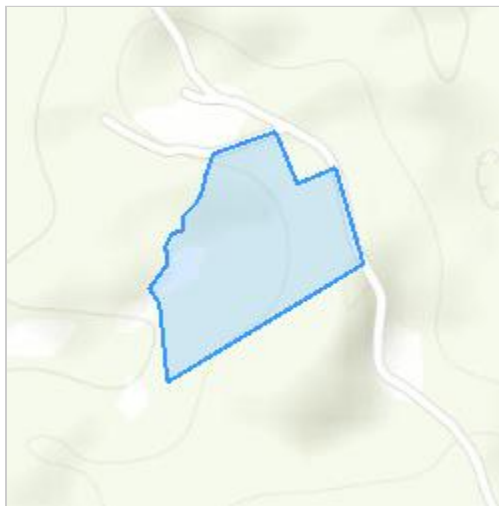
04/15/2024 16:20:08 UTC

Subject: Consistency letter for the project named 'PR-RGRW-01030' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On April 15, 2024, Patricia Carmenatty used the Caribbean DKey; dated April 03, 2024, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-01030'. The project is located in Lares County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.27416795,-66.86295049511357,14z>



The following description was provided for the project 'PR-RGRW-01030':



The undertaking consists of the purchase and installation of a 30 x 80 feet greenhouse structure. The greenhouse will be anchored to the ground using a 2.5-inch diameter galvanized rigid pipe. They are 10 feet long and will be buried to a depth of 2 feet. The greenhouse will include two 900-gallon cisterns and an integrated solar panels system with grounding cable. The greenhouse will have a drip irrigation system that will be served from the two cisterns that will collect rainwater. The pipes will be placed above ground. The solar system will be placed on top of an existing structure located in front of the greenhouse. Some additional ground disturbance may occur within the footprint and immediately adjacent to the new greenhouse structure to support these systems.

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

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

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

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

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

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

Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office (caribbean\_es@fws.gov) to determine whether the consultation needs to be reinitiated.

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

- Puerto Rican Parrot *Amazona vittata* Endangered

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

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

## Action Description

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

### 1. Name

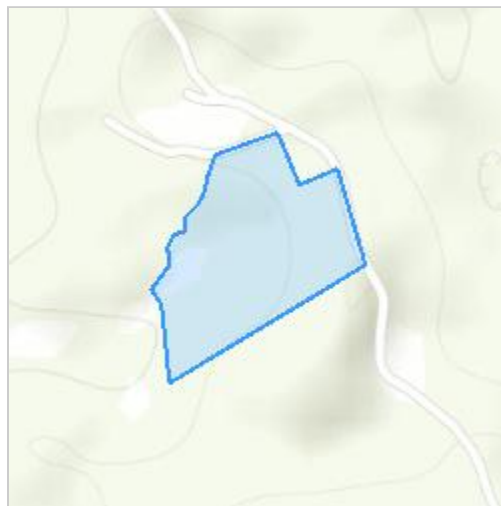
PR-RGRW-01030

### 2. Description

The following description was provided for the project 'PR-RGRW-01030':

The undertaking consists of the purchase and installation of a 30 x 80 feet greenhouse structure. The greenhouse will be anchored to the ground using a 2.5-inch diameter galvanized rigid pipe. They are 10 feet long and will be buried to a depth of 2 feet. The greenhouse will include two 900-gallon cisterns and an integrated solar panels system with grounding cable. The greenhouse will have a drip irrigation system that will be served from the two cisterns that will collect rainwater. The pipes will be placed above ground. The solar system will be placed on top of an existing structure located in front of the greenhouse. Some additional ground disturbance may occur within the footprint and immediately adjacent to the new greenhouse structure to support these systems.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.27416795,-66.86295049511357,14z>



## QUALIFICATION INTERVIEW

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

*No*

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

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

*No*

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

*No*

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

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

*No*

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

*No*

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

*No*

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

*No*

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

*No*

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

*Yes*



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

**Automatically answered**

*Yes*

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

**Automatically answered**

*Yes*