

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

Project Information

Project ID: PR-RGRW-01108

Project Name: FINCA DON LEO LLC

Responsible Entity: Puerto Rico Department of Housing

Grant Recipient (if different than Responsible Entity): Not Applicable

Program: Re-grow PR Urban-Rural Agriculture Program

State/Local Identifier: Puerto Rico / Municipio of Carolina

Preparer: Ricardo Lamoso Rivera

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

Consultant (if applicable): HORNE LLP

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

Project Location: Physical: Carr 853 Bo. Cacao km. 5.8
Carolina, PR 00987

Latitude 18.333118, longitude -65.955238

Parcel cadastral # 145-028-333-05-000

Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]: Purchase of a new Farm in the city module. The module will be connected to existing electrical and water through above-ground connections and placed on six pre-cast, pile-type concrete bases. The bases will be anchored to the ground, requiring the excavation of six 18"-x-18" holes in which to place the prefabricated concrete bases.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The Re-grow PR Urban-Rural Agriculture Program promotes and increases food security throughout the Island. It also improves and expands agricultural production related to economic revitalization and the development of activities. This farming business project is associated with the new installation of a Farm In The City Module will deliver with the overall objectives of the economic development program.

Existing Conditions and Trends [24 CFR 58.40(a)]: The existing area for the proposed installation of the Farm In The City Module is used for agricultural purposes. Therefore, there is no change in land use associated with this project and some ground disturbance will be required.

Funding Information

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

Estimated Total HUD Funded Amount: \$100,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$100,000.00

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.

| Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6 | Are formal compliance steps or mitigation required? | Compliance determinations |
|---|---|---|
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6 | | |
| Airport Hazards 24 CFR Part 51 Subpart D | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport, nor is it within an airport Runway Protection Zone (RPZ). The nearest airport RPZ/CZ is Luis Munoz Marin International Airport located approximately 37,167 feet away. The project is in compliance with Airport Hazards requirements. See the attached Airports map, Figure 1. |
| Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | This project is not located in a CBRS Unit. It is 29,437 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map, Figure 2. |
| Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project site is located in a Zone X, FIRM Panel 72000C0755, effective on 11/18/2009. The project is in compliance with Flood insurance requirements. See the attached Flood Map, Figure 3. |
| STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5 | | |

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|---|---|---|
| <p>Air Quality</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>This project consists of purchase of a new Farm In The City Module, project is located in the municipality of Carolina and is not located in a nonattainment municipality of Puerto Rico (Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan, Toa Baja). The project is in compliance with the Clean Air Act. See attached EPA published list of Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants</p> |
| <p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>This project is not located in and does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 24,939 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act, Figure 4.</p> |
| <p>Contamination and Toxic Substances</p> <p>24 CFR Part 58.5(i)(2)</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>Site contamination was evaluated through online data search and no toxic sites are located within 3,000 feet of the project area. 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. The project is in compliance with contamination and toxic substances requirements. See the attached Toxics map, Figure 5.</p> |
| <p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p> | <p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>This project and proposed activity will have No Effect on listed species, there will be no clearance of trees project activity will occur in a pre-disturbed area. The project is located 38,568 from the nearest endangered species critical habitat. This project is in compliance with the Endangered Species Act. See attached Critical Habitats map. If a Puerto Rican Boa is found in the project activity site;</p> |

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| | | work shall cease until the Boa moves off on its own. If the Boa does not move off, the CM shall contact the local office of the PRDNER (Puerto Rico Department of Natural and Environmental Resources) and ask for them to relocate the Boa. As established by the USFWS Puerto Rican Boa Conservation Measures guideline. https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf See the attached Endangered Species map, Figure 6. |
| Explosive and Flammable Hazards 24 CFR Part 51 Subpart C | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | Based on the project description the project includes no activities that would require further evaluation under this section. The project does not include development of a hazardous facility and does not include increasing residential density or land conversion. The project is in compliance with explosive and flammable hazard requirements. |
| Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | The project is not located on Prime Farmland, according to the 7 CFR § 658.3 (a) Conversion of farmland to nonagricultural uses does not include the construction of on-farm structures necessary for farm operations. Since the only construction activity consists of a Farm In The City Module installation, this project does not convert agricultural land to non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. See the attached Farmlands map, Figure 7. |
| Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The project is located in the ABFE Zone X. See the attached Flood Map, Figure 8. |
| Historic Preservation | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | Based on the project description, consultation with the Puerto Rico State |

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| <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p> | | <p>Historic Preservation Office (SHPO) is required. Documentation with photographs and maps was subsequently submitted to SHPO (attached). SHPO sent PRDOH documentation on May 24, 2023 with a finding of no historic properties affected within the project's Area of Potential Effects (see attached). The property is not considered historic or contributing to an historic district (See attached Historic map, Figure 9).</p> |
| <p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The project does not include new construction for residential use or rehabilitation of an existing residential property. Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.</p> |
| <p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>There are no sole source aquifers in Puerto Rico. The project is in compliance with this citation without further evaluation.</p> |
| <p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>There are no wetlands within or 100 feet from the vicinity of the project area. The project is in compliance with Executive Order 11990. See the attached Wetlands map, Figure 9.</p> |
| <p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p> | <p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p> | <p>The project is not within the proximity of a NWSRS river. The nearest Wild and Scenic River is approximately 58,300.8 Feet northeast of the project site. Therefore, this project is in compliance with the Wild and Scenic Rivers Act. See the attached map, Figure 9.</p> |
| <p>ENVIRONMENTAL JUSTICE</p> | | |

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|---|---|--|
| Environmental Justice Executive Order 12898 | Yes No <input type="checkbox"/> <input checked="" type="checkbox"/> | Adverse environmental impacts are not disproportionately high for low-income and/or minority communities. The project is in compliance with Executive Order 12898. |
|---|---|--|

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

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

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

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

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
|---------------------------------|-------------|-------------------|
|---------------------------------|-------------|-------------------|

LAND DEVELOPMENT

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|--|---|---|
| Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design | 2 | The proposed action is purchase of a New Farm in the city module, which is compatible with existing land use (agriculture). There are some residential properties adjacent to the project site that belong to the applicant and their family. There is no impact anticipated for these residential properties. |
| Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff | 2 | The new Farm in the city module will be installed on top of a prefabricated cement base with some ground disturbance for the base. There will be no impact on Soil Suitability or Slope/Erosion. Landslide susceptibility on the project site is moderate (see Landslide map). |
| Hazards and Nuisances including Site Safety and Noise | 2 | There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area. Additionally, the project does not include housing or such to where inhabitants would be affected. |
| Energy Consumption | 2 | The proposed project will require additional energy consumption since the project is the installation of a Farm in the city module, with electrical connections associated. During operation, it is not anticipated that the amount of energy needed to grow the plants associated with the module would cause an additional burden to energy consumption of the community. |

| Environmental Assessment Factor | Impact Code | Impact Evaluation |
|---------------------------------|-------------|-------------------|
|---------------------------------|-------------|-------------------|

SOCIOECONOMIC

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| Employment and Income Patterns | 2 | The project is not anticipated to have a significant impact on Employment and Income Patterns. However, since the project will include an economic component, it may aid in restoring some employment opportunities and increase income. |
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| Demographic Character Changes, Displacement | 2 | The proposed project will not alter the demographic characteristics of Carolina, PR. The applicant is already located at this location and the project will provide opportunities for the continued agricultural growth of the business. |
| Environmental Assessment Factor | Impact Code | Impact Evaluation |
| COMMUNITY FACILITIES AND SERVICES | | |
| Educational and Cultural Facilities | 2 | The proposed project is the purchase and installation of a new Farm in the City module and will have no impact on Educational and Cultural Facilities. |
| Commercial Facilities | 2 | The proposed project may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities. |
| Health Care and Social Services | 2 | The proposed project is the purchase and installation of a new Farm in the City module and will have no impact on Health Care and Social Services. |
| Solid Waste Disposal / Recycling | 2 | Waste vegetation from clearing activities will either be composted on site or at regional composting centers. Soil from grading would be recycled on the farm as fill. Left over construction materials that could be reused on the farm (e.g., piping, structural materials, greenhouse covering fabrics) would be stored for later use. The remaining construction solid waste materials would be collected for transport to the local landfill. The amount of impact of solid waste resulting from the construction of the proposed project would be minor. During operations, the products and by-products would be agricultural, which waste would be biodegradable. |
| Wastewater / Sanitary Sewers | 2 | The project is the installation of a farm in the city module and does not include any new wastewater or sewage facilities. Current farm conditions would remain unchanged. |
| Water Supply | 2 | The proposed project will have no significant impact on water supply. The project is the installation of a new farm in the city module connected to water lines already in place on the project site. During operation, it |

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| | | is not anticipated that the amount of water needed to irrigate the agriculture associated with the greenhouse would cause an additional burden to water supply. |
| Public Safety - Police, Fire and Emergency Medical | 2 | The proposed project will have no impact on Public Safety. |
| Parks, Open Space and Recreation | 2 | The proposed project will have no impact to Parks, Open Space and Recreation. The project is installation of a new farm in the city module and will not impact open space and recreation. The property being used is agricultural and it will continue as agricultural use. |
| Transportation and Accessibility | 2 | The proposed project would not involve the creation of new roads nor any increase in long-term traffic on existing roads. There would be some minor use of the existing road during construction. All residents and businesses would retain access to their properties during and after the project. |
| Environmental Assessment Factor | Impact Code | Impact Evaluation |
| NATURAL FEATURES | | |
| Unique Natural Features, Water Resources | 2 | The proposed project is the installation of a new farm in the city module situated on previous agriculture property, it will not affect any water resources or natural features. |
| Vegetation, Wildlife | 2 | The proposed project is the installation of a new Farm in the city module in a vacant lot in rural Carolina, some ground disturbance will be required with no significant impact anticipated. The proposed project will occur in land previously used for agricultural purposes and will continue in that capacity. There may be wildlife attracted to the module but no negative impact on wildlife. |
| Climate Change | 2 | This is a small project with no measurable impact on climate change factors. With respect to climate change impact on the project, agricultural activities could be affected by drought. |

Additional Studies Performed: None Required.

Field Inspection (Date and completed by): N/A

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

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.
www.fws.gov/CBRA/Maps/Locator/PR.pdf

National Park Service, National Registry of Natural Landmarks.
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

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

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

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?Dockkey=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

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

US Fish and Wildlife Service, Environmental Conservation Online System: <https://ecos.fws.gov/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 (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 required.

Public Outreach [24 CFR 58.43]: The local community has been very proactive in the recovery process.

Cumulative Impact Analysis [24 CFR 58.32]: In accordance with 24 CFR 58.32 (Aggregation), this project will have no significant impact on the human environment, therefore an Environmental Impact Statement under the NEPA is not required.

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

The alternative would mean that the applicant would have to place the module in a different area resulting in the possible removal of trees, further ground disturbance for the platform built and possible new water and electric connections. As a result, these owners may increase further financial and logistical burden to be able to experience the growth needed to recover and expand their economic activities. The new location alternative would require further land disturbance and financial burden stunting the 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 new farm in the city module 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 federal agencies associated with the topics evaluated above. There are no environmental review topics addressed above that result in the need for additional formal compliance steps with federal agencies or the requirement for mitigations other than those listed below.

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

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

| Law, Authority, or Factor | Mitigation Measure |
|---------------------------|--------------------|
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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: *Ricardo Lamoso Rivera*

Date: 6/16/2023

Name/Title/Organization: Ricardo Lamoso Rivera, Senior Associate; HORNE LLP

Certifying Officer Signature: *Santa D. Ramirez Lebrón* Date: August 23, 2023

Name/Title: Santa D. Ramírez Lebrón / 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).



**DEPARTAMENTO DE LA VIVIENDA
PROGRAMA RENACER AGRÍCOLA DE PUERTO RICO –
AGRICULTURA URBANA Y RURAL
FORMULARIO SOBRE USO PREVISTO DE LOS FONDOS**

Yo, JANICE MARIE QUINONES RODRIGUEZ, representante autorizado/a para el negocio FINCA DON LEO LLC, con el Caso Número PR-RGRW-01108 para el Programa Renacer Agrícola de Puerto Rico – Agricultura Urbana y Rural (**Programa Renacer Agrícola**), por la presente reconozco que fondos de subvención por la suma de \$100,000.00 se usarán de conformidad con el uso de fondos descrito a continuación.

Además, reconozco que, como parte del proceso de revisión de recibos, el Formulario sobre Uso Previsto de los Fondos será comparado con los recibos recopilados para verificar el cumplimiento con la información provista en dicho formulario.

| Item | Equipment Expense Type RGRW | Unmet Need | Initials |
|----------------------|--------------------------------------|--------------|----------|
| HYDROPONIC MODULE | Farm Infrastructure (Regrow Only) | \$150,000.00 | JQR |

\$100,000.00

Total de Uso Previsto de los
Fondos

Además, reconozco y entiendo que:

- El incumplimiento con el uso previsto de los fondos descrito en este Formulario podría requerir el pago de los fondos a Departamento de la Vivienda.
- Los fondos del Programa Renacer Agrícola solo pueden ser utilizados para actividades elegibles y el uso permitido de los fondos, según se establece en las Guías del Programa Renacer Agrícola.
- El Formulario sobre Uso Previsto de los Fondos será revisado por el equipo del Programa Renacer Agrícola y, **si es aprobado**, será el formulario oficial que se utilizará durante el proceso de revisión de los recibos.

JANICE MARIE QUINONES
RODRIGUEZ

Nombre

Firma

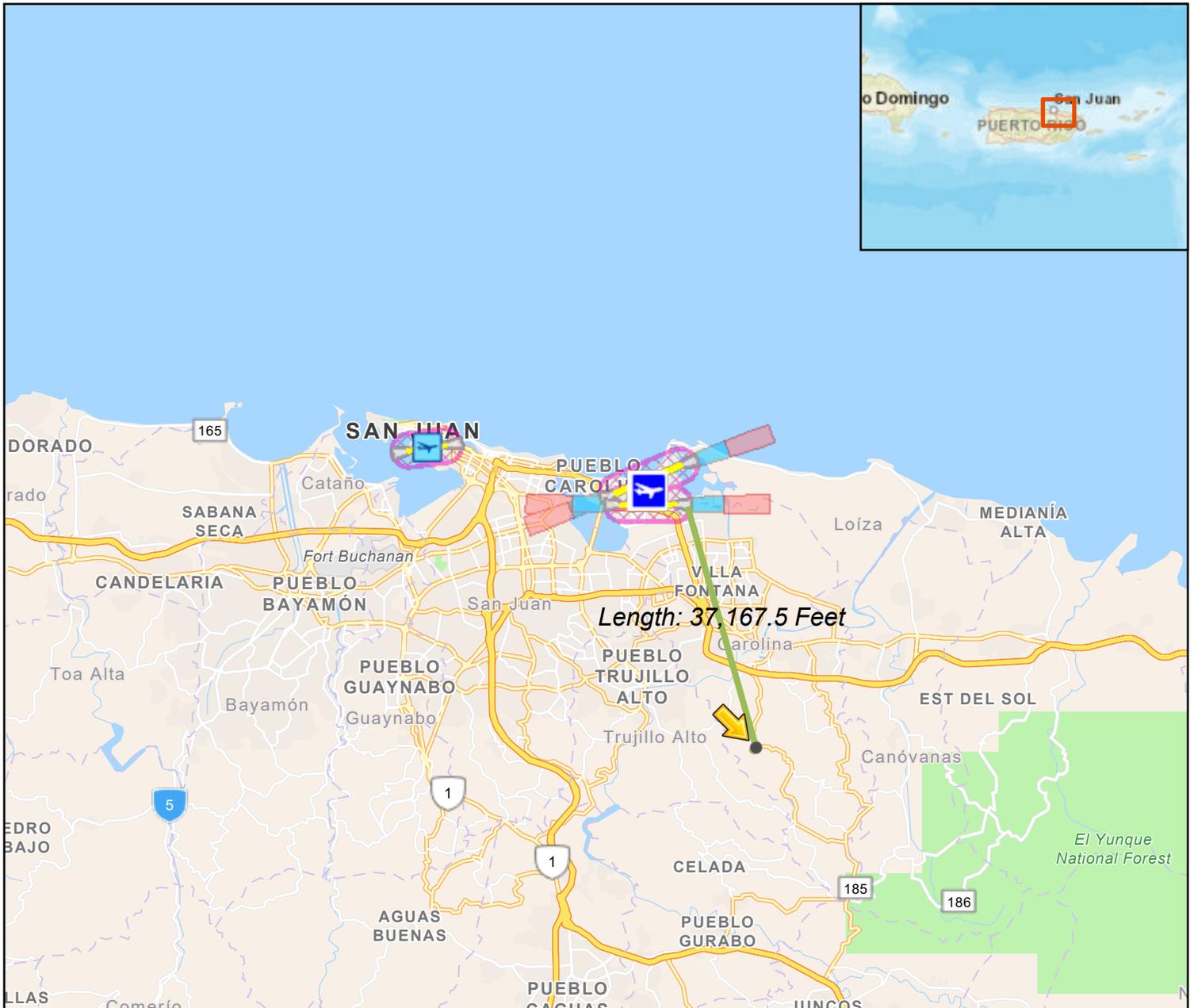
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Figures

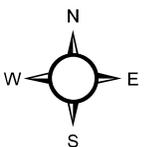
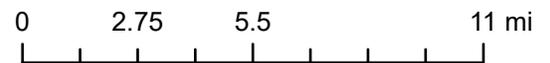


PR-RGRW-01108 Airports



Legend

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



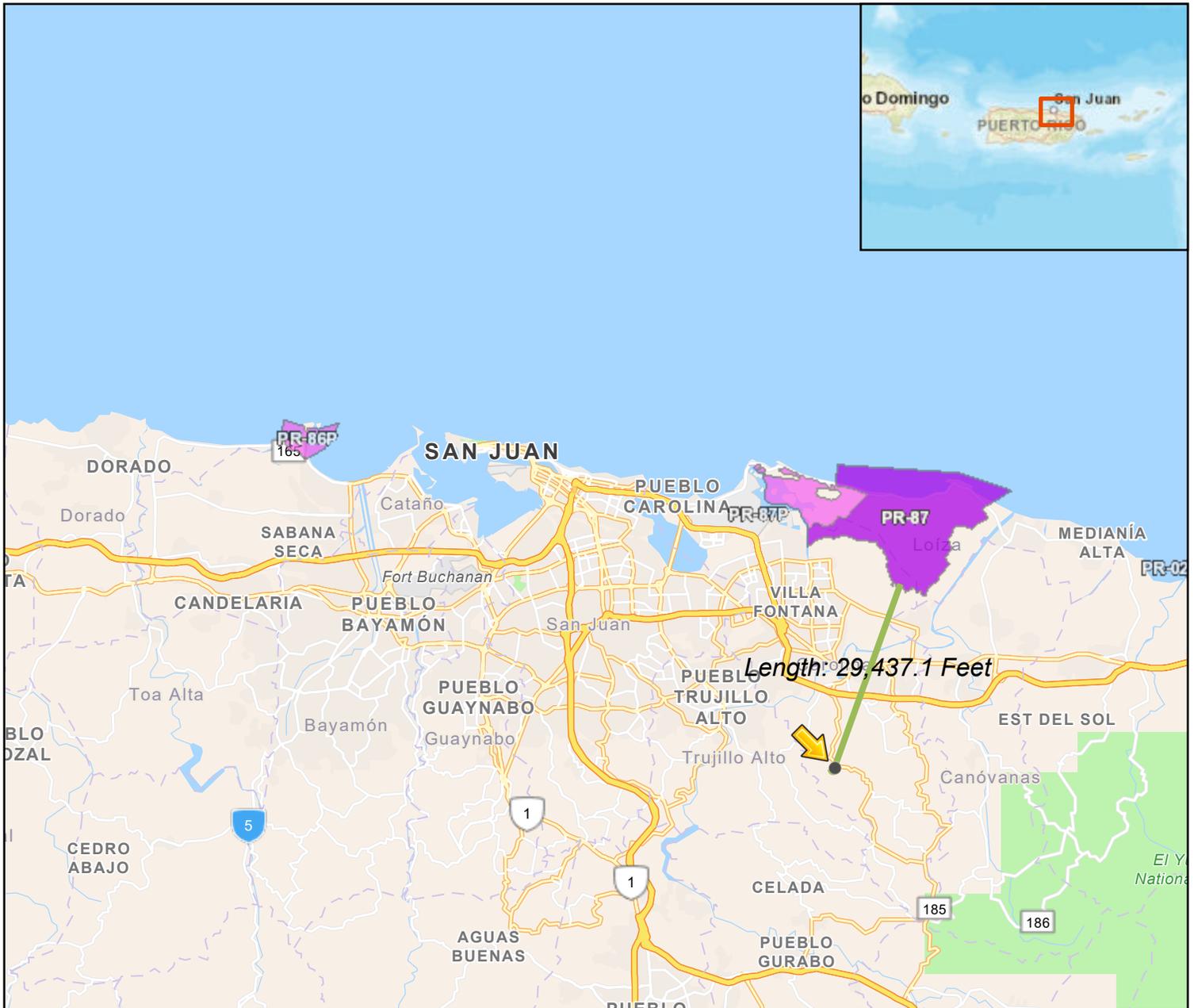
Runway Protection Zones

Major Civil and Military Airports

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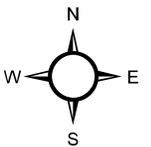
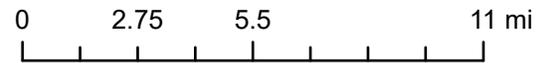


PR-RGRW-01108 CBRS



Legend

- Otherwise Protected Area
- System Unit



U.S. Fish and Wildlife Service

Coastal Barrier Resources Act Program

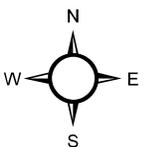
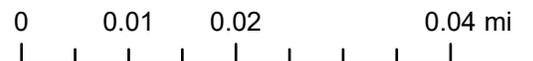


PR-RGRW-01108 Flood Map



Legend

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  FEMA Floodzone Panels - Effective



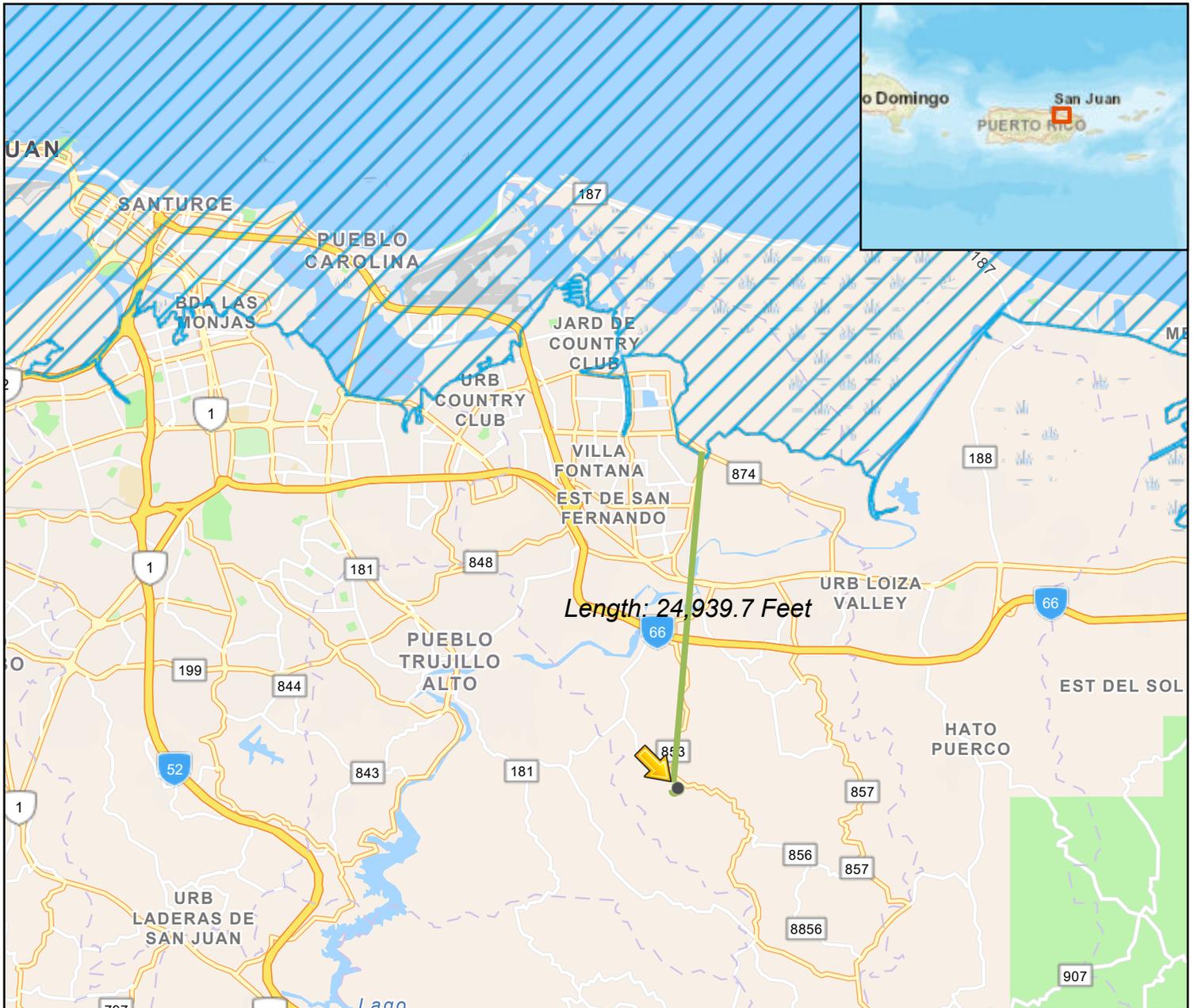
FEMA Map Service

Flood Insurance Rate Maps

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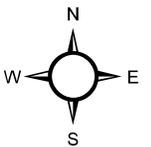
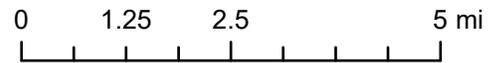


PR-RGRW-01108 CZM



Legend

 Coastal Zone Management Act Boundary

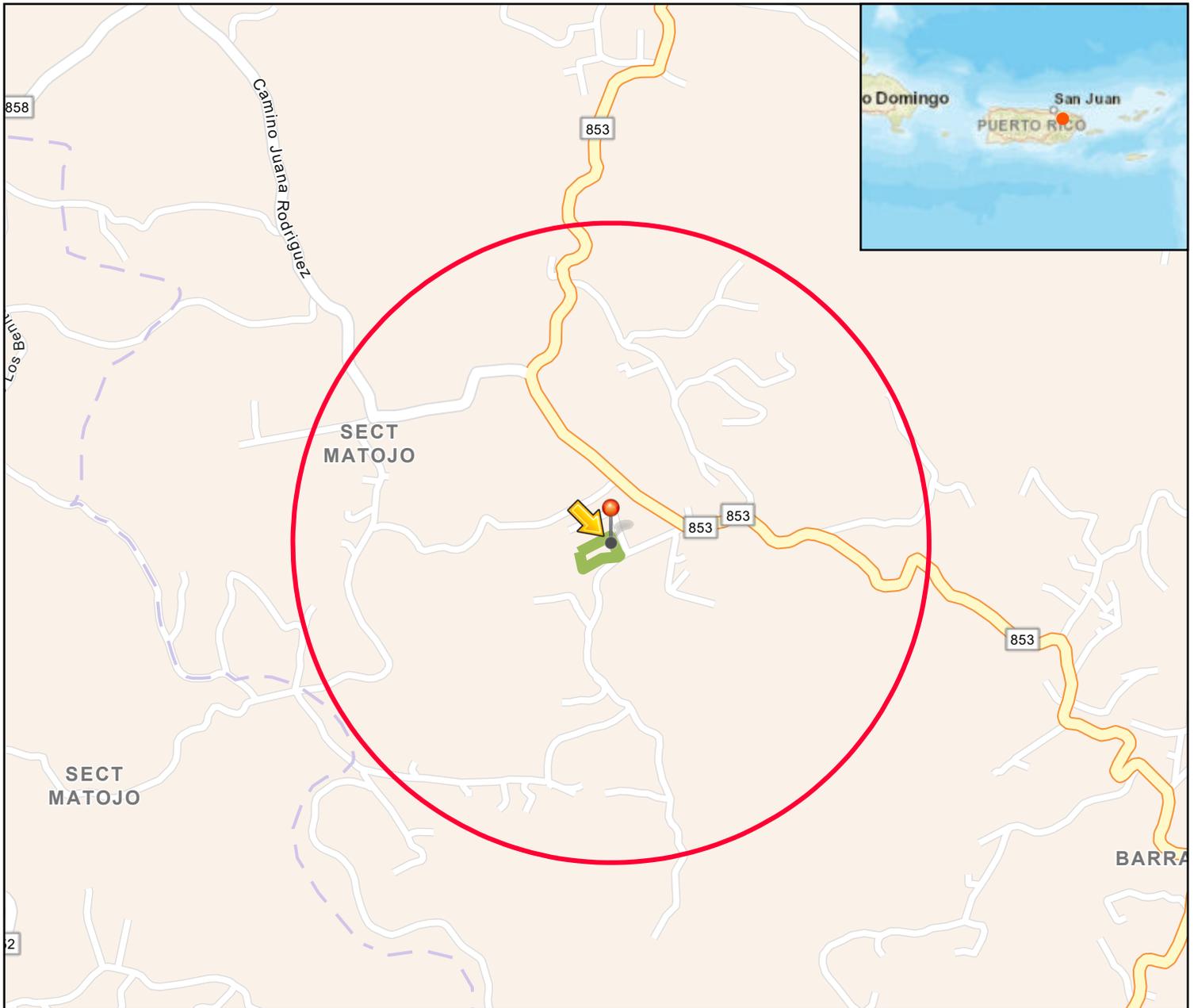


NOAA

Coastal Zone Management Act

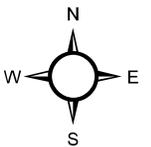
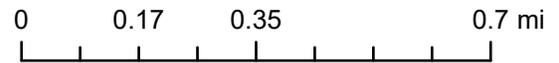


PR-RGRW-01108 Toxics



Legend

- Toxic Substances Control Act
- ◆ Brownfields
- Hazardous waste
- ◆ Air pollution
- Water dischargers
- Toxic releases
- ⊙ Superfund



Envirofacts Facility Locations

EPA

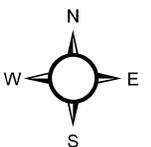
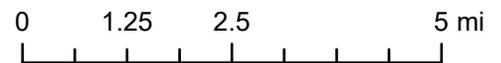


PR-RGRW-01108 Endangered Species



Legend

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



Endangered Species Habitat

U.S. Fish and Wildlife Service

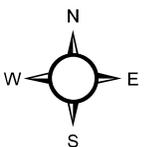
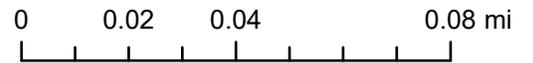


PR-RGRW-01108 Farmlands



Legend

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



USGS USA Soils

Farmland dataset

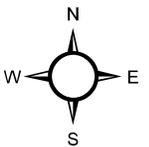
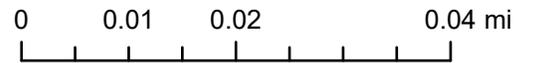


PR-RGRW-01108 Flood Map



Legend

- A
- 0.2% Annual Chance Flood Zone
- Zone/BFE Boundary
- Advisory Base Flood Elevation
- Streamline



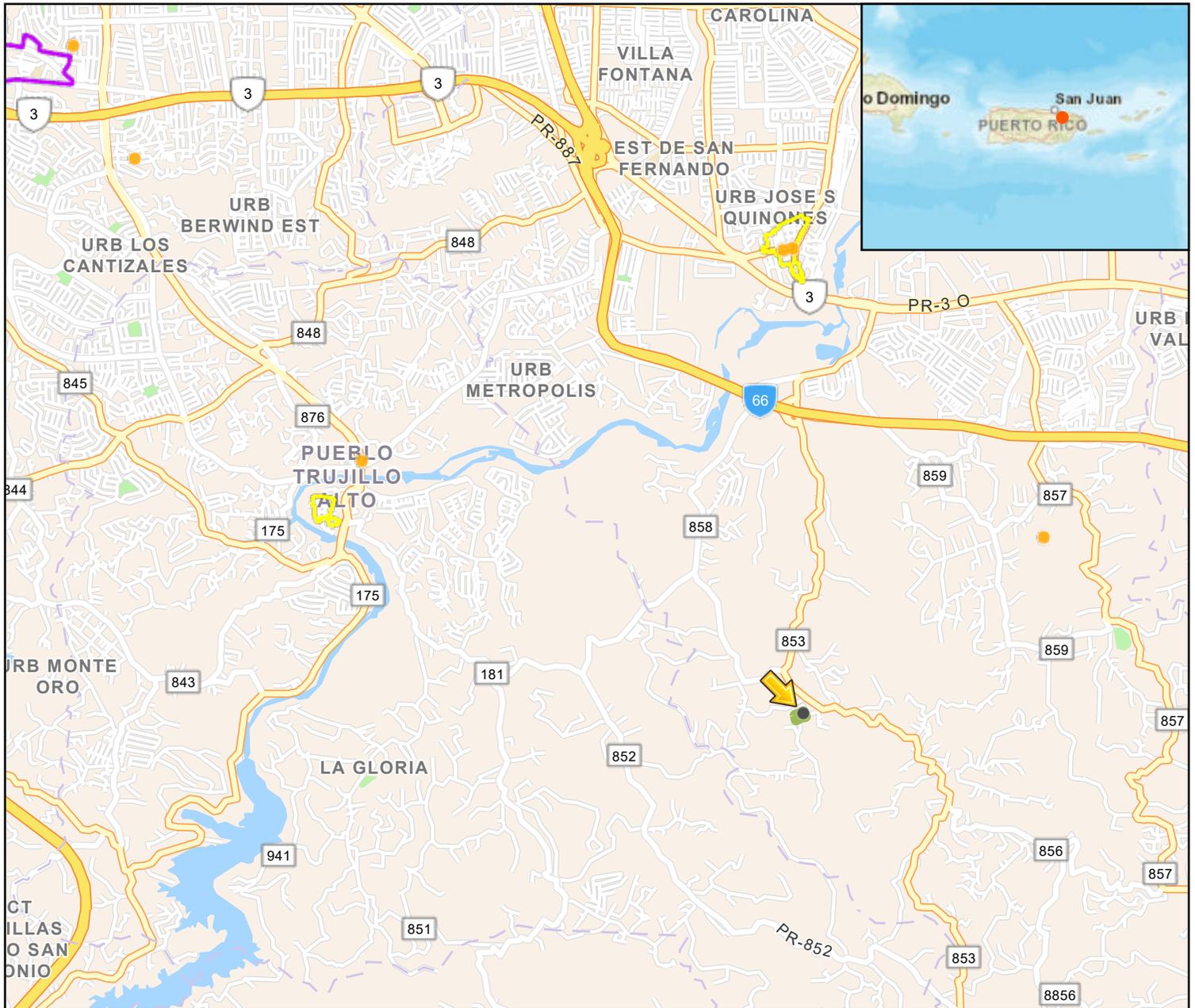
FEMA Map Service ABFE

Flood Insurance Rate Maps

3/29/2023 2:55 PM



PR-RGRW-01108 Historic



Legend

- National Historic Landmark
- National Register of Historic Places
- Removed from National Register of Historic Places

National Register Of Historic Places Points

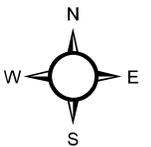
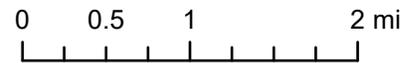
- National Historic Landmark
- National Register of Historic Places
- Removed from National Register of Historic Places

National Register of Historic Places Polygons

- ▭ Historic Communities
- ▭ Traditional Urban Centers

National Register of Historic Places

Local Historic Areas digitized by Horne





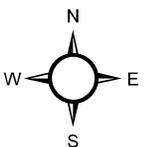
PR-RGRW-01108 Wetlands



Legend

 Riverine

0 0.02 0.04 0.08 mi

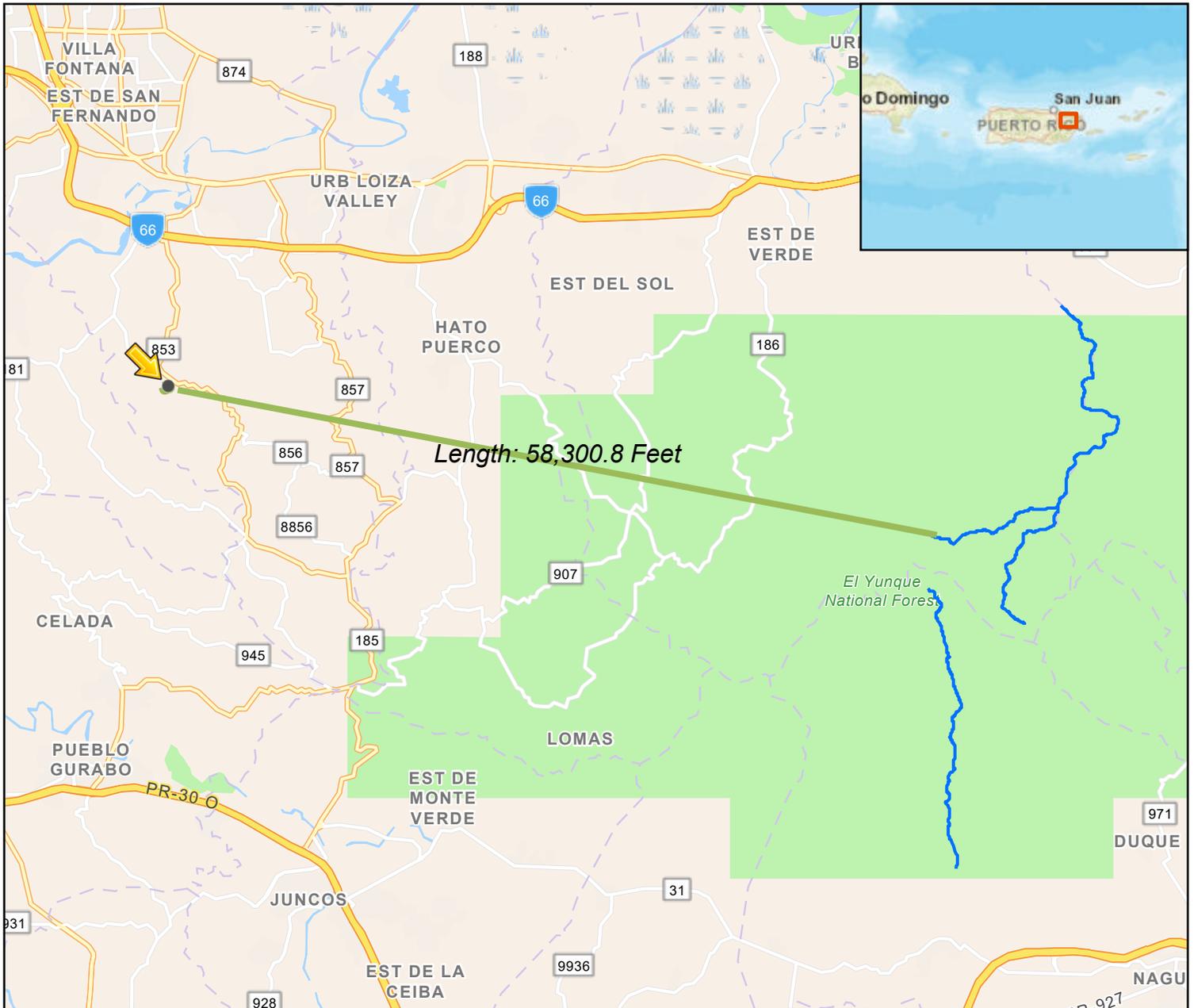


National Wetlands Inventory

U.S. Fish and Wildlife Service

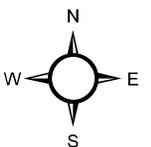
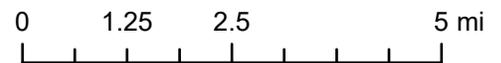


PR-RGRW-01108 W & S Rivers



Legend

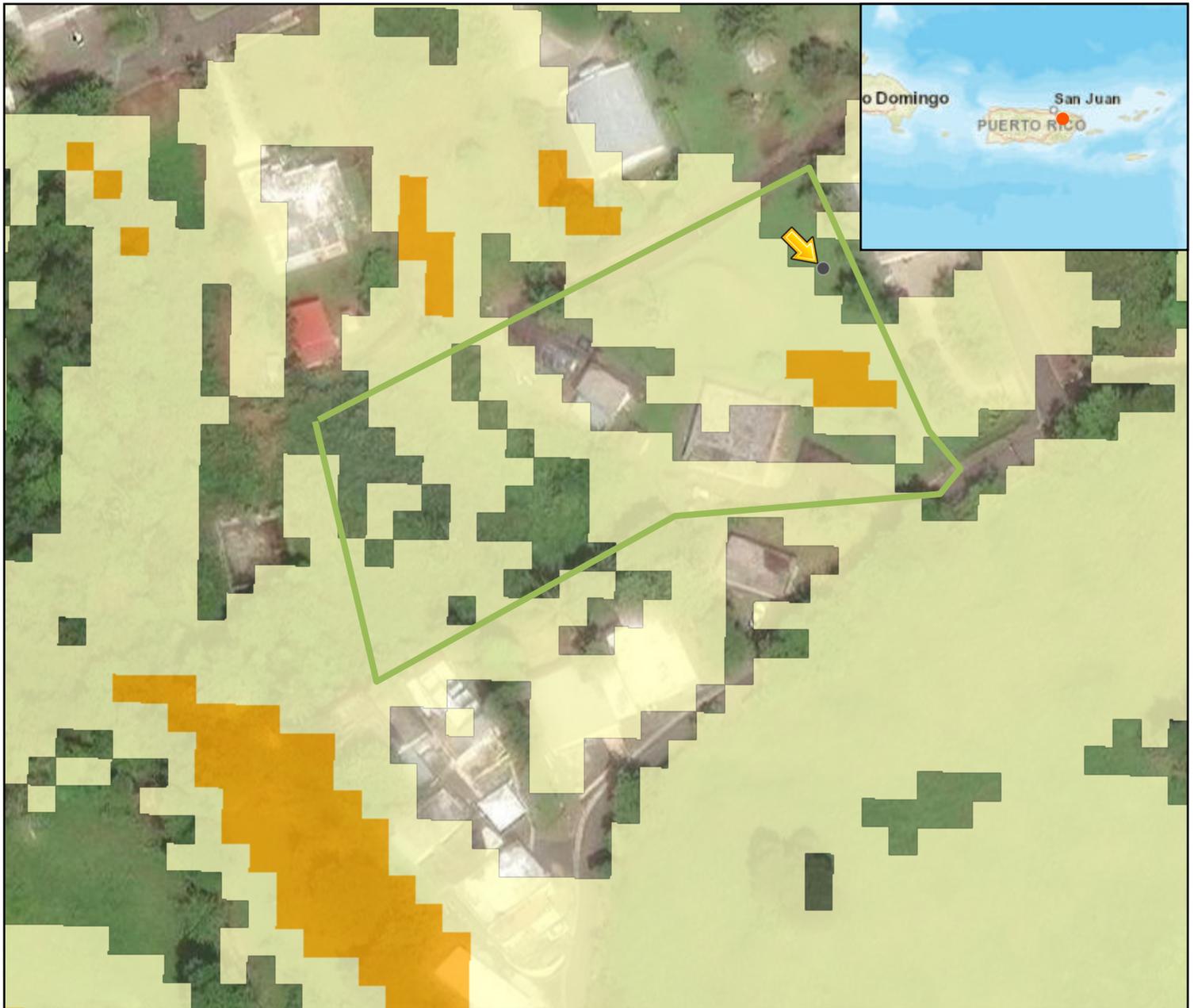
— Wild and Scenic Rivers



National Wild and Scenic River System

National Park Service

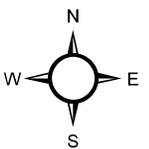
PR-RGRW-01108 Landslides



Legend
rainLSsuc

- Low
- Moderate
- High

0 0.01 0.02 0.04 mi



Landslide Susceptibility

USGS



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

May 24, 2023

Lauren Bair Poche

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

SHPO: 05-01-23-03 PUERTO RICO DISASTER RECOVERY, CDBG-DR RE-GROW PR URBAN-RURAL AGRICULTURAL RE-GROW PROGRAM, PR-RGRW-01108, FINCA DON LEO LLC, CARR. 853 KM 5.8, BO. CACAO, CAROLINA, PUERTO RICO

Dear Ms. Poche,

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

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

Please note that should the Agency discover 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/LCC



May 1, 2023

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

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

Section 106 NHPA Effect Determination Submittal: PR-RGRW-01108 – Finca Don Leo LLC – Carr 853 Km. 5.8, Bo. Cacao, Carolina, Puerto Rico – *No Historic Properties Affected*

Dear Architect Rubio Cancela,

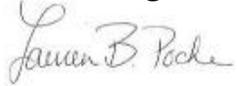
In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced projects on behalf of the Puerto Rico Department of Housing (PRDOH) 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 Finca Don Leo LLC at Carr 853 Km. 5.8 in Bo. Cacao in the municipality of Carolina. The proposed activities for Finca Don Leo, LLC. include installing a greenery vertical harvest container (a Farm in the City module). The container will be connected to existing electrical and water through above-ground connections and placed on six pre-cast, pile-type concrete bases. The bases will be anchored to the ground, requiring the excavation of six 18"-x-18" holes in which to place the pre-fabricated concrete bases.

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

Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, Historic Preservation Senior Manager

Attachments

| | | |
|--|-----------------------|---|
| PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM | |  |
| REgROW PUERTO RICO PROGRAM | | |
| Section 106 NHPA Effect Determination | | |
| Applicant: Finca Don Leo LLC | | |
| Case ID: PR-RGRW-01108 | City: Carolina | |

| | |
|--|--|
| Project Location: Carr 853 Km. 5.8, Bo. Cacao, Carolina, Puerto Rico, 00987 | |
| Project Coordinates: 18.333118, -65.955238 | |
| TPID (Número de Catastro): 145-028-333-05-000 | |
| Type of Undertaking: | |
| <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction | |
| Construction Date (AH est.): n/a | Property Size (acres): 1.64 acres |

| |
|---|
| SOI-Qualified Architect/Architectural Historian: Lauren Bair Poche, M.A. |
| Date Reviewed: 4/20/2023 |
| SOI-Qualified Archaeologist: Jennifer Ort, M.S. |
| Date Reviewed: 4/26/2023 |

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

Project Description (Undertaking)

The proposed activities for Finca Don Leo, LLC. include installing a greenery vertical harvest container(a Farm in the City module). The container will be connected to existing electrical and water through above-ground connections and placed on six pre-case, pile-type concrete bases. The bases will be anchored to the ground, requiring the excavation of six 18"-x-18" holes in which to place the pre-fabricated concrete bases. The project area is located at Carr 853 Bo. Cacao km. 5.8. within the municipality of Carolina. Based on a review of historical aerial imagery, the project area was rural in 1962 (the earliest imagery available for the area), becoming predominantly residential by 1977 imagery. Per aerial imagery, no structures were present at the proposed container location.

Area of Potential Effects

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project will be centered on the new concrete pad and include a 15-meter (m) buffer on all sides; the visual APE is the viewshed of the proposed project.

| | |
|---|---|
| PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination |  |
| Applicant: Finca Don Leo LLC | |
| Case ID: PR-RGRW-01108 | City: Carolina |

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this Undertaking. The review of this existing information by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that there are no cultural properties within a half-mile (mi) radius of the project location.

The proposed project is located within the Mountainous Interior Physiographic region in the northeastern part of the island. The area is within a small valley associated with the Quebrada Pastrana, at an elevation of 430 feet (ft; 131 meters [m]) above modern sea level. Per the USGS/NRCS Web Soil Survey, the APE crosses one mapped soil series: Mucara silty clay loam, 20 to 40 percent slopes, eroded (MuE2). The project area APE is within a residential setting. The closest freshwater source is the Quebrada Pastrana, located 0.08 miles (mi; 0.13 kilometers [km]) west of the project parcel. The northern coast is approximately 8.08 mi (13 km) from the project area.

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this Undertaking. The review of this existing information by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center.

Determination

The following historic properties have been identified within the APE:

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

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional

| | |
|---|--|
| PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGrow PUERTO RICO PROGRAM Section 106 NHPA Effect Determination |  GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING |
| Applicant: Finca Don Leo LLC | |
| Case ID: PR-RGRW-01108 | City: Carolina |

Urban Center. No known archaeological sites or NRHP listed/eligible historic properties are within or adjacent to the property or the parcel in which the Area of Potential Effect of case PR-RGRW-01108 is located. The closest freshwater body is located 0.08 mi (0.13 km) west of the project area. The construction of public roads and residential structures have minimally impacted the surrounding terrain. Therefore, no impact to cultural properties is anticipated for this reconstruction project.

| | |
|---|--|
| PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REgROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination |  GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING |
| Applicant: Finca Don Leo LLC | |
| Case ID: PR-RGRW-01108 | City: Carolina |

Recommendation

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

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

This Section is to be Completed by SHPO Staff Only

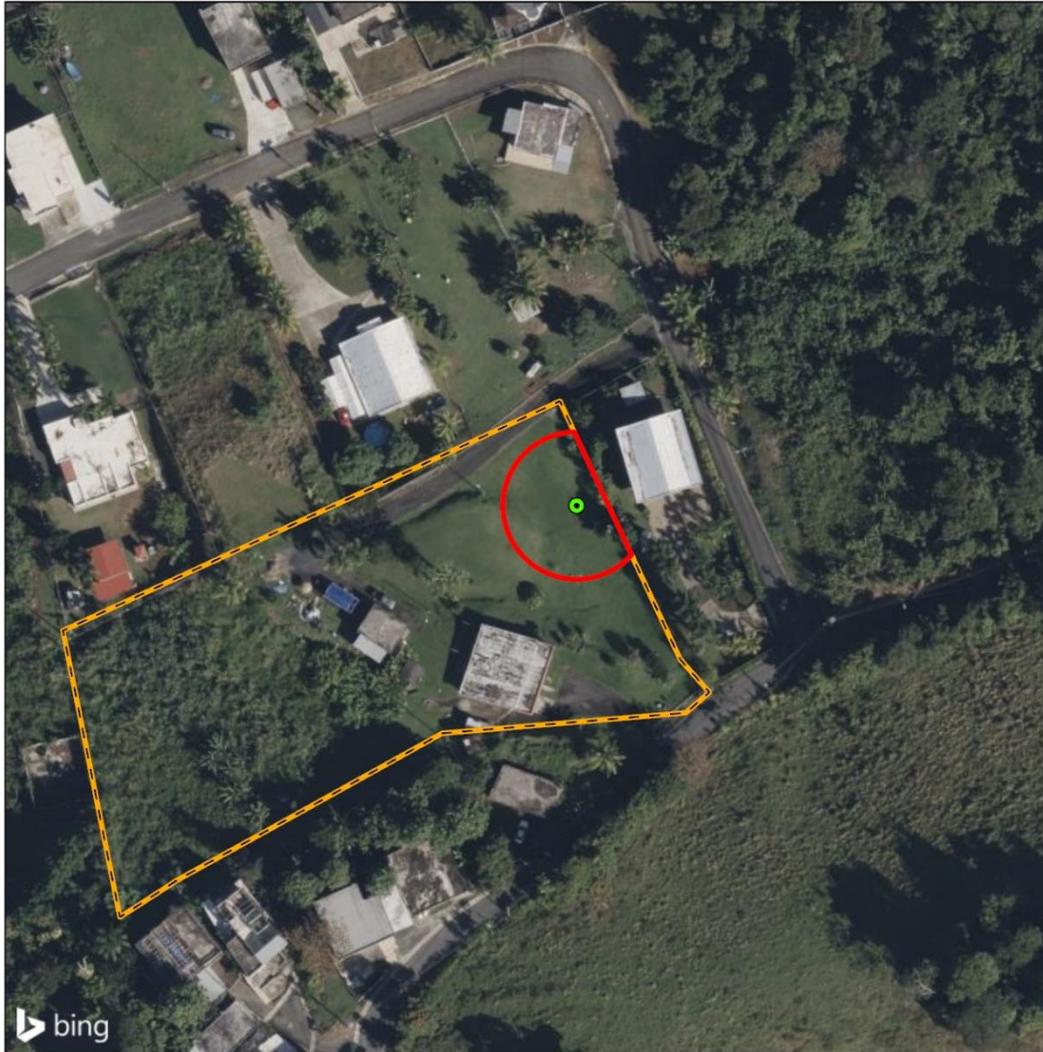
| | |
|--|--------------|
| The Puerto Rico State Historic Preservation Office has reviewed the above information and: | |
| <input type="checkbox"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided. | |
| Comments: | |
| Carlos Rubio-Cancela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

Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina

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



bing

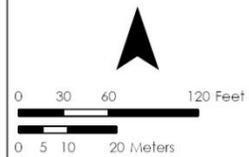
Carr 853 Bo. Cacao km. 5.8, Carolina, Puerto Rico



Legend

-  PR-RGRW-01108
-  CRIM Parcel Boundary
-  Area of Potential Effect

N



Name: WGS 1984 Web Mercator Auxiliary Sphere

Scale: 1:1,000



Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina

Project (Parcel) Location - Aerial Map

Historic Properties - Aerial Base
Puerto Rico Department of Housing
Re-Grow Program

Latitude: 18.3329
Longitude: -65.9555

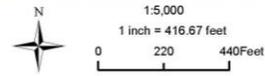


Application ID#: PR-RGRW-01108

Address: Carr 853 Bo Cacao Km 5.8, Carolina, PR 00987



-  Applicant Parcel
-  Parcels
-  Historic Districts
-  Historic Communities
-  Traditional Urban Centers



Sources: Esri Imagery Basemap service.



Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina

Project (Parcel) Location - USGS Topographic Map

Historic Properties - Topographic Base

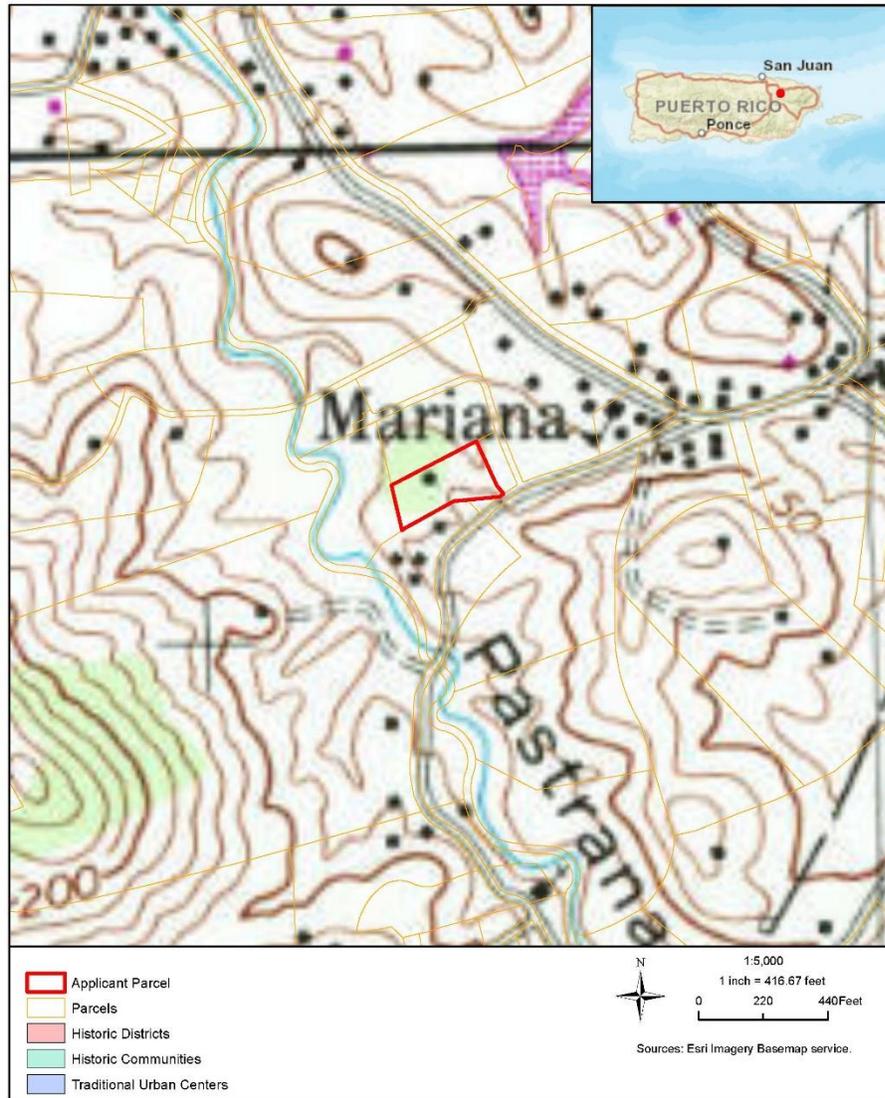
Puerto Rico Department of Housing

Re-Grow Program

Application ID#: PR-RGRW-01108

Address: Carr 853 Bo Cacao Km 5.8, Carolina, PR 00987

Latitude: 18.3329
Longitude: -65.9555



Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina

Project (Parcel) Location – Soils Map

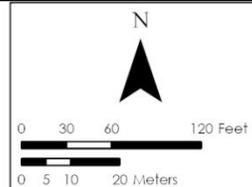


Carr 853 Bo. Cacao km. 5.8, Carolina, Puerto Rico



Legend

-  PR-RGRW-01108
-  CRIM Parcel Boundary
-  Area of Potential Effect
-  NRCS Soil Units



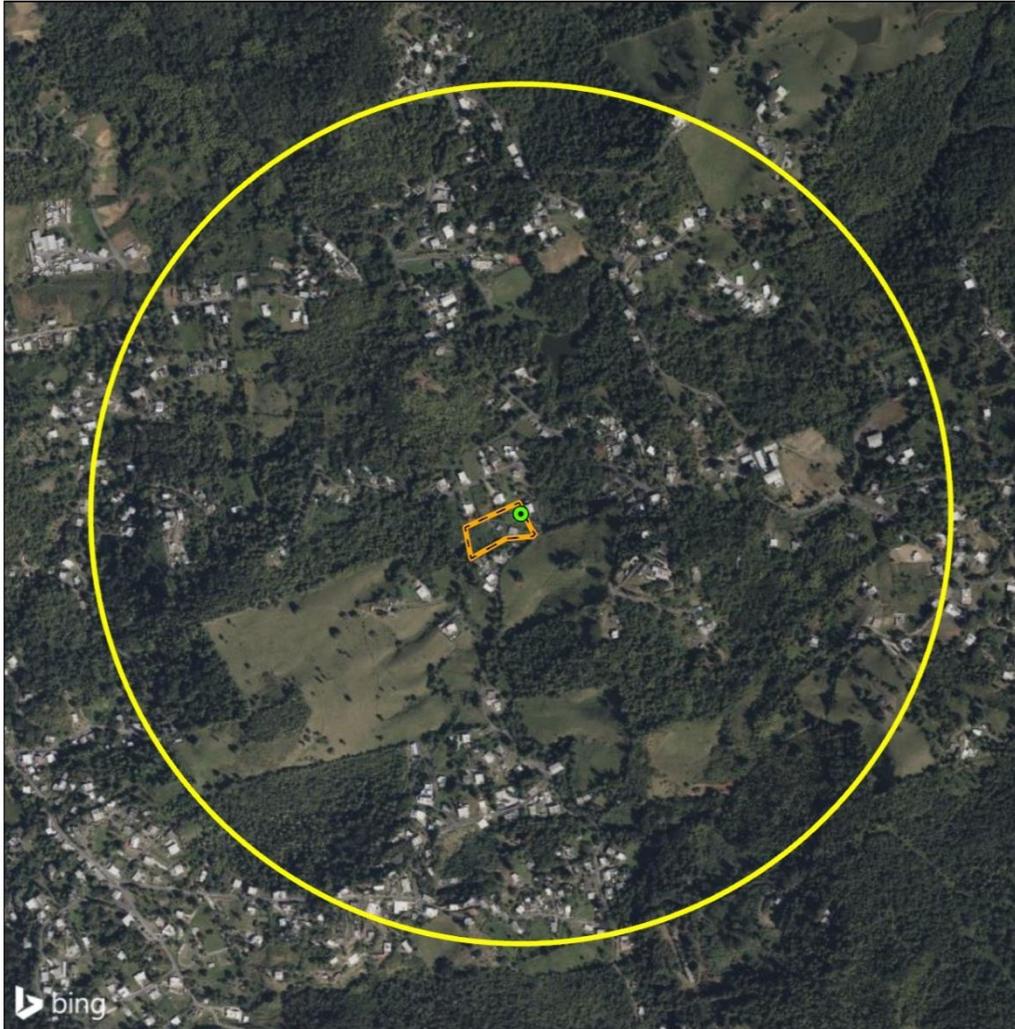
Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:1,000

Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina

Project (Parcel) Location with Previous Investigations - Aerial Map



bing

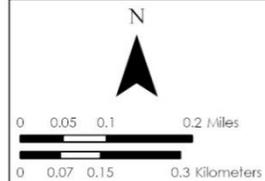
Carr 853 Bo. Cacao km. 5.8, Carolina, Puerto Rico



Legend

- PR-RGRW-01108
- CRIM Parcel Boundary
- Half-Mile Buffer

Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:9,000

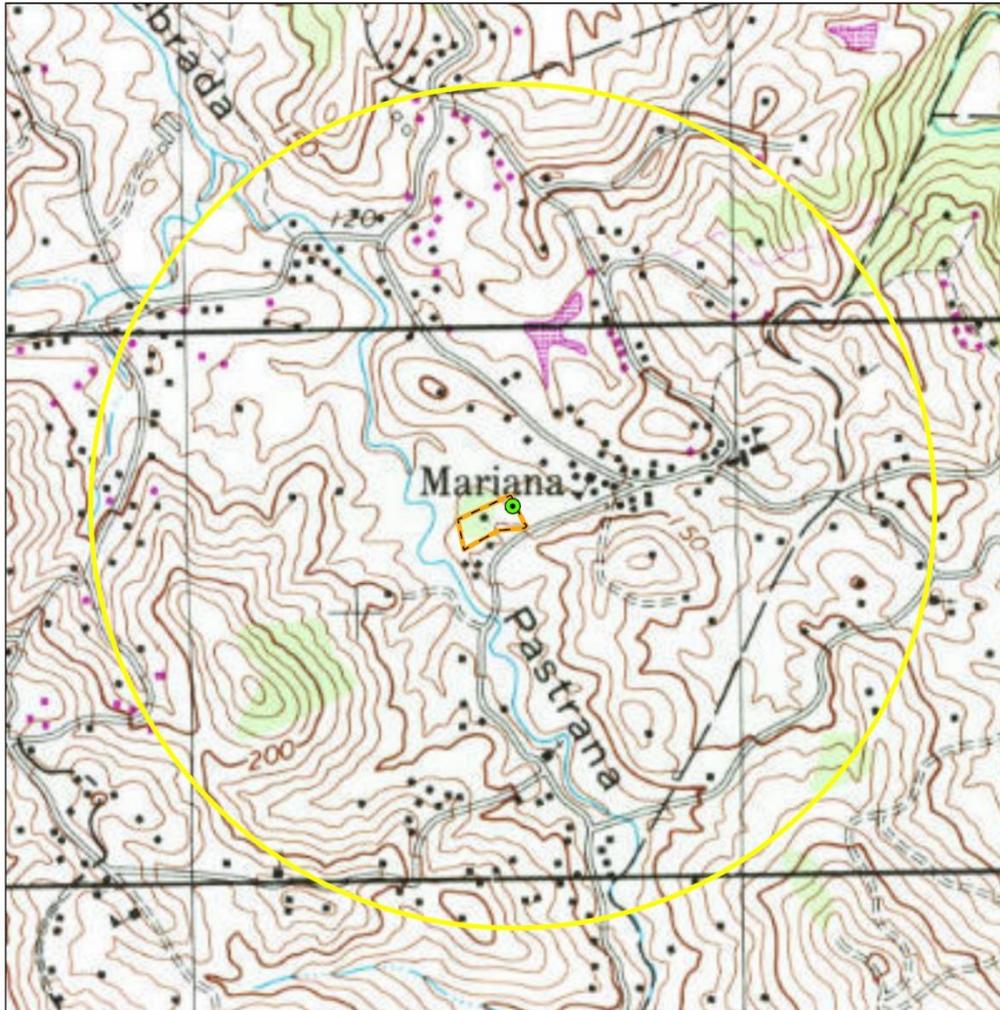


Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina

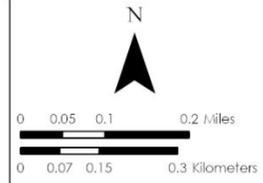
Project (Parcel) Location with Previously Recorded Cultural Resources USGS Topographic Map



Carr 853 Bo. Cacao km. 5.8, Carolina, Puerto Rico



- Legend
- PR-RGRW-01108
 - ▭ CRIM Parcel Boundary
 - Half-Mile Buffer



Name: WGS 1984 Web Mercator Auxiliary Sphere

Scale: 1:9,000

Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina

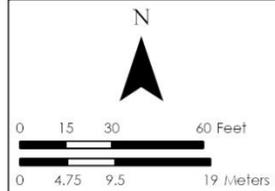
Photograph Key



Carr 853 Bo. Cacao km. 5.8, Carolina, Puerto Rico



- Legend
- PR-RGRW-01108
 - ▭ CRIM Parcel Boundary
 - ▭ Area of Potential Effect



Name: WGS 1984 Web Mercator Auxiliary Sphere Scale: 1:500

Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina



Photo #: 1

Description (include direction): Overview of proposed container location. Looking south-southwest.

Date: 7/22/2022



Photo #: 2

Description (include direction): Overview of proposed container location. Looking east-southeast.

Date: 3/29/2023

Applicant: Finca Don Leo LLC

Case ID: PR-RGRW-01108

City: Carolina



Photo #: 3

Description (include direction): Overview of proposed container location. Looking north-northwest.

Date: 7/22/2022



Photo #: 4

Description (include direction): Overview of proposed container location. Looking northwest,

Date: 7/22/2022



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 April 30, 2022

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

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

Change the State:

Important Notes

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

| County | NAAQS | Area Name | Nonattainment in Year | Redesignation to Maintenance | Classification | Whole or/ Part County | Population (2010) | State/ County FIPS Codes |
|--------------------|-----------------------|----------------------|--------------------------------------|------------------------------|----------------|-----------------------|-------------------|--------------------------|
| PUERTO RICO | | | | | | | | |
| Arecibo Municipio | Lead (2008) | Arecibo, PR | 11 12 13 14 15 16 17 18 19 20 21 22 | // | | Part | 32,185 | 72/013 |
| Bayamon Municipio | Sulfur Dioxide (2010) | San Juan, PR | 18 19 20 21 22 | // | | Part | 22,921 | 72/021 |
| Catano Municipio | Sulfur Dioxide (2010) | San Juan, PR | 18 19 20 21 22 | // | | 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 | 18 19 20 21 22 | // | | Part | 23,802 | 72/061 |
| Salinas Municipio | Sulfur Dioxide (2010) | Guayama-Salinas, PR | 18 19 20 21 22 | // | | Part | 23,401 | 72/123 |
| San Juan Municipio | Sulfur Dioxide (2010) | San Juan, PR | 18 19 20 21 22 | // | | Part | 147,963 | 72/127 |
| Toa Baja Municipio | Sulfur Dioxide (2010) | San Juan, PR | 18 19 20 21 22 | // | | Part | 52,441 | 72/137 |