

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-01372

Project Name: Hacienda San Carlos LLC

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Villalba, PR

Preparer: Yazmin 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, Mónica M. Machuca Ríos, Javier Mercado-Barrera, Abdul Feliciano Plaza and Priscilla Toro Rivera. María T. Torres Bregón - Environmental Manager, Angel G. Lopez Guzman - Deputy Director, Aldo A. Rivera-Vazquez – Director for Program Management, and Juan Carlos Perez Bofill - Director for Disaster Recovery CDBG Program.

Consultant: Behar Ybarra & Associates LLC

Project Location:

Carr. 149 km 1.5 Sect. Talas Largas Bo. Romero, Villalba 00766

Warehouse location: latitude 18.085232, longitude -66.513176

Parcel cadastral # 342-000-004-42, 342-000-005-15

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

The undertaking consists of the purchase and installation of a 100' x 40' metal structure (warehouse) and the installation of solar panels on top of the structure for the purpose of breeding rabbits. The project also includes 24" x 24" rabbit breeding cages that will be installed inside the 100' x 40' structure. The structure will be installed on 12 - 20" x 20" by 20" deep reinforced concrete pilasters. The water needed for the daily operation will be provided by the applicant that will bring it in containers manually. No water or electricity connection will be necessary for the project. The proposed operation for breeding rabbits will include two parcels: 342-000-000-42, and 342-000-005-15. Based on a review of

historical aerial imagery, the general area has been used for agricultural purposes for more than 20 years.

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

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

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) will increase agricultural capacity while promoting and increasing food security inland wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities. This agricultural project associated with the warehouse placement is in keeping with the overall objectives of the Economic Development Program.

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

The proposed project site is on an existing farm used for agricultural purposes. It consists of two contiguous parcels, one that has a rabbit breeding area and another where the new warehouse will be installed. The area is surrounded by vegetation typical of a mountainous terrain. Therefore, there is no change in land use associated with this placement. The access to the proposed warehouse will be through a dirt road 300 feet from the farm entrance.

Funding Information

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

Estimated Total HUD Funded Amount: \$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"/>	This project consists of the installation of a 100' x 40' metal structure (warehouse), a solar panels and rabbit cages for an agricultural project and will have no impact on any Airports. The site is located 32,270 feet from the nearest major civil airport (Mercedita Airport in Ponce) and 219,624 feet from the nearest military airport (Luis Muñoz Marín International Airport in San Juan). This topic is in compliance with the HUD's Airport Hazard regulations without further evaluation. See the attached Airport map Runway Protection Zone, Figure 2.
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. The project is located 37,765.40 feet northwest of the nearest CBRS which is PR-52. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map, Figure 3.

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is located in Zone X, Panel 72000C1660J, 11/18/2009. The project does not require flood insurance or is excepted from flood insurance. See attached Flood Map, Figure 4. The project is in compliance with the Flood Insurance without further evaluation.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</p>		
<p>Clean Air</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 the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages for an agricultural site located in the Municipio of Villalba. The project 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>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>The project is located 31,245 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>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>This project consists of the installation of a 100' x 40' metal structure (warehouse), a solar panels and rabbit cages for an agricultural project. A site inspection of the project area and property was conducted and on-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the</p>

		<p>intended use of the property were not found. According to desk research on the NEPAassist website, there are no toxic sites of environmental concern identified within 3,000 feet near the proposed project location.</p> <p>HUD's environmental regulations at 24 CFR 58.5(i)(2)(i) and (ii)4 state that, [i]t is HUD's policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. For the proposed project, which involves constructing a metal structure (warehouse), radon analysis will not be required. This is because the facility qualifies for an exemption, as it is a non-residential building that will not be occupied for more than 4 hours per day.</p> <p>After reviewing the aerial history of the project site over the past 20 years, it has consistently been used for agricultural purposes. The area remains rural, with no significant changes during this period that raise any contamination concerns.</p> <p>According to the available information, the project is in compliance with Contamination and Toxic Substances requirements. See attached Toxics Map, Figure 6. See Appendix 3 for Site Inspection Report.</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 checked="" type="checkbox"/> <input 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</i></p>

brunnescens), Puerto Rican parrot (*Amazona vittata*) and palo de ramón (*Banara vanderbiltii*) could be found in the project area. The scope of work includes continued agricultural use. The installation of the warehouse will require ground disturbance that includes tree and vegetation removal.

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, and on May 23, 2024, were used to evaluate the potential impacts to federally listed species from this project. Based on that information it was determined that the proposed action will have a "May affect but is not likely to adversely affect" (NLAA) on the Puerto Rican Boa, Puerto Rican Broad-winged Hawk, Puerto Rican parrot and palo de ramón.

An Informal Consultation was submitted to USFWS on September 1, 2023, and a Concurrence Letter was received on September 11, 2023, with a NLAA determination for all species. A second consultation was conducted on May 9, 2024, to address the need to remove trees from the terrain where the warehouse would be installed. PRDOH made a "may affect, not likely to adversely affect" (NLAA) determination for all species, which the Service concurred with on June 21, 2024, confirming that conservation measures will be implemented. The project location is 58,524 feet from the nearest critical habitat.

		<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>https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</p> <p>This project is in compliance with the Endangered Species Act. See attached USWFS Informal Consultation Package and supporting documents in Appendix 4. See attached Endangered Species map, Figure 7.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and does not include development, construction or rehabilitation that will increase residential density or the construction of a hazardous facility. This project is in compliance with Explosive and Flammable hazards without further evaluation.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. The project activities will occur in an area designated as not prime farmland. The scope of work includes the purchase and construction of a warehouse and solar panels, and this is a construction limited to on-farm structures needed for farm operations. The project is in compliance with the Farmland Protection Policy Act. See the attached Farmlands map, Figure 8.</p>

<p>Floodplain Management</p> <p>Executive Order 11988, as amended by Executive Order 13690, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The Department of Housing and Urban Development (HUD) introduced new floodplain regulations under 89 FR 30850, effective June 24, 2024, establishing the Federal Flood Risk Management Standard (FFRMS).</p> <p>This project was evaluated using the 0.2 Percent-Annual-Chance Floodplain Approach (0.2 PFA) to determine the extent of the FFRMS. The current project involves non-critical actions that are located outside the 0.2-percent-annual-chance floodplain (500-year flood elevation). This approach ensures compliance with the FFRMS, meaning no mitigation is required, and the project adheres to the regulations set forth in 24 CFR Part 55. The project is not located in the FFRMS floodplain on ABFE map and FIRM.</p> <p>PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Villalba; therefore, PFIRM information was not available for the area and therefore not considered in the review.</p> <p>The project is in compliance with Executive Order 11988, as amended by Executive Order 13690. See attached ABFE Map (Figure 9).</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site was visited on January 25, 2023, by SOI-qualified archaeologist. Based on the nature and scope of the undertaking, the APE has been defined as the area potentially affected by ground-disturbing activities related to installation of the warehouse. Documentation with photographs and maps was</p>

		subsequently submitted to SHPO (attached Appendix 1). In a response from PR SHPO dated March 9, 2023, SHPO concurred with a finding of No Historic Properties Affected 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 National Historic Preservation Act.
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages for an agricultural site. The project does not include new construction for residential use or rehabilitation of an existing residential property. The site is rural in nature and there will be no impact to or from the surrounding area from a noise perspective. This topic is in compliance with Noise abatement and Control without further evaluation.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no EPA Sole Source Aquifers in Puerto Rico. The project is in compliance with Sole Source aquifers without further evaluation. See attached Sole Source Aquifers maps, Figure 11.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no wetlands in or near the proposed project area, therefore, no wetland will be affected by the project undertaking. The project is in compliance with Executive Order 11990. See the attached Wetlands map, Figure 12.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project is not within proximity of the NWSRS river. The project is located 259,775 feet from the nearest Wild and Scenic River. The project is in compliance</p>

		with the Wild and Scenic Rivers Act. See Map, Figure 13.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the scope of work for this project, there will be no additional impact on low-income or minority residents. This proposed activity will not have a negative impact on Environmental Justice. Therefore, the proposed activity complies with this section. Refer to EJ Screen Report in Appendix 3.

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
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LAND DEVELOPMENT

<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>2</p>	<p>This project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and continued agricultural use of property which is compatible with a zoning code of R-G (General rural) and existing land use of SRC (Common Rustic Soil). There is no urban design associated with this rural, agricultural site.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>2</p>	<p>This project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and the soil is currently being used for agriculture purposes. There is no change in land use since the land will continue to be used to agriculture purposes. The soil in the project area has been classified as Morado clay loam, 20 to 60 percent slopes (MuF2). The landslide data indicates moderate landslide susceptibility; therefore, no erosion is expected to occur from this project. The project will not affect the drainage in the area. There will be no additional runoff associated with the project. Contractors will be required to use BMPs during construction if erosion impacts occur. The construction manager should investigate if a DNER authorization is required for any land alteration associated with the proposed project activities. See Landslide Susceptibility Map, Figure 14.</p>
<p>Hazards and Nuisances including Site Safety and Noise</p>	<p>2</p>	<p>The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages. 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.</p>
<p>Energy Consumption</p>	<p>2</p>	<p>The project should not trigger any additional energy consumption since the project is a purchase and installation of a warehouse and solar panels on an existing agricultural farm and will not require any expansion to existing power facilities. The proposed project will have no impact on the energy consumption.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and will result in short-term benefit to employment when contractors are hired for the construction of the storage structure. After construction, there may be a net positive benefit for the farm, a small business receiving this funding for economic development recovery purposes, which will aid in the continued operations of the intended use of the farm which products will be used by Puerto Rico population. The project is not anticipated to have a significant impact on Employment and Income Patterns, however, the project may help restore employment opportunities and income patterns.</p>
Demographic Character Changes, Displacement	2	<p>The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and will not alter the demographic characteristics of Villalba, PR. The applicant is already located at this location and the project will provide opportunities for the continuous agricultural growth of the business.</p>
Environmental Justice	2	<p>In the project area within a one-mile radius:</p> <ul style="list-style-type: none"> • The people of color are 98% compared to PR average of 97%. • 81 % of the people are low income compared to PR average of 70%. • 26% of the people are unemployed compared to PR average of 14%. <p>The proposed activities of the installation of the warehouse, solar panels and rabbits' cages will have a positive impact on creating jobs for local people. Therefore, the proposed activity complies with this section. See EJ Screen Report in Appendix 3.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
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COMMUNITY FACILITIES AND SERVICES

Educational and Cultural Facilities	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages for an agricultural site and will have no impact on educational and cultural facilities.
Commercial Facilities	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and may aid in restoring the demand for local commercial services providing local products; however, not to the point of putting undue pressure on commercial facilities.
Health Care and Social Services	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages 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 installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and will have no impact on Solid Waste Disposal / Recycling services. The products and by-products are agricultural, and any waste would be biodegradable. The remaining construction solid waste materials would be collected for transport to the local landfill.
Wastewater / Sanitary Sewers	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and this activity will not produce any wastewater. Based on the scope of work is not expected to result in any changes in wastewater or sanitary sewer generation. The closest residence is 100 meters from the proposed location. The proposed project will have no impact on Wastewater / Sanitary Sewers.
Water Supply	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages for an agricultural site. The proposed project will only require water for cleaning purposes that will not come from a municipal water supply. The water will come from a water container that will be filled by the applicant. No water connection will be necessary for

		the proposed project. The proposed project will have no impact on the water supply.
Public Safety - Police, Fire and Emergency Medical	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages for an agricultural site and will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and will have no impact on Parks, Open Space and Recreation. The property being used is agricultural and it will continue as agricultural use.
Transportation and Accessibility	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages for an agricultural site and will have no impact on transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and will be situated on previous agriculture property and will have no impact on unique natural features or water resources. There are no water resources within the parcel. This means that the project's activities are isolated from any existing water bodies, further reducing the likelihood of impact. In addition, the project does not involve extracting water from any existing water sources such as rivers, lakes, or groundwater. Therefore, the project will have no impact on water resources.
Vegetation, Wildlife	2	The project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages and will occur on land previously used for agricultural purposes and will continue in that capacity. To carry out the project, it will be necessary to remove several trees and vegetation. As part of the

		<p>mitigation measure, the applicant agrees to plant some varieties of fruit trees.</p> <p>There may be wildlife attracted to the warehouse but no negative impact on wildlife.</p>
Climate Change	2	<p>This project consists of the installation of a 100' x 40' metal structure (warehouse), solar panels and rabbit cages. 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.</p> <p>In terms of the project's susceptibility to climate change, the agricultural components may encounter challenges due to the potential impact of drought conditions. This is a small agricultural project with no measurable impact on climate change factors.</p>

Additional Studies Performed: Not applicable.

Field Inspection (Date and completed by): January 25, 2023, Jaqueline Lopez, SOI-Qualified Archaeologist. Site inspection was performed by Yazmin Acevedo and Patricia Carmenatty on January 14, 2023, and May 23, 2024.

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.

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

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.

Public Outreach [24 CFR 58.43]: The recovery process has seen significant proactive involvement from the local community. 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 construction of a warehouse, solar panels and rabbits cage 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 storage structure. However, other locations may result in the use of heavy machinery to prepare the land and conduct a new plant survey and an added cost to the applicant. The stipulated location was chosen by the applicant since it will require minimal land preparation work. Any option that requires going off-site would not contribute to the improvement and growth of agricultural production or enable economic development for this applicant.

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

The 'No-Action' alternative would mean that the applicant would not receive federal funding to provide the purchase and construction of a storage structure 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 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
<p>Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>The USFWS has developed the following conservation measures for the Boa:</p> <ol style="list-style-type: none"> 1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site. 2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas. 3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area. 4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). Do not capture the boa. If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: (787) 724-5700, (787) 230-5550, (787) 771-1124). If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue. 5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive),

site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior. Last Revised: January 2024

6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.

7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.

8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles are left on site, we recommend they be placed in areas that will not be disturbed in the future.

9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.

10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

Since the project entails the removal of trees, the Service recommends PRDOH that before initiating

	<p>any work within the range of listed plant species and in areas with suitable habitat, applicants must conduct plant surveys. In the event that listed species are discovered at the project site, the Service must be notified. The Applicant must develop conservation measures to minimize or avoid impacts on those species and share those measures with the Service through PRDOH, for evaluation and approval. If no listed plants are found during surveys, no further action is required. However, if a listed plant species is found while the project is being conducted, project personnel shall stop work, and the Service should be contacted for further technical assistance. As part of the mitigation measure for the tree removal, the applicant agrees to plant some varieties of fruit trees in the parcel.</p>
<p>Vegetation, Wildlife</p>	<p>To carry out the project, it will be necessary to remove several trees and vegetation. As part of the mitigation measure, the applicant agrees to plant some varieties of fruit trees.</p> <p>DNER authorization is required for tree clearing or pruning. The landowner and/or the contractor will contact the Permit Management Office to determine permits and authorizations required prior to construction.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>Soil suitability will be assessed prior to construction. Contractors will be required to use BMPs during construction if erosion impacts occur. The construction manager should investigate if a DNER authorization is required for any land alteration associated with the proposed project activities.</p>
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>The proposed action is continued agricultural use of property, which is compatible with the existing land use.</p> <p>The applicant and/or construction manager is required to obtain any necessary local and territorial building and environmental permits prior to construction activities commencing.</p>

Determination:

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

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

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

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

Preparer Signature:  Date: 9/26/2024

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

Certifying Officer Signature:  Date: October 7, 2024

Name/Title: Sally Z. Acevedo Cosme- Permits and Environmental Compliance Specialist

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

Figures

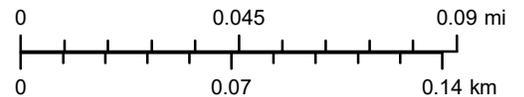
Figure 1
Location: Aerial Map
Puerto Rico Department of Housing ReGrow

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



Legend

-  PR-RGRW-01372
-  PR-RGRW-01372 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



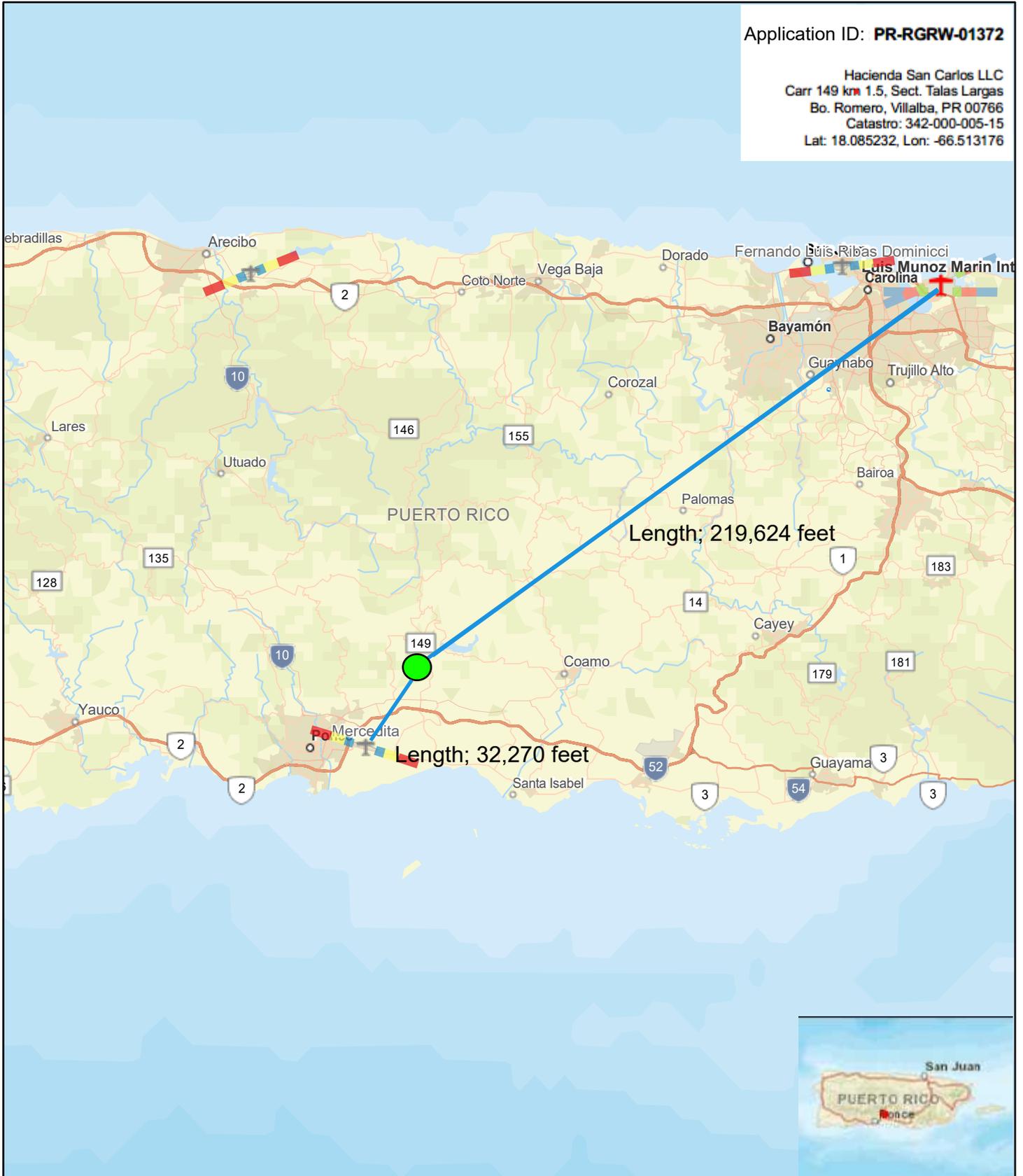
Source

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

Figure 2 PR-RGRW-01372 Airport

Application ID: **PR-RGRW-01372**

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176

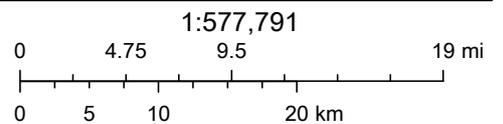


3/28/2023, 2:25:02 PM

Accident Potential Zone

- Override 1
- Override 2
- Override 3
- PR-RGRW-01372

- USA Airports - 1,000,000 or more
- USA Airports - Less than 100,000



Runway Protection Zones
Major Civil and Military Airports

Source

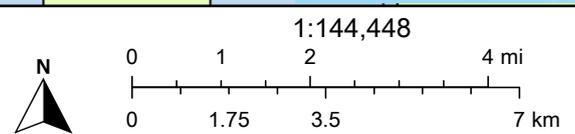
Federal Aviation Administration (FAA)
<https://adds-faa.opendata.arcgis.com/>

Figure 3 PR-RGRW-01372 CBRS



3/28/2023, 1:20:45 PM

- CBRS Map Panels
- CBRS Units ● PR-RGRW-01372
- Otherwise Protected Area
- System Unit
- CBRS Prohibitions



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

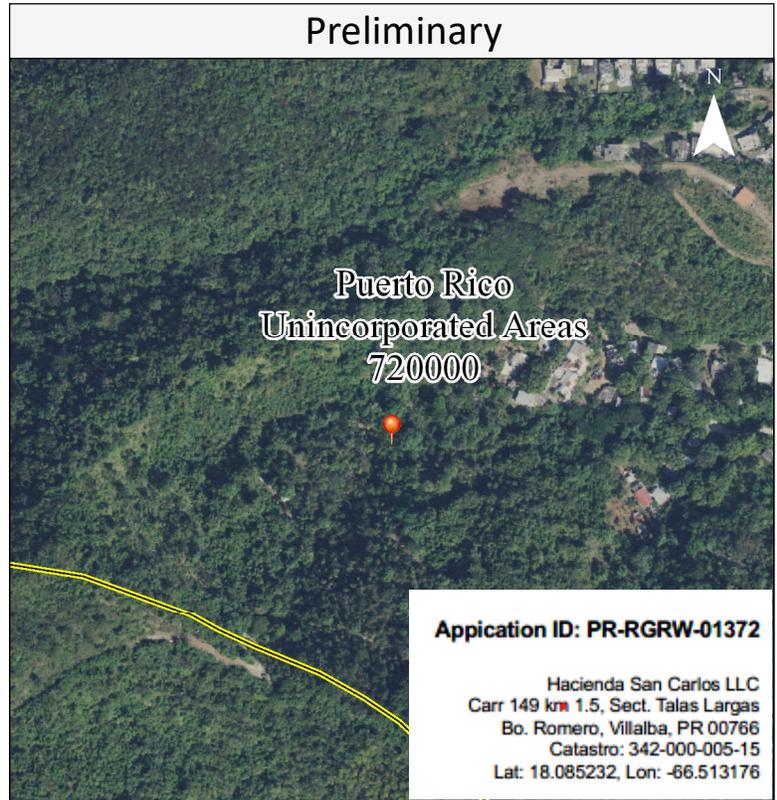
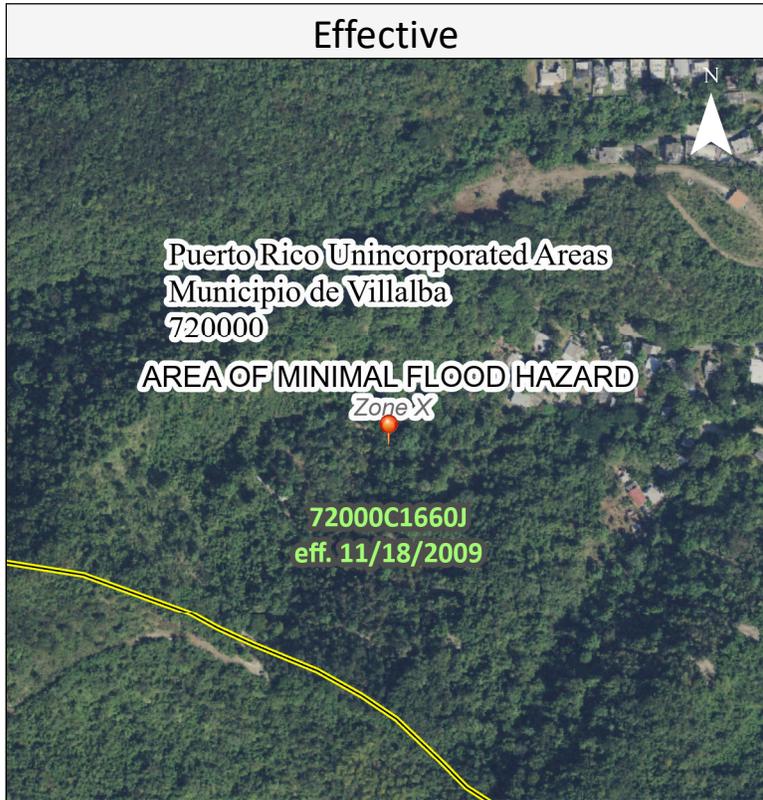
Comparison of Flood Hazard

Figure 4



FEMA

Effective & Preliminary Flood Hazards



Effective	
POI Longitude/Latitude	-66.5132, 18.0852
Effective FIRM Panel	72000C1660J
Effective Date	11/18/2009
Flood Zone	X
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

Preliminary	
POI Longitude/Latitude	-66.5132, 18.0852
Preliminary FIRM Panel	72000C1660J
Preliminary Issue Date	11/16/2018
Flood Zone	Not Available
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

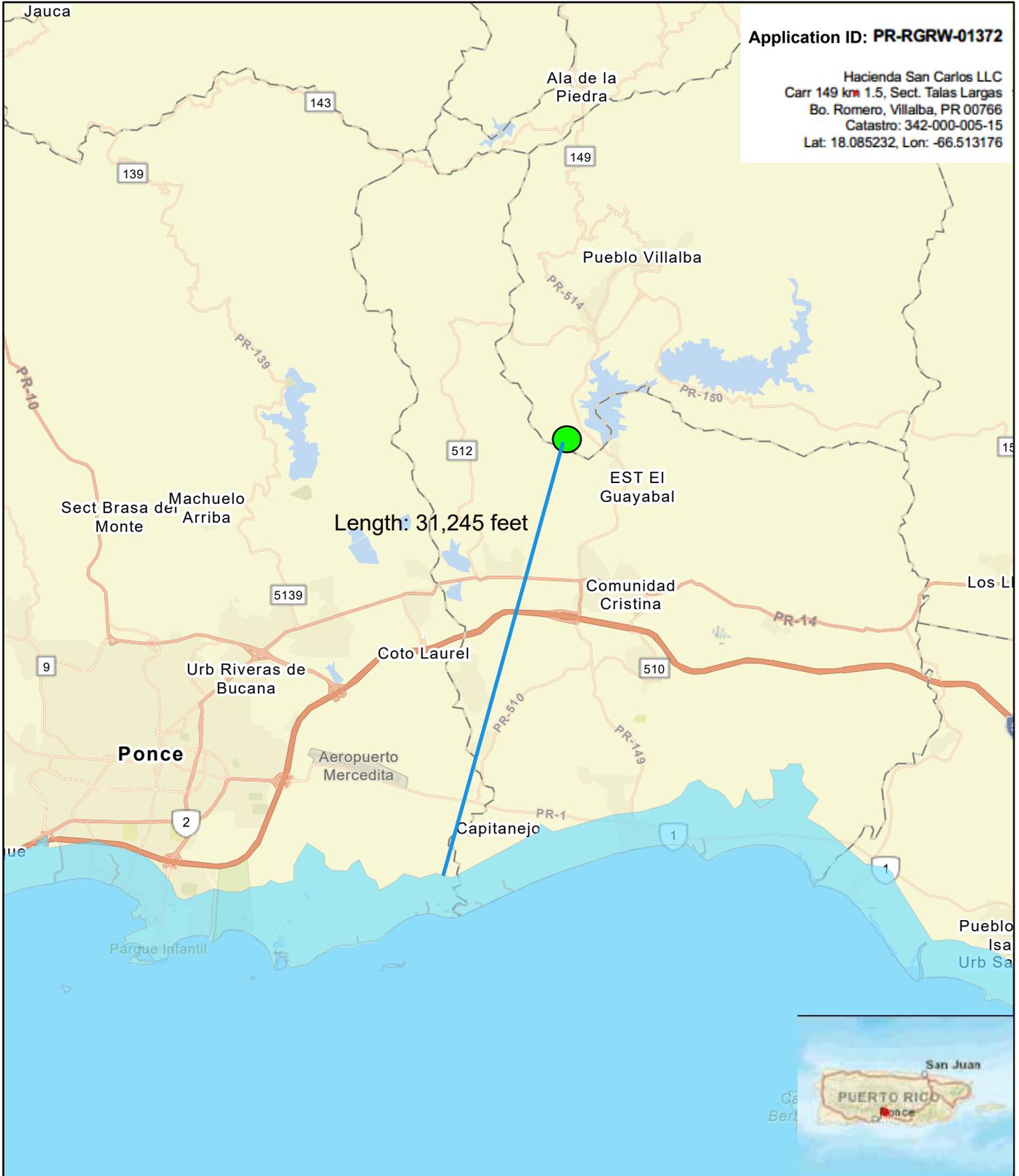
* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	AE, A, AH, AO, VE and V Zones. 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	Shaded Zone X. 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. Unshaded Zone X. 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	Insurance Note: 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 https://www.fema.gov/national-flood-insurance-program 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 [msc.fema.gov](https://www.fema.gov) to view an official copy of the Flood Insurance Rate Maps.

Figure 5 PR-R3-01372 CZM

Cond. Iberia 1 Suite J-3, Calle Perseo 554, Altamira, San Juan, PR. 00920 Tel: (787)783-0290



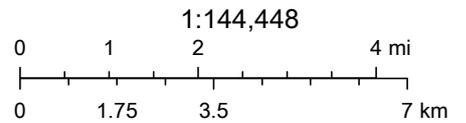
Application ID: PR-RGRW-01372

 Hacienda San Carlos LLC
 Carr 149 km 1.5, Sect. Talas Largas
 Bo. Romero, Villalba, PR 00766
 Catastro: 342-000-005-15
 Lat: 18.085232, Lon: -66.513176

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Coastal Zone Management Act Boundary

PR-RGRW-01372

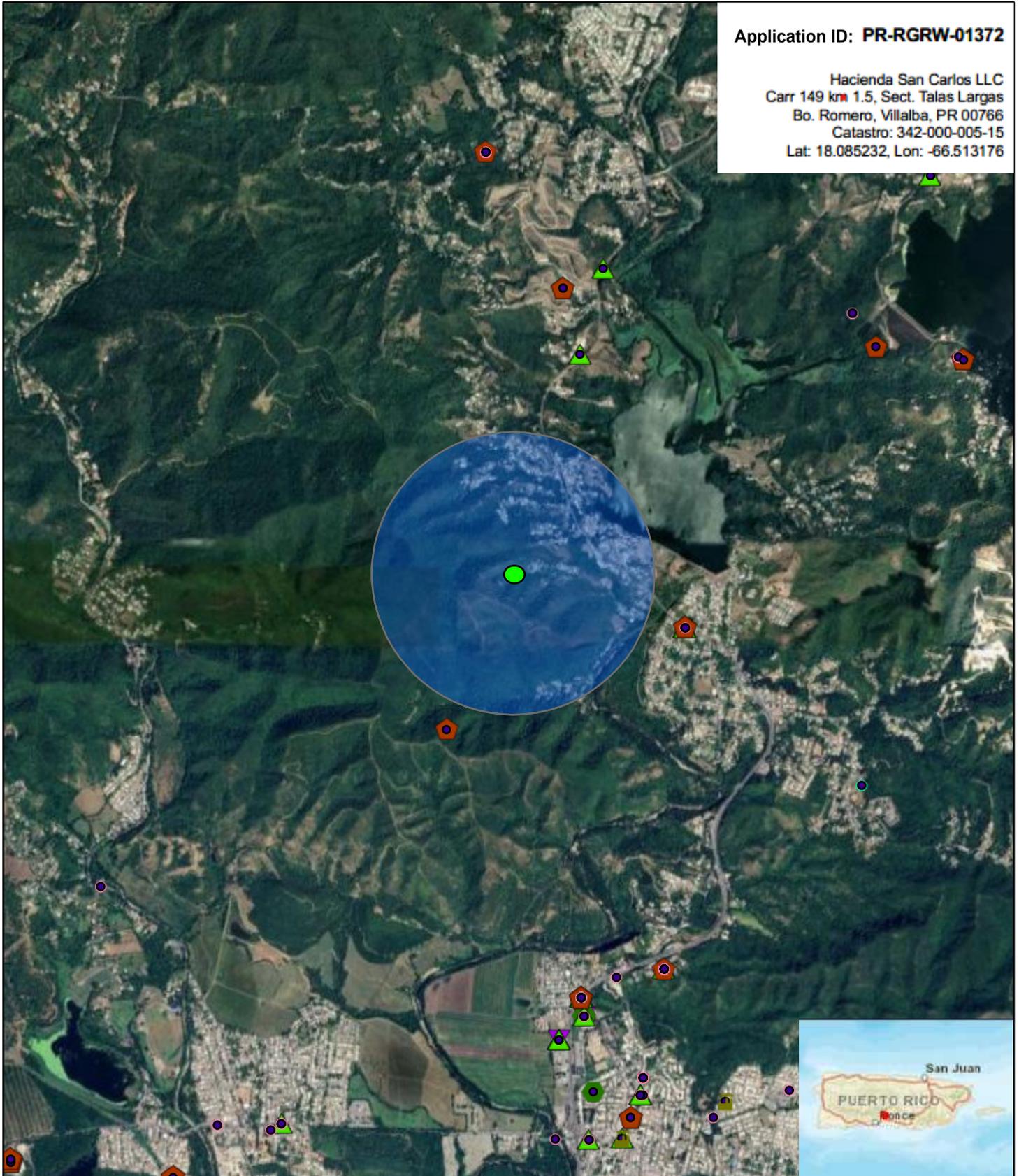


Source

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

Figure 6 PR-RGRW-01372 Toxic

Cond. Iberia 1 Suite J-3, Calle Perseo 554, Atamira, San Juan, PR, 00920 Tel: (787) 785-0290

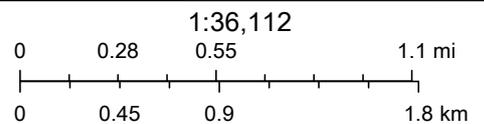


Application ID: **PR-RGRW-01372**

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176

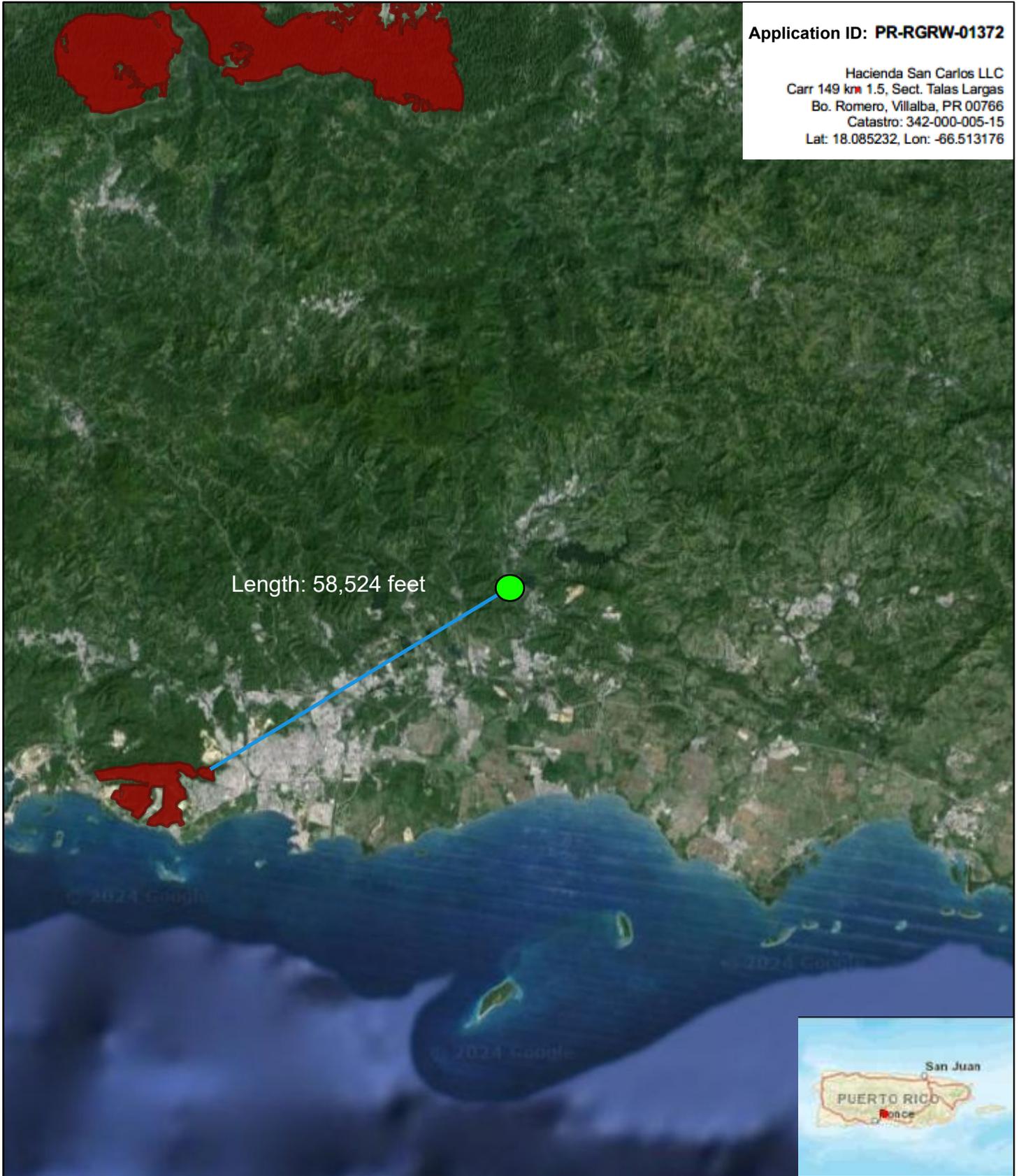
3/28/2023, 4:21:13 PM

- | | | |
|--------------------|---------------|---------------|
| 3000ft Buffer | NPDES | RCRA TSD |
| AIR | NPDES MAJOR | SEMS |
| FACILITY INTERESTS | RCRA | SEMS NPL |
| ICIS | RCRA ACTIVE | TRI |
| NCDB | RCRA INACTIVE | PR-RGRW-01372 |



Source
U.S. Environmental Protection Agency (EPA)
Facility Registry Service (FRS)
<https://www.epa.gov/frs>

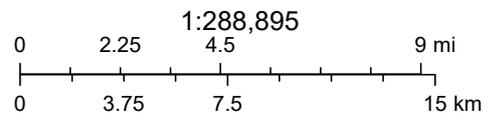
PR-RGRW-01372 Endangered Species



8/1/2024, 2:59:00 PM

 USFWS Critical Habitat - Final

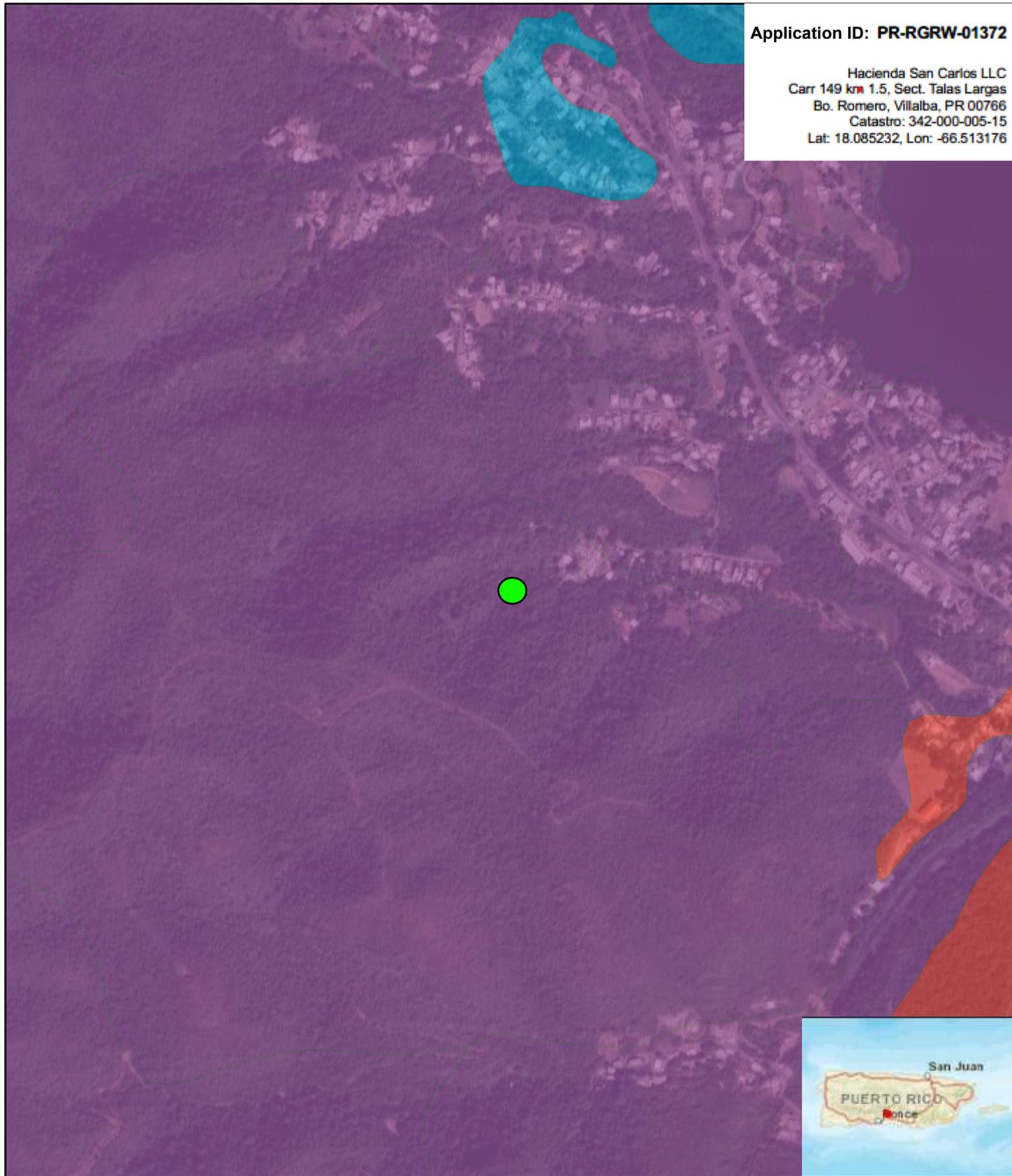
 PR-RGRW-01372



Source

National Oceanic and Atmospheric Administration (NOAA)
Office of Response and Restoration
<https://response.restoration.noaa.gov/>

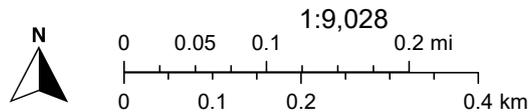
Figure 8



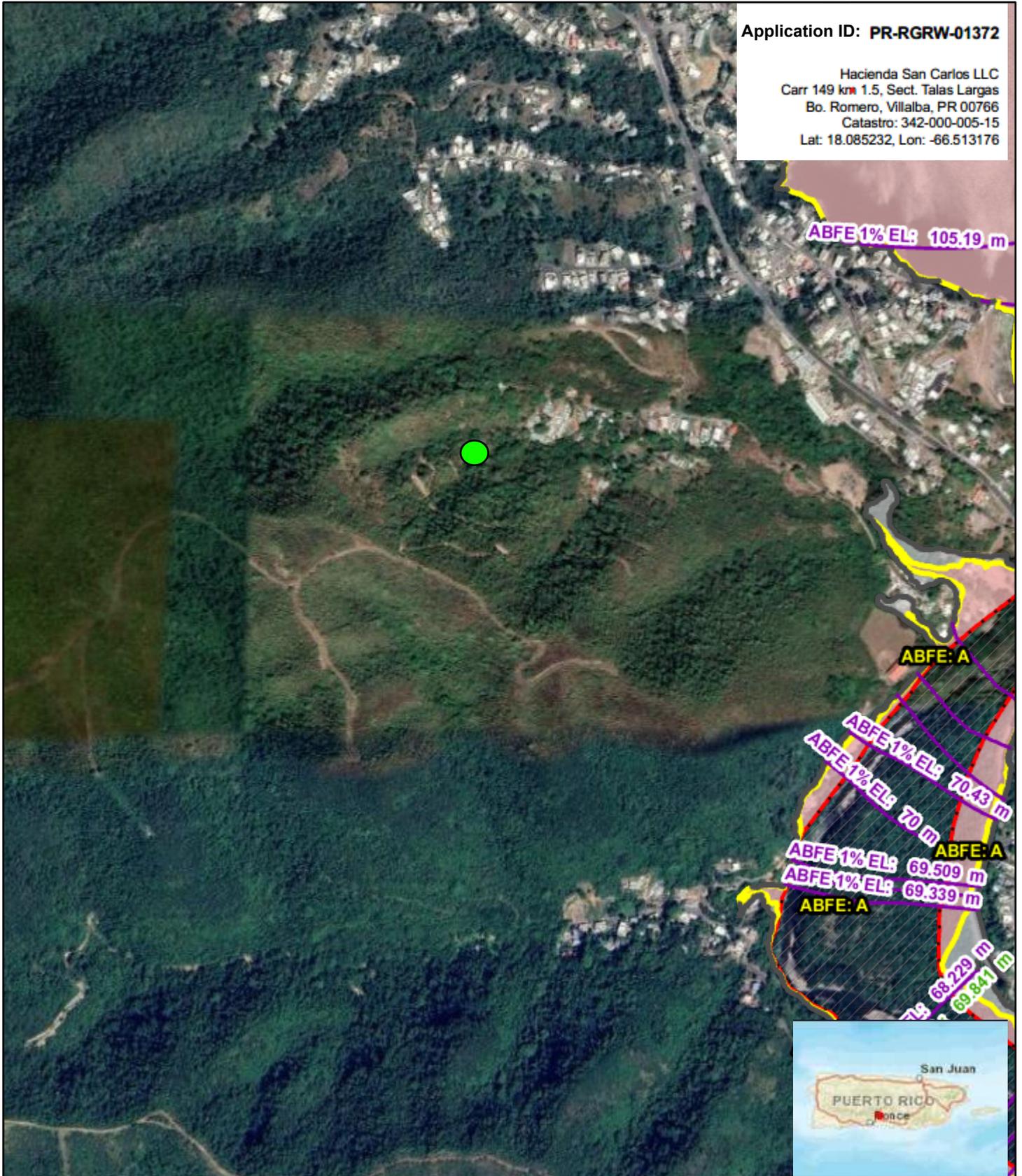
8/1/2024, 2:48:58 PM

Farmland Protection

- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- PR-RGRW-01372



Google Earth Image 2021 © Maxar Technologies; © Image 2021 CNES/Airbus, Esri Community Maps Contributors, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, NPS, US Census Bureau



Application ID: **PR-RGRW-01372**

 Hacienda San Carlos LLC
 Carr 149 km 1.5, Sect. Talas Largas
 Bo. Romero, Villalba, PR 00766
 Catastro: 342-000-005-15
 Lat: 18.085232, Lon: -66.513176

3/28/2023, 3:13:30 PM

Flood Hazard Zone

A PR-RGRW-01372

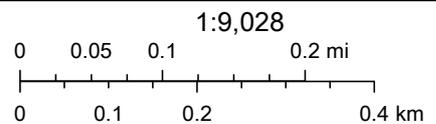
X 0.2% Annual Chance Flood

A-Floodway

Zone/BFE Boundary

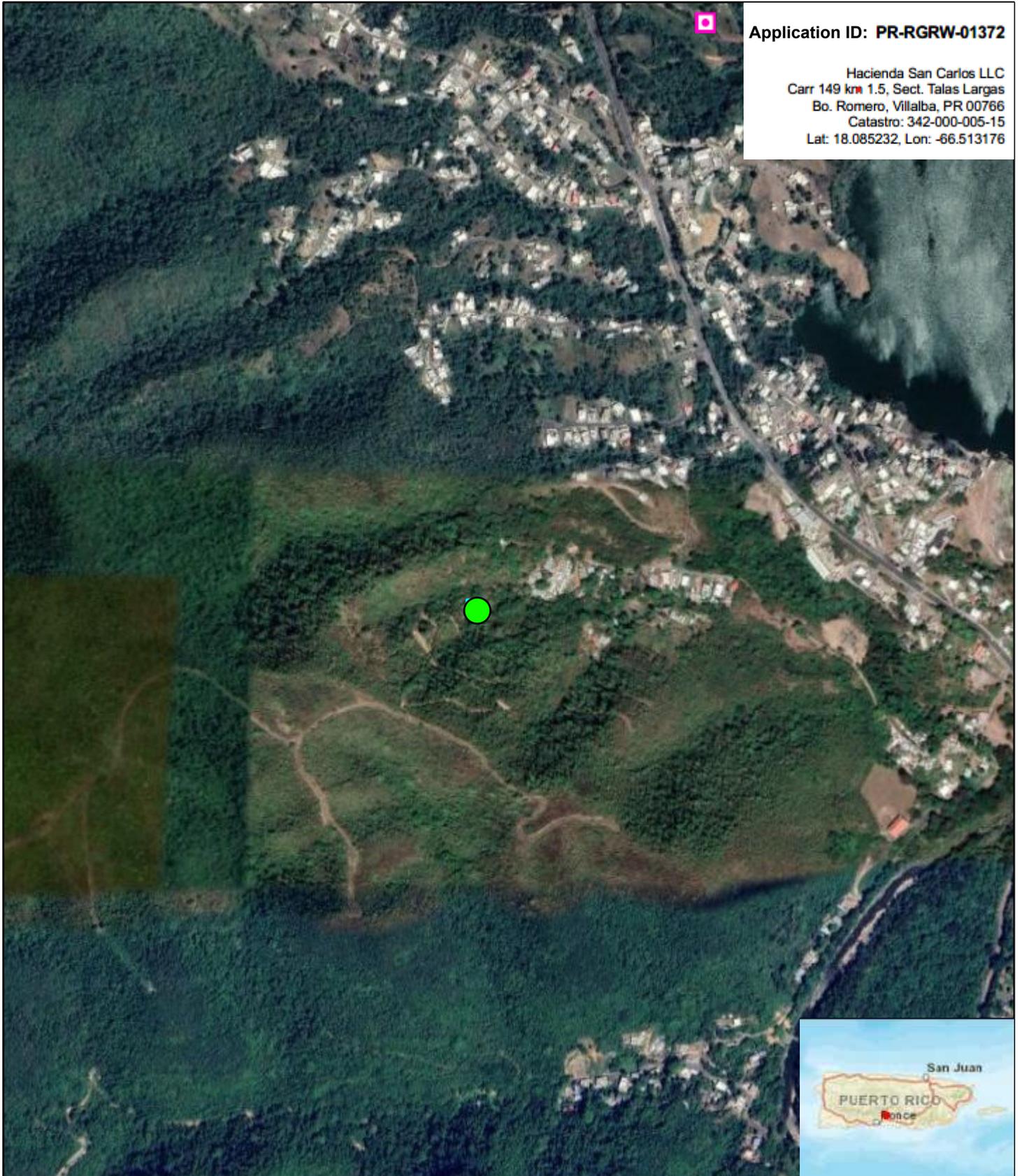
Flood Hazard Extent

1% Annual Chance Flood



Source

Federal Emergency Management Agency (FEMA)
 FEMA's National Flood Hazard Layer
<https://www.fema.gov/flood-maps/national-flood-hazard-layer>



Application ID: **PR-RGRW-01372**

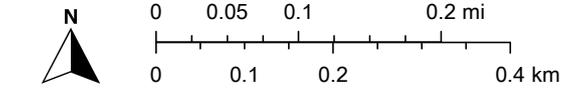
Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villaiba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176

3/28/2023, 3:25:21 PM

Legend:

- PR-RGRW-01372
- Archaeological Resource Zones
- Traditional Urban Center
- Historic Communities

- P 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



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

Figure 11

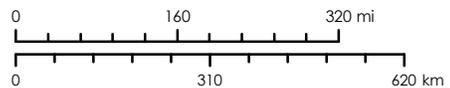
EPA Sole Source Aquifers PR-RGRW-01372

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



Legend:

-  PR-RGRW-01372
-  EPA Sole Source Aquifers



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



Source

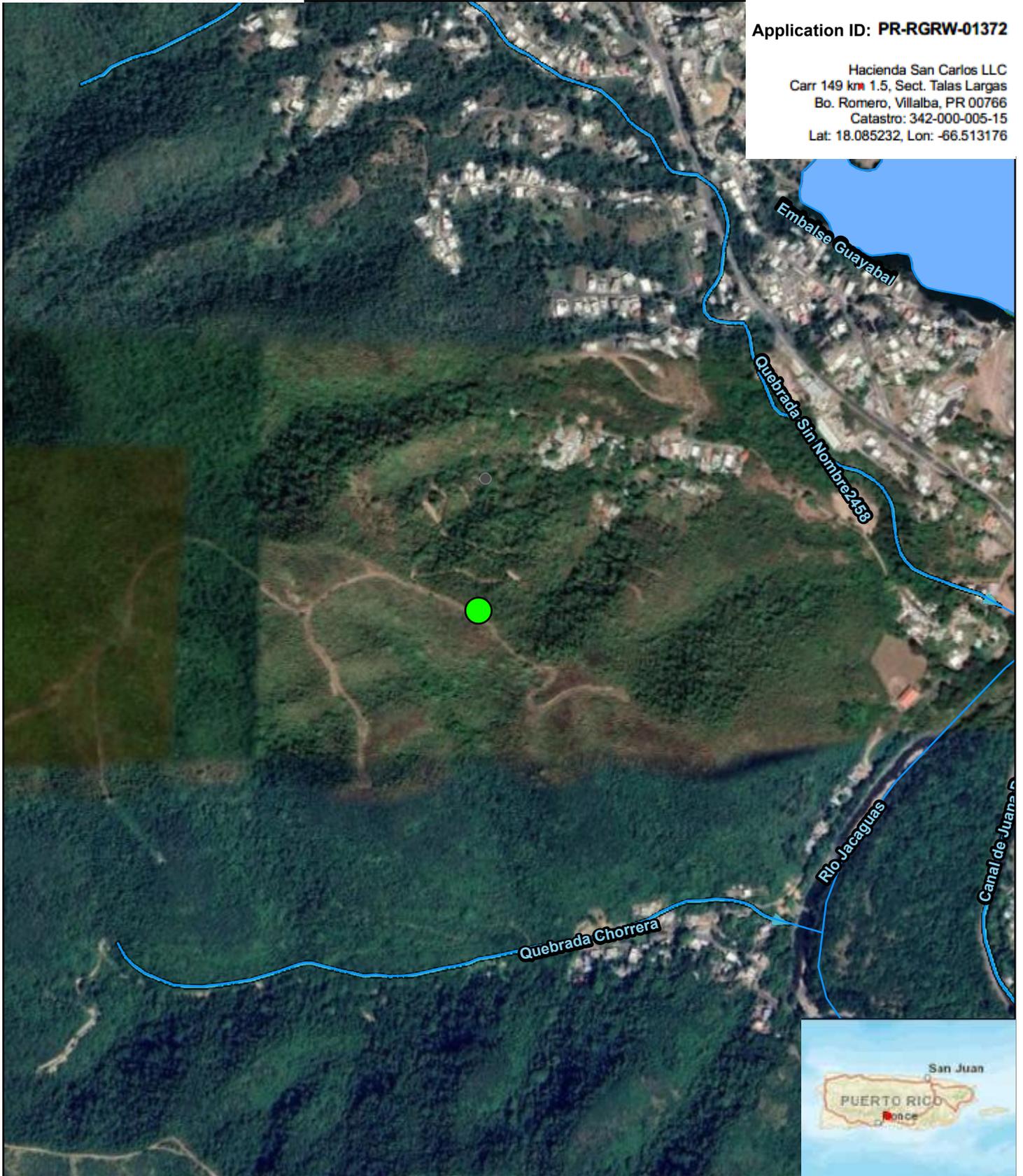
U.S. Environmental Protection Agency
<https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>

1:12,000,000

Figure 12 PR-RGRW-01372 Wetland

Application ID: **PR-RGRW-01372**

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villaalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



3/28/2023, 3:29:11 PM

PR-RGRW-01372

Hidrografia - 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

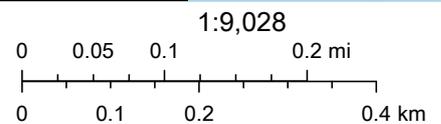
Bay/Inlet

Playa

Bridge

Reservoir

Canal/Ditch



Source

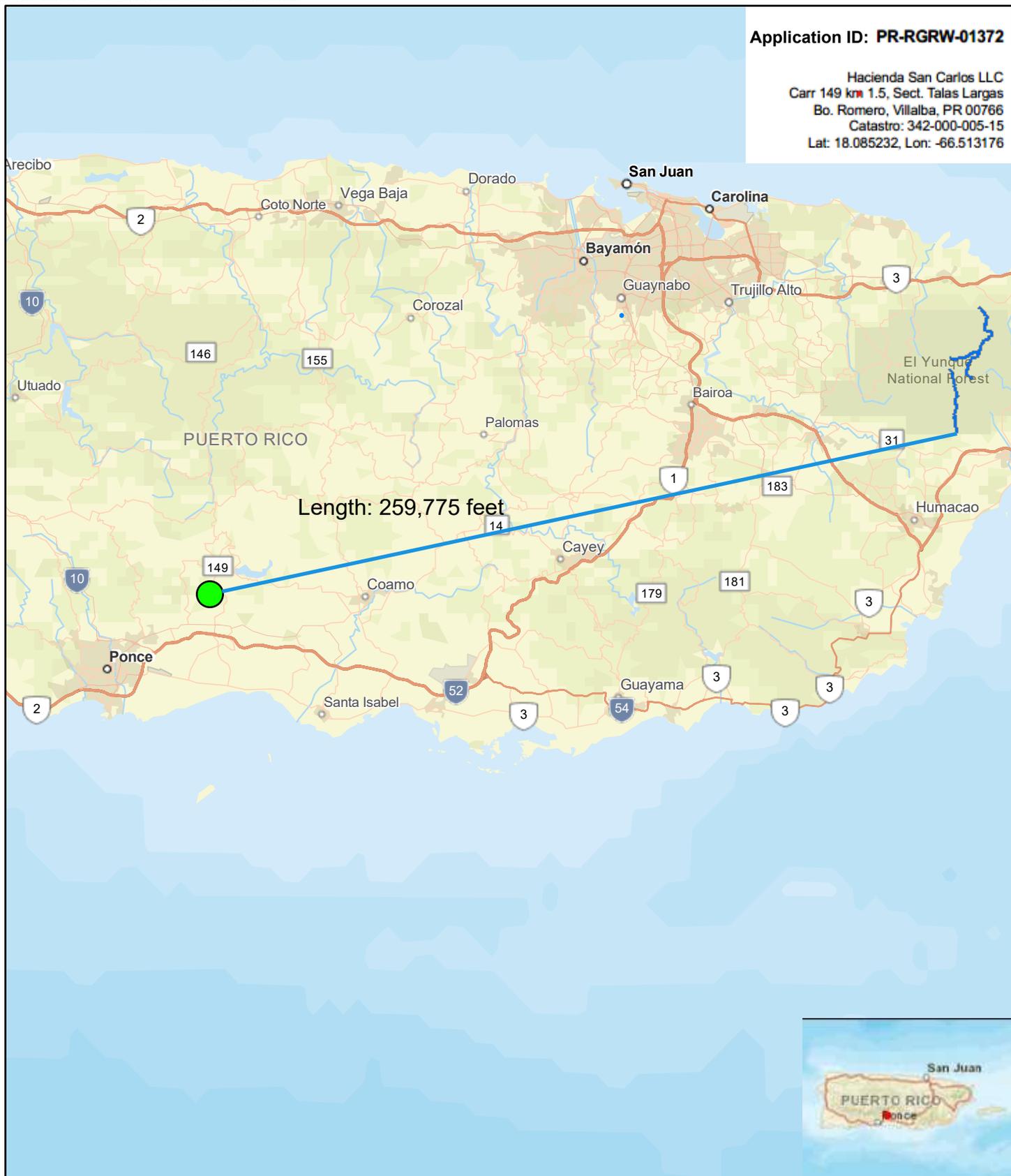
U.S. Fish and Wildlife Service (FWS):
National Wetlands Inventory
<https://www.fws.gov/program/national-wetlands-inventory>

Figure 13

PR-RGRW-01372 Wild & Scenic

Application ID: **PR-RGRW-01372**

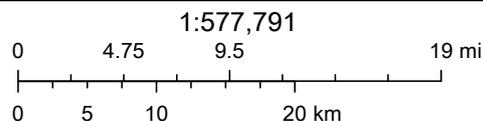
Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villaiba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



3/28/2023, 3:31:39 PM

— National Wild and Scenic River Line

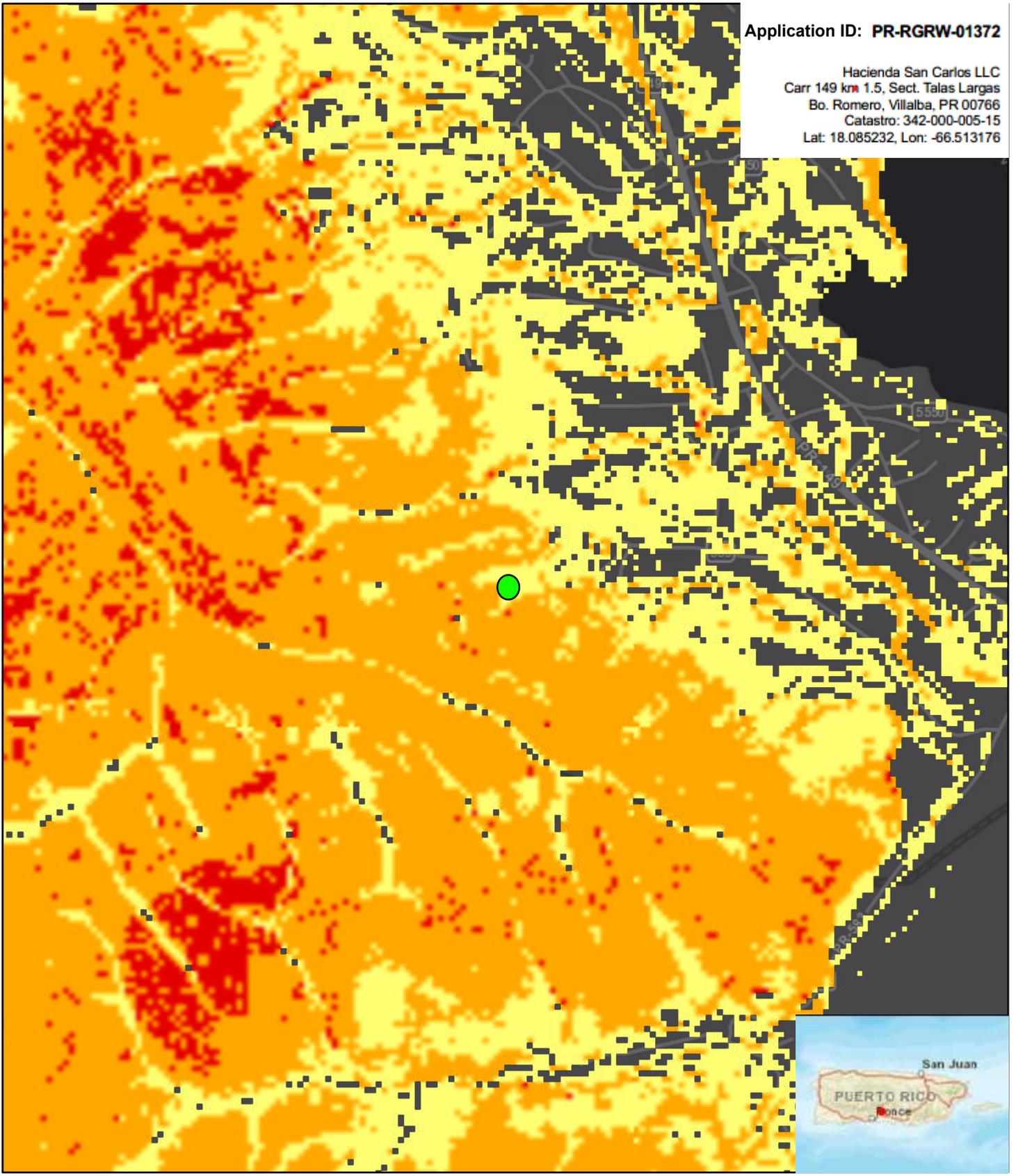
● PR-RGRW-01372



Source

U.S. Fish and Wildlife Service (FWS)
National Wild and Scenic Rivers System
<https://www.rivers.gov/mapping-gis.php>

Figure 14 PR-RGRW-01372 Landslide Susceptibility



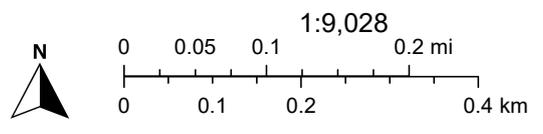
Application ID: **PR-RGRW-01372**

Hacienda San Carlos LLC
 Carr 149 km 1.5, Sect. Talas Largas
 Bo. Romero, Villaalba, PR 00766
 Catastro: 342-000-005-15
 Lat: 18.085232, Lon: -66.513176



8/2/2024, 9:03:43 AM

- Landslide Susceptibility**
- Low
 - Moderate
 - PR-RGRW-01372
 - High
 - Very High
 - Extremely High



Source: Landslide data from USGS:
 Esri Imagery Basemap service.

Appendix 1: SHPO Consultation Package



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

March 9, 2023

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

SHPO: 02-13-23-01 PR-RGRW-01372 HACIENDA SAN CARLOS LOCALIZADA EN LA CARR. PR-149 KM. 1.5 SECT. TALAS LARGAS EN BO. ROMERO, VILLALBA, PUERTO RICO

Dear Ms. Bair,

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,

for Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/IMC



February 13, 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-RRGW-01372 – Hacienda San Carlos – Carr. 149 Km. 1.5, Sector Talas Largas, Barrio Romero, Villalba, Puerto Rico – No Historic Properties Affected

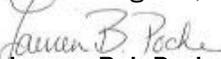
Dear Architect Rubio Cancela,

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 Hacienda San Carlos in at Carr. 149 Km 1.5, Sector Talas Largas, Barrio Romero in the municipality of Villalba. This undertaking will involve the purchase and installation of a 100' x 40' metal structure and the installation of solar panels on top of the structure. Rabbit breeding cages will be installed inside the 100' x 40' structure. The structure will be installed on 20" x 20" by 20" deep reinforced concrete pilasters. Based on the submitted documentation prepared by SOI-qualified Archaeologist Jaqueline López Meléndez, 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

Enclosures

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Subrecipient: Hacienda San Carlos		
Case ID: PR-RGRW-01372	City: Villalba	

Project Location: Carr. 149 Km 1.5, Sect. Talas Largas Bo. Romero	
Project Coordinates: 18.085232 -66.513176	
TPID (Número de Catastro): 342-000-004-42	
Type of Undertaking: <input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): n/a	Property Size (acres): 0.46

SOI-Qualified Archaeologist: Site Visit by: Jaqueline López Meléndez
Date Reviewed: January 25, 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 a 100' x 40' metal structure and the installation of solar panels on top of the structure. Rabbit breeding cages will be installed inside the 100' x 40' structure. The structure is installed on 20" x 20" by 20" deep reinforced concrete pilasters.

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 metal structure. The area of potential effects (APE) measures 4,000 square meters.

Identification of Historic Properties

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 the Rabano School (JD0200007) located 1.62 miles southwest of the APE.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGrow PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Hacienda San Carlos	
Case ID: PR-RGRW-01372	City: Villalba

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 January 25, 2023, we visually inspected the project area. The structure will be placed on the slope of a mountain. To the southwest of the area there is a stone road with an ascending slope (Photo 1). The topography of the area is steep. During the visual inspection of the exposed surface we found no evidence of archaeological cultural resources within the APE (Photos 2-3). On the surface we observed numerous stones that are part of the natural environment of the area (Photo 4). The topography in the project area is not suitable for the settlement of Pre-Columbian groups.

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-mile 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 topography, which is characterized by steep slopes of more than 30 degrees, is considered excessive for prehistorical 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.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: Hacienda San Carlos	
Case ID: PR-RGRW-01372	City: Villalba

Recommendation

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

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

This Section is to be Completed by SHPO Staff Only

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

Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba

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

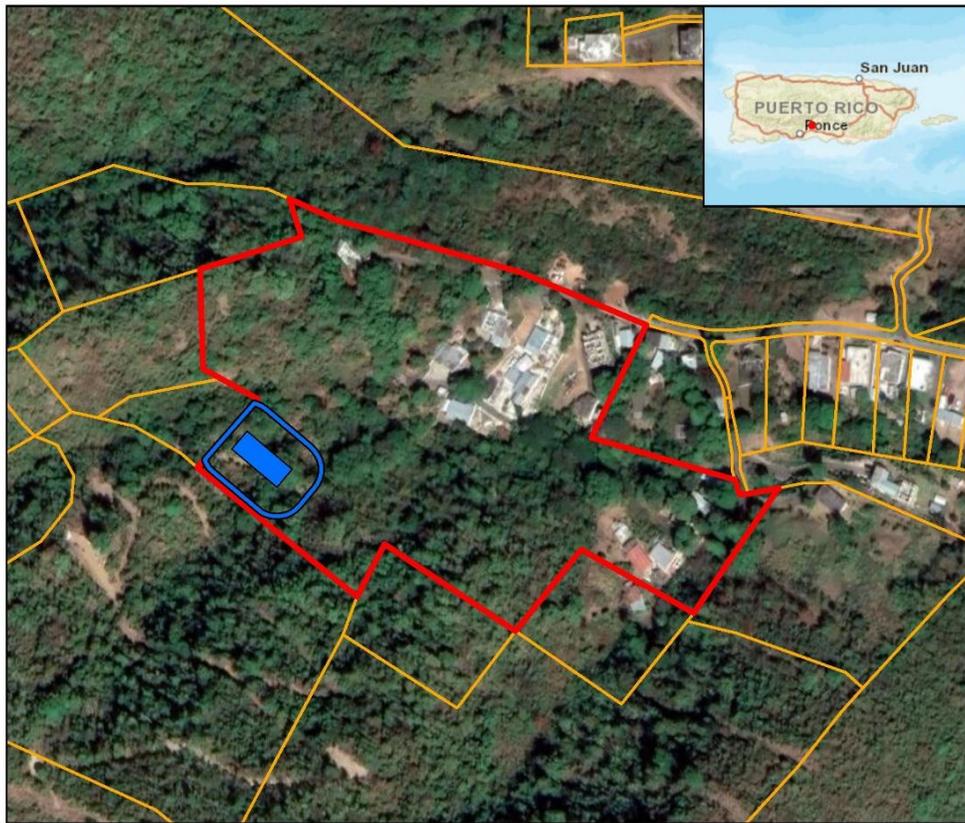
BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Corre. 8894 Y Suite 203, Calle Ponce 564, Arroyo, San Juan, PR, 00920 Tel: (787) 793-0200

Appication ID: PR-RGRW-01372

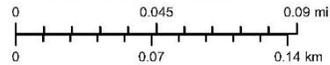
Area of Potential Effect

Puerto Rico Department of Housing ReGrow

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



- Legend**
- PR-RGRW-01372 Applicant Structure
 - Area of Potential Effect
 - PR-RGRW-01372 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 and Google Earth



Source

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

Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba

Project (Parcel) Location - Aerial Map

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Cons. Iberia 1 Suite J-3, Calle Ponce 554, Arterias, San Juan, PR. 00960 Tel: (787)793-0260

Application ID: PR-RGRW-01372

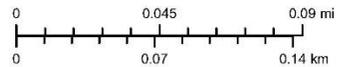
Location: Aerial Map
Puerto Rico Department of Housing ReGrow

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



Legend

-  PR-RGRW-01372
-  PR-RGRW-01372 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/>



Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba

Project (Parcel) Location - USGS Topographic Map

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Contd. Barrio 1 Suite J-3, Calle Ponce 554, Arsenales, San Juan, PR, 00959 TEL: (787) 759-0290

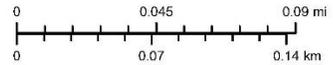
Application ID: PR-RGRW-01372

Location: USGS Topographic Map
Puerto Rico Department of Housing ReGrow

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



Legend
● PR-RGRW-01372
▭ PR-RGRW-01372 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

Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba

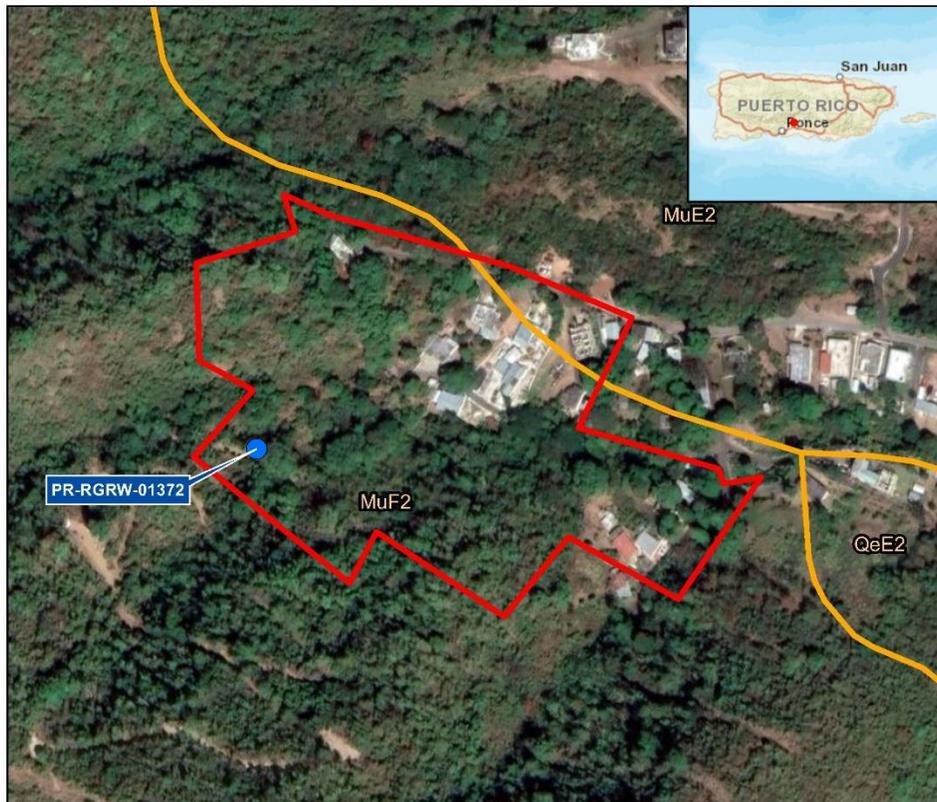
Project (Parcel) Location – Soils Map (Only if Archaeology Review is Required)

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Corporation, 10001 Highway 108, Suite 204, Arroyo, San Juan, PR, 00920 Tel: 787-789-0290

Appication ID: PR-RGRW-01372

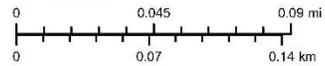
Soils Map
Puerto Rico Department of Housing ReGrow

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



Legend

- PR-RGRW-01372
- PR-RGRW-01372 Parcel
- Soil Map Unit Symbol



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
Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

Soil Map Unit Symbol

- MuE2 - Mucara silty clay, 20 to 40 percent slopes, eroded
- MuF2 - Mucara silty clay, 40 to 60 percent slopes, eroded
- QeE2 - Quebrada silty clay loam, 20 to 40 percent slopes, eroded

Source

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



Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba

Project (Parcel) Location with Previous Investigations - Aerial Map

BYA BEHAR-YBARRA & ASSOCIATES LLC
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS
Corpor. Iberia 1 Suite J-3, Calle Perros 564, Artañeta, San Juan, PR, 00920 Tel: (787) 769-0290

Appication ID: PR-RGRW-01372

Previous Investigations: Aerial Map

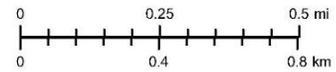
Puerto Rico Department of Housing ReGrow

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



Legend

- PR-RGRW-01372
- 0.50 Mile (0.80 km) Buffer



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



Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba

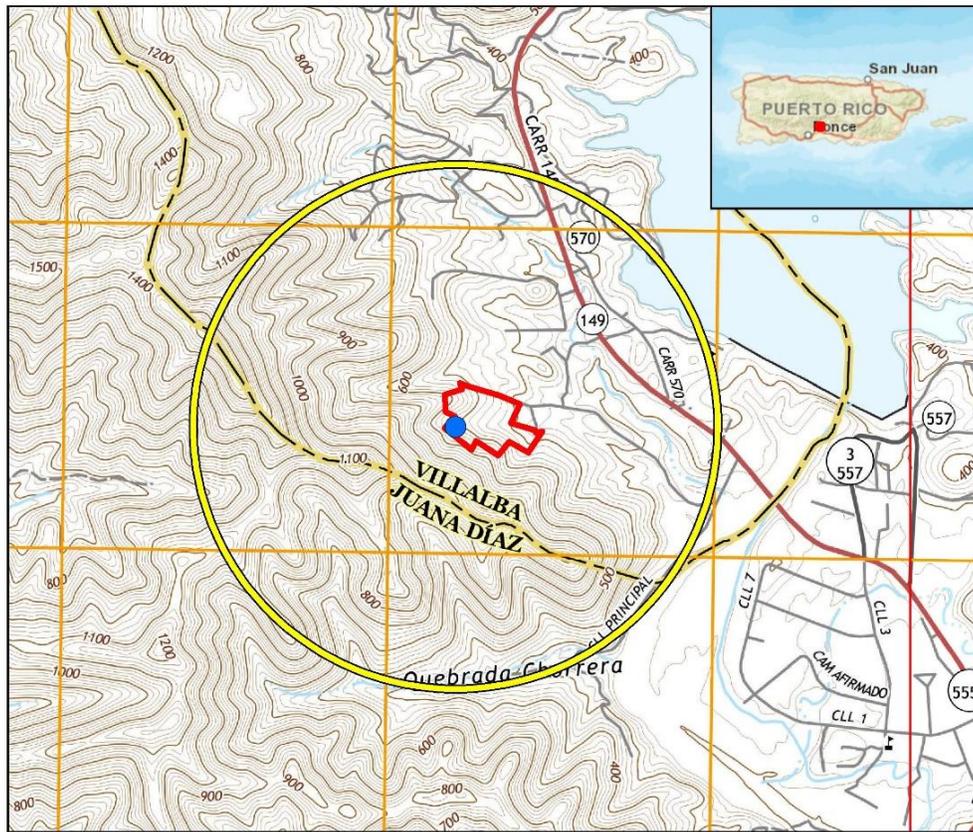
Project (Parcel) Location with Previously Recorded Cultural Resources USGS Topographic Map



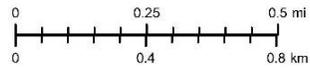
Previous Investigations: USGS Topographic Map
Puerto Rico Department of Housing ReGrow

Application ID: PR-RGRW-01372

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



- Legend**
- PR-RGRW-01372
 - PR-RGRW-01372 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), Mapbox, Swisstopo, Mapbox India, © OpenStreetMap contributors, and the GIS User Community



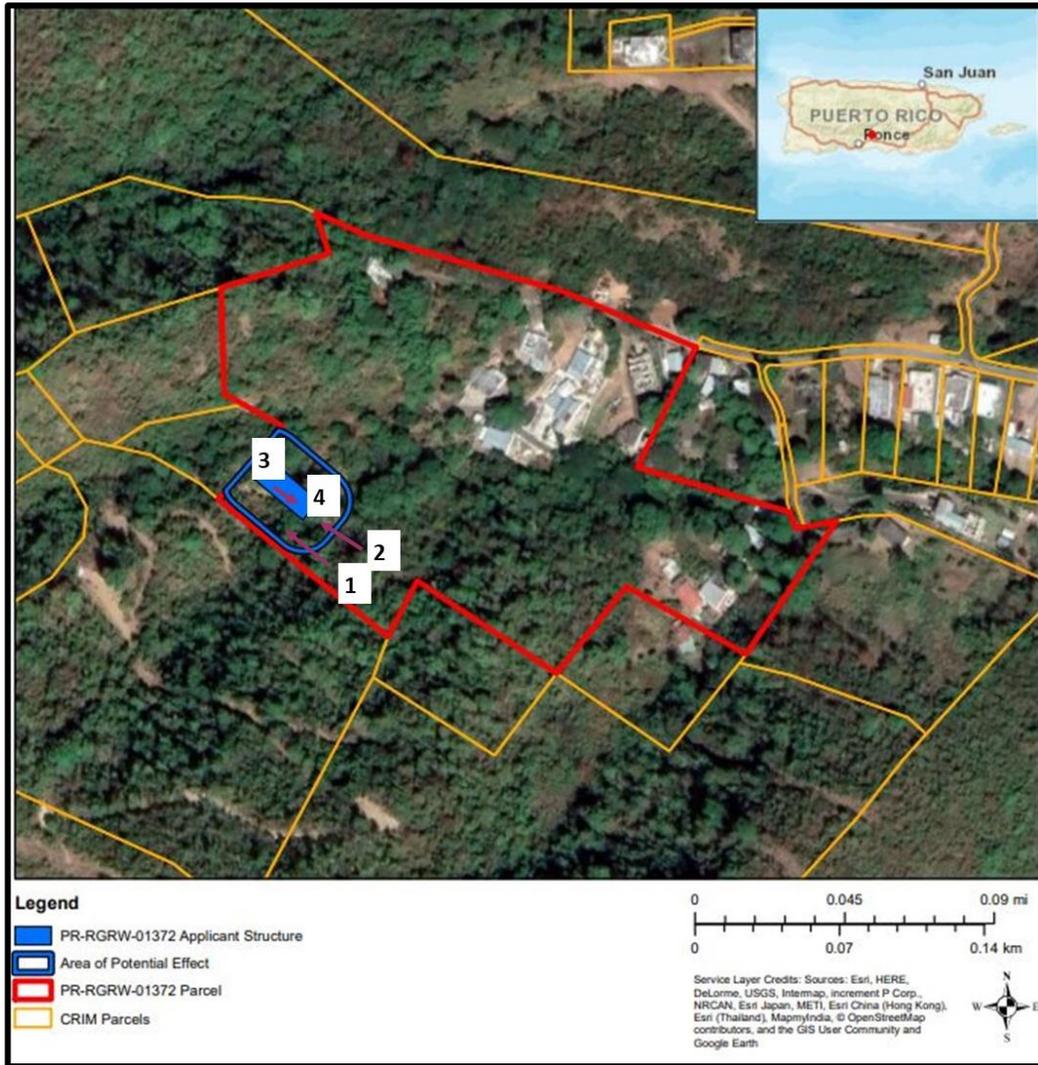
Source
United States Geological Survey (USGS)
National Geographic Map Database
https://ngmdb.usgs.gov/ngmdb/ngmdb_home.html

Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba

Photograph Key



Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba



Photo #: 1

Description (include direction): Stone-road southwest of the project area. The red arrow indicates the project area, looking northwest.

Date: January 25, 2023



Photo #: 2

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

Date: January 25, 2023

Subrecipient: Hacienda San Carlos

Case ID: PR-RGRW-01372

City: Villalba



Photo #: 3

Description (include direction): Project area, looking southeast.

Date: January 25, 2023



Photo #: 4

Description (include direction): Surface rocks in the project area.

Date: Date: January 25, 2023



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

Appendix 2: Puerto Rico Nonattainment/ Maintenance Status for each count by year for all pollutants



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/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

PUERTO RICO

Important Notes

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

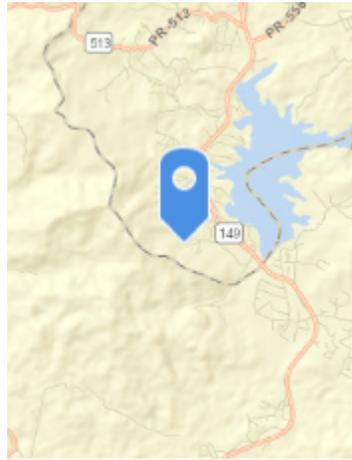
County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State/County FIPS Codes
PUERTO RICO								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11121314151617181920212223	//		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	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

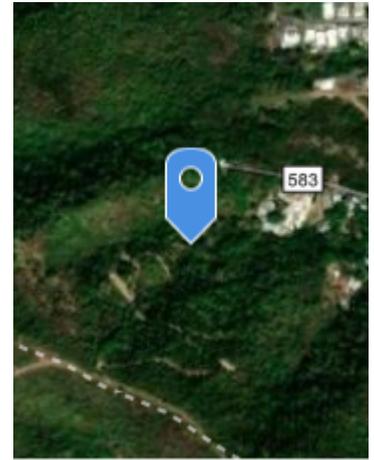
Appendix 3: Site Inspection Report and EJScreen Community Report

APPLICANT/LOCATION INFORMATION

Applicant ID:	PR-RGRW-01372
Name:	Hacienda San Carlos
Parcel ID:	342-000-004-42, 342-000-005-15
Latitude:	18.085232,
Longitude:	-66.513176
Elevation:	155.5924940683188
Development	
Street Address:	Carr. 149 km 1.5 Sect. Talas Largas Bo. Romero
Municipio:	Villalba, PR
Zip Code:	00766
Site Inspector:	Yazmin Acevedo/Patricia Carmenatty
Date of Visit:	January 14, 2023/May 23, 2024



Esri, HERE,... Powered by Esri



Esri, Maxar... Powered by Esri

FIELD OBSERVATIONS

Question	Answer	Notes
1. Is there evidence of damage from Hurricane Irma and/or Maria?		
2. Is the structure occupied?		
3. Are utilities connected?		
4. Are there signs of poor housekeeping? (mounds of rubble, garbage, storm debris, solid waste, petroleum products, paint, pesticides, cleaning fluids, vehicle batteries, abandon vehicles, pits/ponds/pools of hazardous substances, etc.)		
5. Are there any 55 gallon drums visible on site?		
Are any of the drums leaking?		
6. Are there any (or signs of any) underground storage tanks?		
7. Are there any ASTs on the parcel or an adjacent parcel?		
List the approximate size and contents (if known).		
8. Is there any stained soil or pavement on the parcel?		
9. Are there any groundwater monitoring wells on the site or adjacent place?		
10. Is there evidence of a faulty septic system?		
11. Is there distressed vegetation on the parcel?		
12. Is there any visible indication of mold?		
13. Is there any visible evidence of asbestos; chipping, flaking or peeling paint; or hazardous materials present in or on the structure?		
14. Are any additional site hazards observed?		
15. Is there any permanent standing water, such as a pond or stream, located on or immediately adjacent to the site (do not include ponding from recent rain/weather events)?		
16. Does the subject property have water frontage?		
17. Is there any indication of the presence of Wetlands?		
18. Are there any obvious signs of animals or birds nesting on or near the site?		
19. Is the applicant aware of any significant historical event, or persons associated with the structure, or of it being in a historic district/area?		
20. Is there a historic marker present?		

Front of Structure

Photo Direction: Northeast

Comments:



Facing Away from Front

Photo Direction: N/A

Comments:

Side #1 of Structure

Photo Direction: West

Comments:



Facing Away From Side #1

Photo Direction: N/A

Comments:

Back of Structure

Photo Direction: Southeast

Comments:



Facing Away from Back

Photo Direction: N/A

Comments:

Side #2 of Structure

Photo Direction: East

Comments:



Facing Away from Side #2

Photo Direction: N/A

Comments:

Streetscape #1

Photo Direction: N/A

Comments:

Streetscape #2

Photo Direction: N/A

Comments:



Evidence Photo 1

Photo Direction: N/A

Photo Description: Entrada al area



Evidence Photo 2

Photo Direction: N/A

Photo Description: Area propuesta



Evidence Photo 3

Photo Direction: Southwest

Photo Description:



Evidence Photo 4

Photo Direction: Southwest

Photo Description: Proposed area



Evidence Photo 5

Photo Direction: Northeast

Photo Description: Proposed access



Evidence Photo 6

Photo Direction: East

Photo Description: Rio Guayabal



Evidence Photo 7

Photo Direction: East

Photo Description: Predios



Evidence Photo 8

Photo Direction: Southwest

Photo Description: Terreno



Evidence Photo 9

Photo Direction: N/A

Photo Description:



Evidence Photo 10

Photo Direction: N/A

Photo Description:



Evidence Photo 11

Photo Direction: N/A

Photo Description:

Evidence Photo 12

Photo Direction: West

Photo Description:



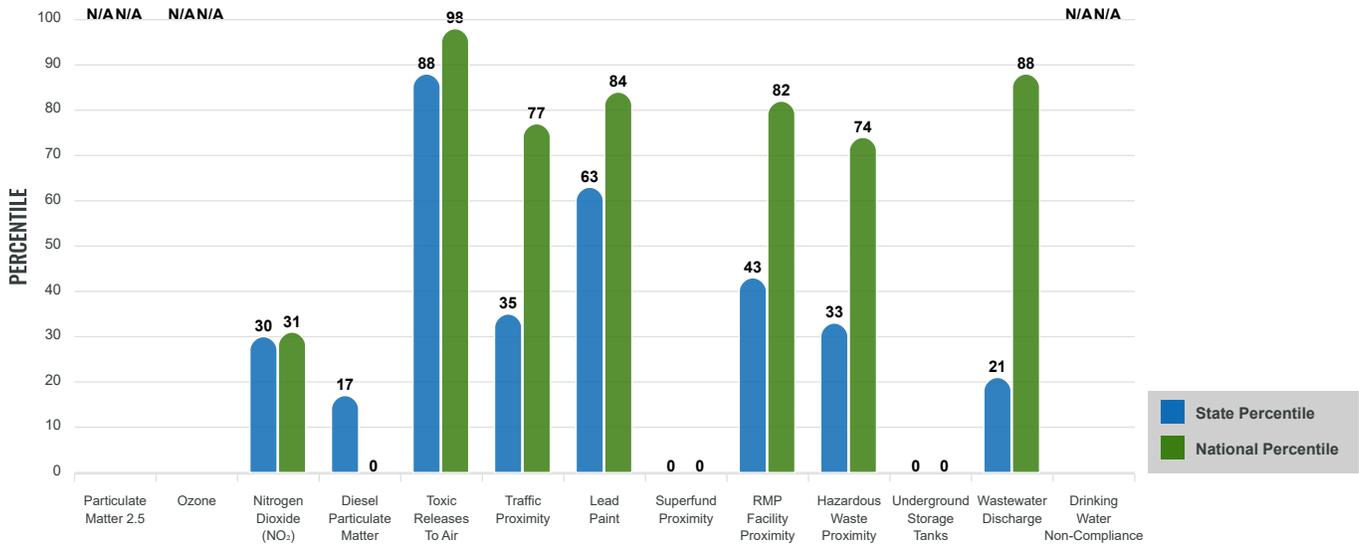
Environmental Justice & Supplemental Indexes

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.

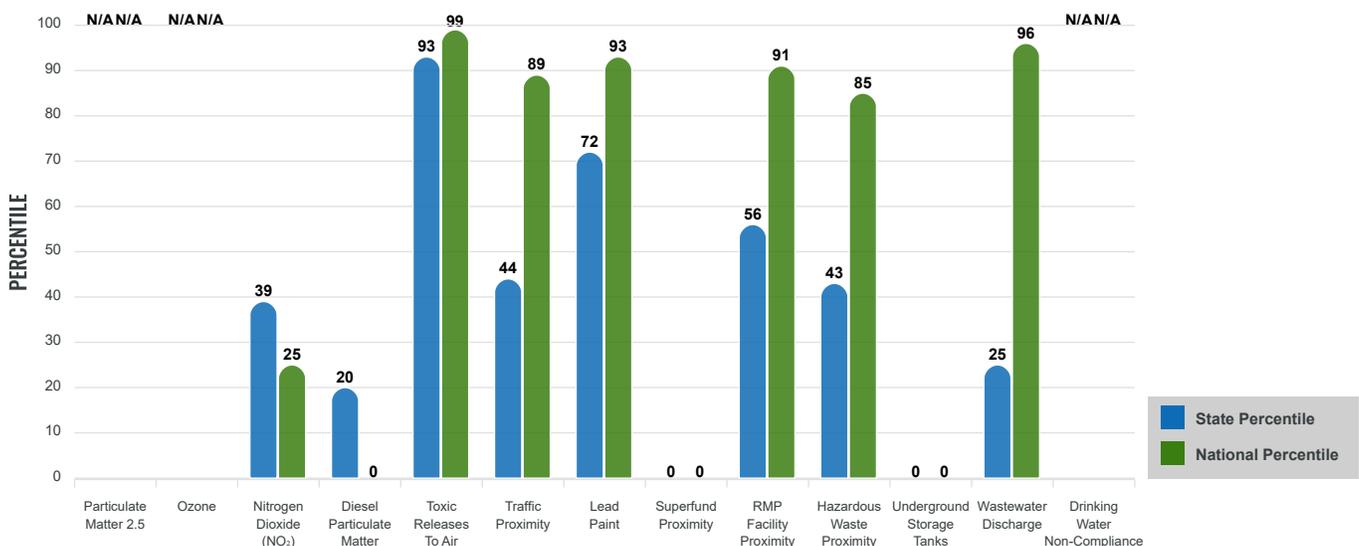
EJ INDEXES FOR THE SELECTED LOCATION



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 18.085233,-66.513175

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 (µg/m ³)	N/A	N/A	N/A	8.45	N/A
Ozone (ppb)	N/A	N/A	N/A	41	N/A
Nitrogen Dioxide (NO ₂) (ppbv)	2.9	5.5	29	7.8	6
Diesel Particulate Matter (µg/m ³)	0.0161	0.0618	16	0.191	0
Toxic Releases to Air (toxicity-weighted concentration)	2,600	4,300	85	4,600	76
Traffic Proximity (daily traffic count/distance to road)	380,000	1,100,000	34	1,700,000	34
Lead Paint (% Pre-1960 Housing)	0.13	0.16	60	0.3	40
Superfund Proximity (site count/km distance)	0	0.23	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0.14	0.66	41	0.57	39
Hazardous Waste Proximity (facility count/km distance)	0.39	1.2	32	3.5	30
Underground Storage Tanks (count/km ²)	0	0	0	3.6	0
Wastewater Discharge (toxicity-weighted concentration/m distance)	70	670000	24	700000	52
Drinking Water Non-Compliance (points)	N/A	N/A	N/A	2.2	N/A
SOCIOECONOMIC INDICATORS					
Demographic Index USA	3.47	N/A	N/A	1.34	98
Supplemental Demographic Index USA	4.93	N/A	N/A	1.64	99
Demographic Index State	4.93	4.63	61	N/A	N/A
Supplemental Demographic Index State	3.38	2.72	81	N/A	N/A
People of Color	98%	97%	19	40%	95
Low Income	81%	70%	63	30%	97
Unemployment Rate	26%	14%	84	6%	98
Limited English Speaking Households	78%	66%	70	5%	99
Less Than High School Education	26%	20%	66	11%	88
Under Age 5	3%	3%	53	5%	31
Over Age 64	24%	23%	56	18%	77

*Diesel particulate matter index is 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. 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	2
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	0
Hospitals	0
Places of Worship	0

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

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

Report for 1 mile Ring Centered at 18.085233,-66.513175

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	5.8	N/A
Asthma	N/A	N/A	N/A	10.3	N/A
Cancer	N/A	N/A	N/A	6.4	N/A
Persons with Disabilities	30.9%	22.7%	87	13.7%	98

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	22%	29%	39	13%	81
Lack of Health Insurance	5%	7%	37	9%	38
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access Burden	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 18.085233,-66.513175
Report produced using EJScreen

Appendix 4: USFWS Informal Consultation Package and supporting documentation

From: [Roman, Damaris](#)
To: [environmentcdbg](#)
Cc: [Ninochka Rodriguez-Camacho](#)
Subject: Re: [EXTERNAL] RE: Amendment CDBG-DR PR-RGRW-01372 Hacienda San Carlos LLC
Date: Tuesday, July 23, 2024 12:46:56 PM
Attachments: [image001.png](#)

To whom it may concern:

This email is to acknowledge receipt of PRDOH letter confirming the the implementation of the conservation measures provided by the Service on June 21, 2024 for the PRDOH consultation of May 09, 2024. Keep this email for your records.

Thanks

**** If you need assistance, please contact me at emails or mobile below. If you are sending a request for technical assistance or Section 7 consultation, please contact us at Caribbean_es@fws.gov****

Need a project evaluation? Please visit our [Consultation Guidelines](#) website.

Cordially,

Damaris Román Ruiz

*Biological Science Technician
US Fish and Wildlife Service
Caribbean Ecological Service Field Office
P.O Box 491/Road 301 km 5.1
Boqueron PR 00622*

*Office Park I
Suite 303
State Road #2, Km 156.5
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*Office Desk Phone (939) 320-3135
Mobile (786) 244-0081
damaris_roman@fws.gov
caribbean_es@fws.gov*

Office Homepage: <https://www.fws.gov/southeast/caribbean/>

Facebook: <https://www.facebook.com/USFWSCaribbean?ref=hl>

Flicker: <https://www.flickr.com/photos/usfwssoutheast/sets/72157626859158391/>

From: environmentcdbg <environmentcdbg@vivienda.pr.gov>

Sent: Tuesday, July 23, 2024 10:42 AM

To: Caribbean ES, FW4 <Caribbean_ES@fws.gov>

Cc: Roman, Damaris <damaris_roman@fws.gov>

Subject: [EXTERNAL] RE: Amendment CDBG-DR PR-RGRW-01372 Hacienda San Carlos LLC

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

To whom it may concern:

In order to complete the environmental review process, attached please find a letter of acceptance by PRDOH regarding the case PR-RGRW-01372 for the CDBG-DR Re-Grow PR Urban-Rural Agriculture Program. This document contains the confirmation of the implementation of the conservation measures regarding this case.

Should you need additional information, do not hesitate to contact our office.

Cordially,

Permits and Environmental Compliance Division

Disaster Recovery Office

environmentcdbg@vivienda.pr.gov | 787.274.2527

Visit us: recuperacion.pr.gov

Contact us: infocdbg@vivienda.pr.gov

DEPARTAMENTO DE LA
VIVIENDA



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From: Roman, Damaris <damaris_roman@fws.gov>
Sent: Monday, June 24, 2024 7:58 AM
To: Juan C. Perez-Bofill <jcperez@vivienda.pr.gov>
Cc: environmentcdbg <environmentcdbg@vivienda.pr.gov>
Subject: Amendment CDBG-DR PR-RGRW-01372 Hacienda San Carlos LLC

Mr. Pérez

See attached files regarding the referenced project. Should you have any questions, contact us at caribbean_es@fws.gov

Thanks

**** If you need assistance, please contact me at emails or mobile below. If you are sending a request for technical assistance or Section 7 consultation, please contact us at Caribbean_es@fws.gov****

Need a project evaluation? Please visit our [Consultation Guidelines](#) website.

Cordially,

Damaris Román Ruiz

*Biological Science Technician
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Caribbean Ecological Service Field Office
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Mobile (786) 244-0081
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caribbean_es@fws.gov*

*Office Homepage: <https://www.fws.gov/southeast/caribbean/>
Facebook: <https://www.facebook.com/USFWSCaribbean?ref=hl>
Flicker: <https://www.flickr.com/photos/usfwssoutheast/sets/72157626859158391/>*

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July 22, 2024

Caribbean Ecological Services Field Office
U.S. Fish and Wildlife Service
P.O. Box 491
Boquerón, Puerto Rico 00622
Email: caribbean@es@fws.gov

**Re: Puerto Rico Department of Housing / Re-Grow Program
Hacienda San Carlos LLC. | PR-RGRW-01372
Effect Determination Acceptance**

To whom it may concern:

The Puerto Rico Department of Housing (PRDOH) acknowledges receipt of the U.S. Fish and Wildlife Service correspondence dated on May 9, 2024 for the project PR-RGRW-01372 According to Section 7(a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), PRDOH confirms the implementation of the pertinent conservation measures for all species.

As it is stated, with this communication, the PRDOH completes its responsibility under Section 7 of the Endangered Species Act with the Services' requirements for concurrence.

Should you need additional information, do not hesitate to contact our office.

Sincerely,

Permits and Environmental Compliance Division
Disaster recovery Office
environmentcdbg@vivienda.pr.gov | (787)274-2527 ext. 4320



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Bayamón | Mayagüez | Maricao | Río Grande | St Croix
P.O. Box 491
Boquerón, Puerto Rico 00622



In Reply Refer to:
FWS/R4/CESFO/72149-Gen

Submitted Via Electronic Mail: jcperez@vivienda.pr.gov

Juan Carlos Pérez-Bofill, PE, MEng.
Director – Disaster Recovery CDBG-DR Program
Puerto Rico Department of Housing
P.O. Box 21365
San Juan, P.R 00928-1365

Re: Amendment CDBG-DR PR-RGRW-01372
Hacienda San Carlos LLC, Villalba, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated May 09, 2024, requesting an amendment to the initial informal consultation of September 01, 2023, due to changes in the scope of work (SOW). As per your request, our comments are provided under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) is proposing the purchase and installation of a 100 feet (Ft) x 40 Ft metal structure (warehouse) and the installation of solar panels on top of the warehouse for the purpose of breeding rabbits. The proposed warehouse will be located on State Road PR-149, Km 1.5, Romero Ward, Talas Largas Sector (18°05'06.8"N 66°30'47.4"W) in the municipality of Villalba. The installation of the warehouse will require ground disturbance. The following were added to the prior SOW:

- Tree removal for the installation of the warehouse.
- As part of the mitigation measure, the applicant agrees to plant some varieties of fruit trees.

Using the U.S. Fish and Wildlife Service's (Service) Information for Planning and Consultation (IPaC) system, PRDOH identified six federally listed species within the project area (Project code: 2023-0120406): Puerto Rican boa (*Epicrates inornatus* now known as *Chilabothrus inornatus*), Puerto Rican broad-winged hawk (*Buteo platypterus brunnescens*), Puerto Rican parrot (*Amazona vittata*) and palo de ramón (*Banara vanderbiltii*). PRDOH made a may affect not likely to adversely affect (NLAA) determination, which we concurred with on November 11, 2023.

The PRDOH has still determined that the proposed actions are NLAA the above mentioned species with the implementation of the previously provided conservation measures. Thus, the Service's concurrence with this determination on November 11, 2023, still stands. As per the conservation recommendations, please note that if a Puerto Rican boa (updated conservation measures enclosed) is encountered during the project activities, it should not be captured. If a boa needs to be moved out of harm's way, the Puerto Rico Department of Natural and Environmental Resources (PRDNER) should be contacted for safe capture and relocation of the animal. If immediate relocation is not an option, project-related activities in the area where the boa is found must stop until it moves out of harm's way on its own.

Also, since the project entails the removal of trees, the Service recommends PRDOH that before initiating any work within the range of listed plant species and in areas with suitable habitat, applicants must conduct plant surveys. In the event that listed species are discovered at the project site, the Service must be notified. The Applicant must develop conservation measures to minimize or avoid impacts on those species and share those measures with the Service for evaluation and approval. If no listed plants are found during surveys, no further action is required. However, if a listed plant species is found while the project is being conducted, project personnel shall stop work, and the Service should be contacted for further technical assistance. Service's point of contacts:

- José Cruz-Burgos, Endangered Species Program Coordinator, Mobile: 305-304-1386, Office: 786-244-0081, jose_cruz-burgos@fws.gov.
- Omar Monsegur, Fish and Wildlife Biologist, Mobile: (305) 304-0292, omar_monsegur@fws.gov.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on this project. If you have any questions or require additional information, please contact us via email at caribbean_es@fws.gov or by phone at (786) 244-0081.

Sincerely,


Digitally signed by
SILMARIE PADRON
Date: 2024.06.21
15:52:46 -0400
Silmarie Padrón
Acting Field Supervisor

DRR

Enclosure: Puerto Rican Boa Conservation Measures



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Bayamón | Mayagüez | Maricao | Rio Grande | St Croix
P.O. Box 491
Boquerón, Puerto Rico 00622



In Reply Refer to:
FWS/R4/CESFO/72149-Gen

Submitted Via Electronic Mail (jcperez@vivienda.pr.gov)

Juan Carlos Pérez-Bofill, PE, MEng.
Director – Disaster Recovery CDBG-DR Program
Puerto Rico Department of Housing
P.O. Box 21365
San Juan, P.R 00928-1365

Re: CDBG-DR PR-RGRW-01372 Hacienda San
Carlos LLC., Villalba, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated September 01, 2023, requesting comments on the above referenced project. As per your request, our comments are provided under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) on behalf of Hacienda San Carlos LLC., (the Applicant) is proposing the purchase and installation of a 100 FT x 40 FT metal structure (warehouse) and the installation of solar panels on top of the structure for the purpose of breeding rabbits. The proposed warehouse location will be at PR-149 Km 1.5, Talas Largas sector, Bo. Romero (18°05'06.8"N 66°30'47.4"W) in the municipality of Villalba, Puerto Rico.

Using the Information for Planning and Consultation (IPaC) system the proponent has determined that the proposed project lies within the range of Puerto Rican boa (*Epicrates inornatus* now known as *Chilabothrus inornatus*), Puerto Rican parrot (*Amazona vittata*), Puerto Rican broad-winged hawk (*Buteo platypterus brunnescens*) and palo de ramón (*Banara vanderbiltii*).

Based on the nature of the project, scope of work, information available, and analysis of the existing habitat, the proponent has determined that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa, Puerto Rican parrot, Puerto Rican broad-winged hawk and palo de ramón. Conservation measures will be implemented prior to and during the construction to avoid or minimize impacts to these species.

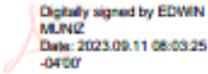
We have reviewed the information provided in your letter and our files, and concur with your determination that the proposed project may affect, but is not likely to adversely affect the above mentioned species with the implementation of the conservation measures. As per the conservation recommendations, please note that if a Puerto Rican boa is encountered during the project activities, it should not be captured. If a boa needs to be moved out of harm's way, the Puerto Rico Department of Natural and Environmental Resources (PRDNER) should be contacted for safe capture and relocation of the animal. If immediate relocation is not an option, project-related activities in the area where the boa is found must stop until it moves out of harm's way on its own.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on this project. If you have any questions or require additional information, please contact us via email at caribbean_es@fws.gov or by phone at (786) 244-0081.

Sincerely yours,

**EDWIN
MUNIZ**
Edwin E. Muñoz
Field Supervisor



Digitally signed by EDWIN
MUNIZ
Date: 2023.09.11 08:03:25
-0400

drr



May 9, 2024

Robert Tawes
Division Supervisor, Environmental Review
U.S. Fish and Wildlife Service
Southeast Regional Office
1875 Century Boulevard
Atlanta, GA 30345
Email: Caribbean_es@fws.gov; robert_tawes@fws.gov

**RE: Puerto Rico Department of Housing / Re-Grow Program
PR-RGRW-01372 – Hacienda San Carlos LLC
Endangered Species Concurrence for NLAA Determination**

Dear Mr. Tawes:

The Puerto Rico Department of Housing (PRDOH) is requesting an informal consultation under Section 7 (a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) for the proposed project PR-RGRW-01372, located at PR-149 Road Km 1.5, Romero Ward, Talas Largas Sector, Villalba, PR 00766; warehouse location coordinates: latitude 18.085232, longitude -66.513176, see Appendix A: Figure 1 and Figure 2.

The proposed 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 island-wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities.

The proposed activities for PR-RGRW-01372 consists in the purchase and installation of a 100' x 40' metal structure (warehouse) and the installation of solar panels on top of the warehouse for the purpose of breeding rabbits. Rabbit breeding cages will be installed inside the warehouse. The warehouse will be installed on twelve 2" x 20" x 20" deep reinforced concrete pilasters. The water needed for the daily operation will be provided by the applicant which will bring it in containers. The proposed operation for breeding rabbits will include two parcels: 342-000-000-42 and 342-000-005-15.

The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of the warehouse, see Appendix A: Figure 3. The APE measures 2,102 square meters.

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

Name of the species	Threatened/Endangered/Candidate
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	Endangered
Puerto Rican Parrot (<i>Amazona vittate</i>)	Threatened
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered
Palo de Ramón (<i>Banara vanderbiltii</i>)	Endangered
Critical Habitat	
There are no critical habitats within the project area.	

Existing Conditions and Trends:

The proposed project parcels 342-000-004-42 and 342-000-005-15 are designated as Not Prime Farmland, see Appendix A: Figure 4. The proposed project sites are on existing farms used for agricultural purposes. It consists of two contiguous parcels, one that has a rabbit breeding area and another where the new warehouse will be installed. The area is surrounded by vegetation typical of a mountainous terrain. The topography is characterized by steep slopes of more than 30 degrees. The structure will be placed on the slope of a mountain. To the southwest of the area, there is a stone road with an ascending slope (Appendix C: Photo #1). The topography of the area is steep, see Appendix C: Photos #2 and #3. During the visual inspection of the exposed surface, it was observed numerous stones that are part of the natural environment of the area (Appendix C: Photo #4). The access to the proposed warehouse will be through a dirt road 300 feet from the farm entrance. In addition, the closer Final Critical Habitat is located at 58,524 feet from the project location, see Appendix A: Figure 5. There are no wetlands within or in the vicinity of the project area, see Appendix A: Figure 6.

Based on the nature of the project, scope of work, information available, and a careful analysis of the IPaC, the Puerto Rico Boa conservation measures, and the observations during the field visit, we have made the following effects determinations:

Name of the species	Effect Determination	Conservation Measures that will be implemented
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	Not Likely to Adversely Affect (NLAA)	Conservation Measures for the Broad-winged hawk
Puerto Rican Parrot (<i>Amazona vittata</i>)	Not Likely to Adversely Affect (NLAA)	Conservation Measures for the Puerto Rican Amazon
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Not Likely to Adversely Affect (NLAA)	USFWS Puerto Rico Boa Conservation Measures 2020
Palo de Ramón (<i>Banara vanderbiltii</i>)	Not Likely to Adversely Affect (NLAA)	N/A
Critical Habitat		
There are no critical habitats within the project area.		

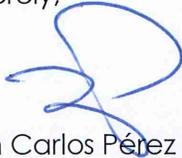
In the USFWS Determination Letter dated November 9, 2023, the USFWS concurred with the May Affect, but is Not Likely to Adversely Affect determination for the Puerto Rican Boa, Puerto Rican Parrot, Puerto Rican Broad-winged Hawk and Palo de Ramón, but the cutting of trees was not contemplated in that letter. As a result of the installation of the warehouse, a total of 8 trees will be cut down, the rest that can be seen in the photos are bushes. Six of the trees, are varieties of avocado (*Persea americana*) and two are Puerto Rican Royal Palms (*Roystonea borinquena*), see Appendix C: Photos #5-#8. The Puerto Rico Royal Palm is a non-threatened and non-conservation dependent species, and the avocado trees are not native, cultivated only species.

As part of the mitigation for the cutting of trees, the applicant agrees to plant some varieties of fruit trees. Trees that are impacted by facilities and/or construction will be identified in accordance with the applicable provisions of Chapter 3.4 of the Environmental Permits of the Joint Regulations for the Evaluation and Issuance of Permits Related to Development, Land Use and Business Operation effective January 2, 2021. As a mitigation measure, it will be compensated by seeding according to the requirements in terms of ratio per Diameter to Breast Height (DBH).

We are soliciting a new informal consultation. In order to complete the new informal consultation process, we are requesting your concurrence for the NLAA determination for the Puerto Rican Boa, Puerto Rican Parrot, Puerto Rican Broad-winged Hawk and Palo de Ramón. Attached to this letter, we are including the documents used to reach our effect determination for the listed species. For any questions or clarifications, please do not hesitate to contact us at the information below.

Thank you in advance for your consideration of this issue.

Sincerely,



Juan Carlos Pérez Bofill, PE, MEng.
Director – Disaster Recovery, CDBG-DR Program
environmentcdbg@vivienda.pr.gov | 787.274.2527 ext. 4320

Attachments:

Appendix A:

- Figure 1 – Location Map
- Figure 2 – Topographic Map
- Figure 3 – Area of Potential Effect Map
- Figure 4 – Farmland Protection Map
- Figure 5 – Critical Habitats Map
- Figure 6 – Wetlands Map

Appendix B: Species List Caribbean Ecological Services and Consistency Letter

Appendix C: Field Visit Photos

C: Angel G. López-Guzmán, MSEM
Deputy Director
Permits and Environmental Compliance Division

References:

Puerto Rican Boa (*Chilabothrus inornatus*)

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

USFWS Puerto Rican boa Conservation Measures

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

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

Puerto Rican Parrot (*Amazona vittate*)

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

Palo De Ramón (*Banara vanderbiltii*)

Species profile: <https://ecos.fws.gov/ecp/species/8113>

Appendix A: Figures

Location: Aerial Map

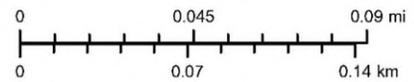
Puerto Rico Department of Housing ReGrow

Hacienda San Carlos LLC
Carr 149 km 1.5, Sect. Talas Largas
Bo. Romero, Villalba, PR 00766
Catastro: 342-000-005-15
Lat: 18.085232, Lon: -66.513176



Legend

- PR-RGRW-01372
- ▭ PR-RGRW-01372 Parcel
- ▭ CRIM Parcels



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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth



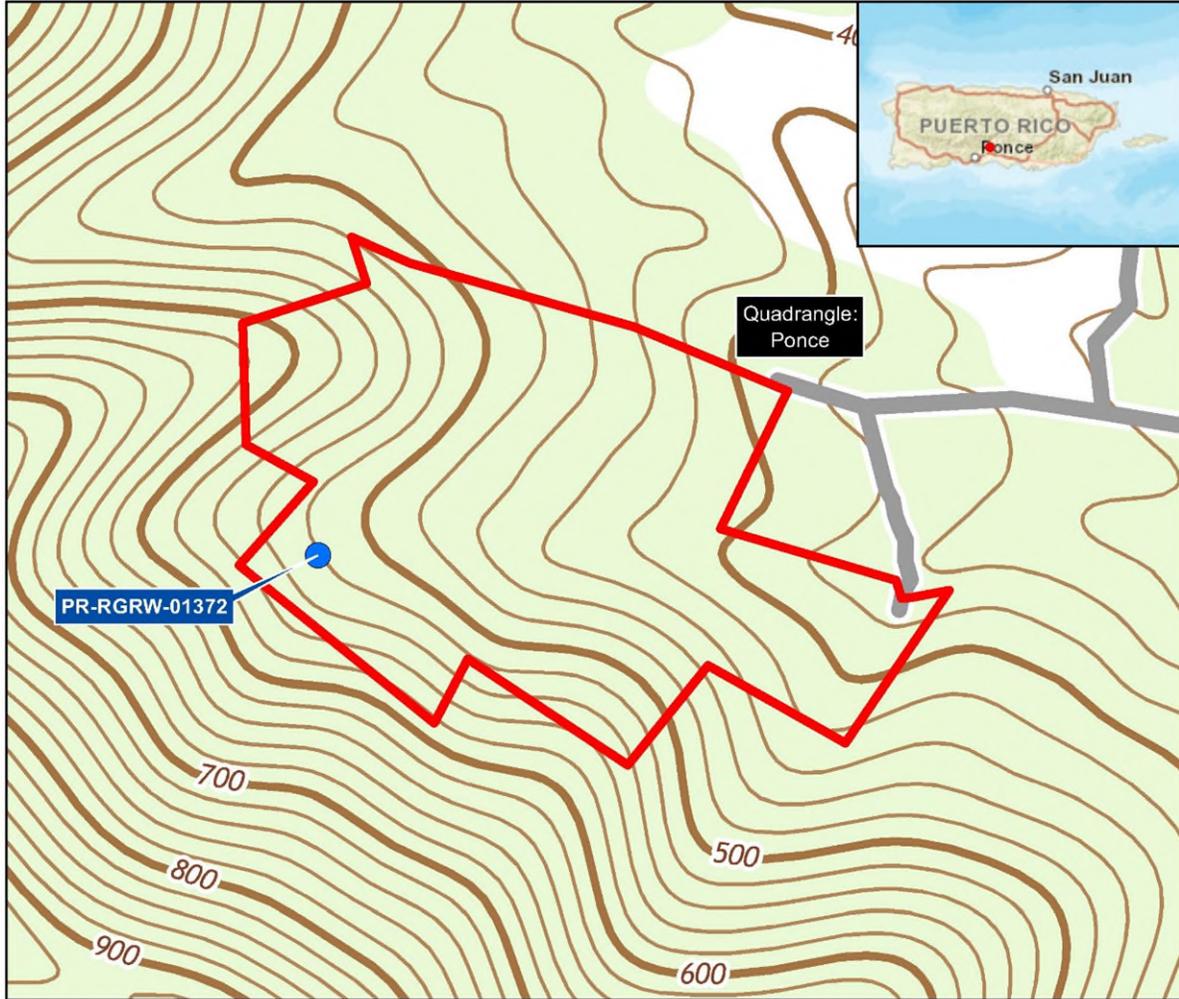
Source

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

Figure 1: PR-RGRW-01372 Location Map

Location: USGS Topographic Map
 Puerto Rico Department of Housing ReGrow

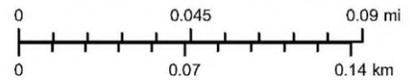
Hacienda San Carlos LLC
 Carr 149 km 1.5, Sect. Talas Largas
 Bo. Romero, Villalba, PR 00766
 Catastro: 342-000-005-15
 Lat: 18.085232, Lon: -66.513176



Legend

- PR-RGRW-01372
- PR-RGRW-01372 Parcel

Contour Interval 20 Feet



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Source

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

Figure 2: PR-RGRW-01372 Topographic Map

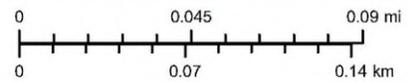
Area of Potential Effect

Puerto Rico Department of Housing ReGrow



Legend

- PR-RGRW-01372 Applicant Structure
- Area of Potential Effect
- PR-RGRW-01372 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 and Google Earth

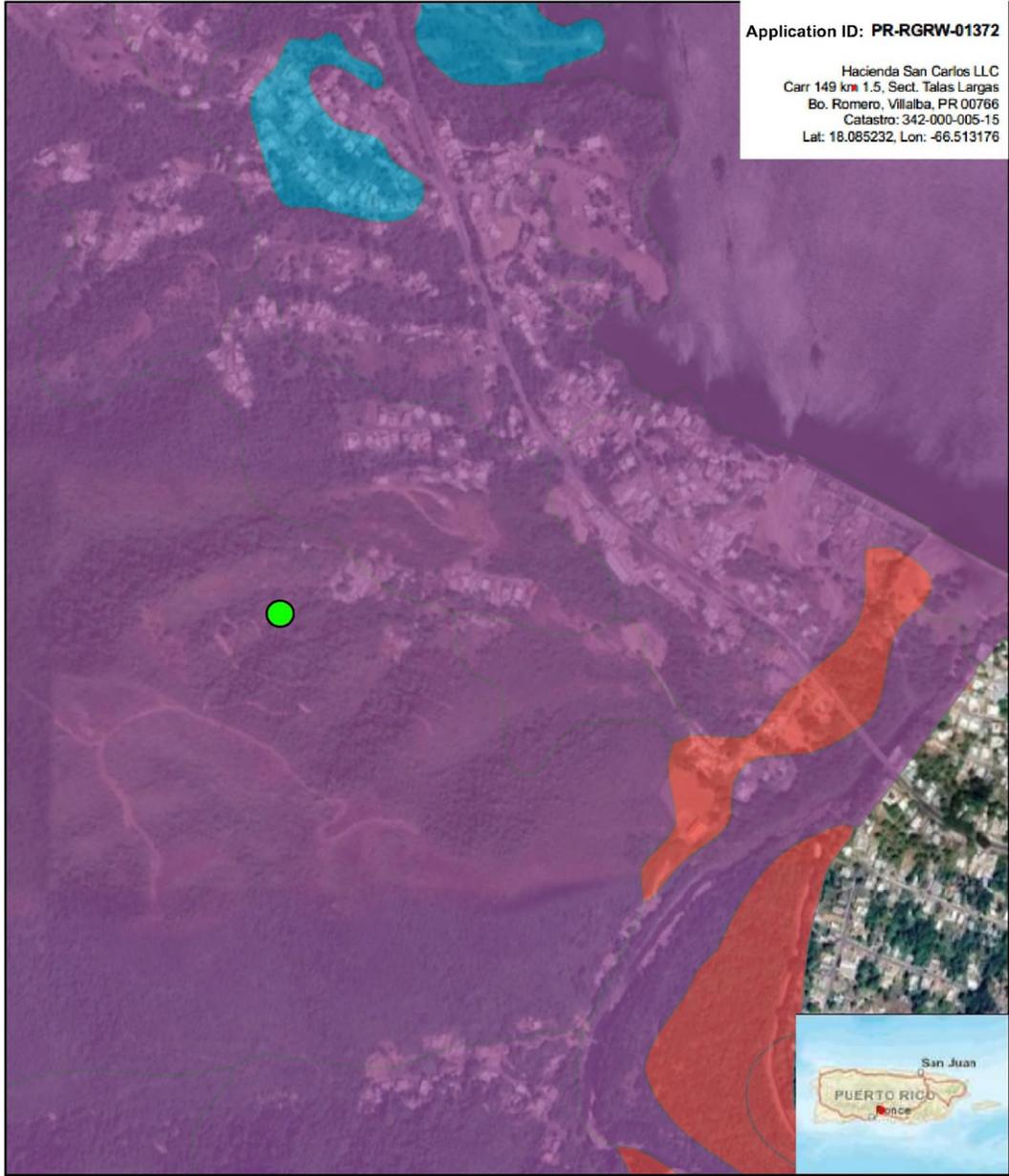


Source

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

Figure 3: PR-RGRW-01372 Area of Potential Effect Map

PR-RGRW-01372 Farmlands



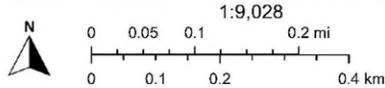
Application ID: **PR-RGRW-01372**

Hacienda San Carlos LLC
 Carr 149 km 1.5, Sect. Talas Largas
 Bo. Romero, Villalba, PR 00766
 Catastro: 342-000-005-15
 Lat: 18.085232, Lon: -66.513176

3/28/2023, 2:58:57 PM

Farmland Protection

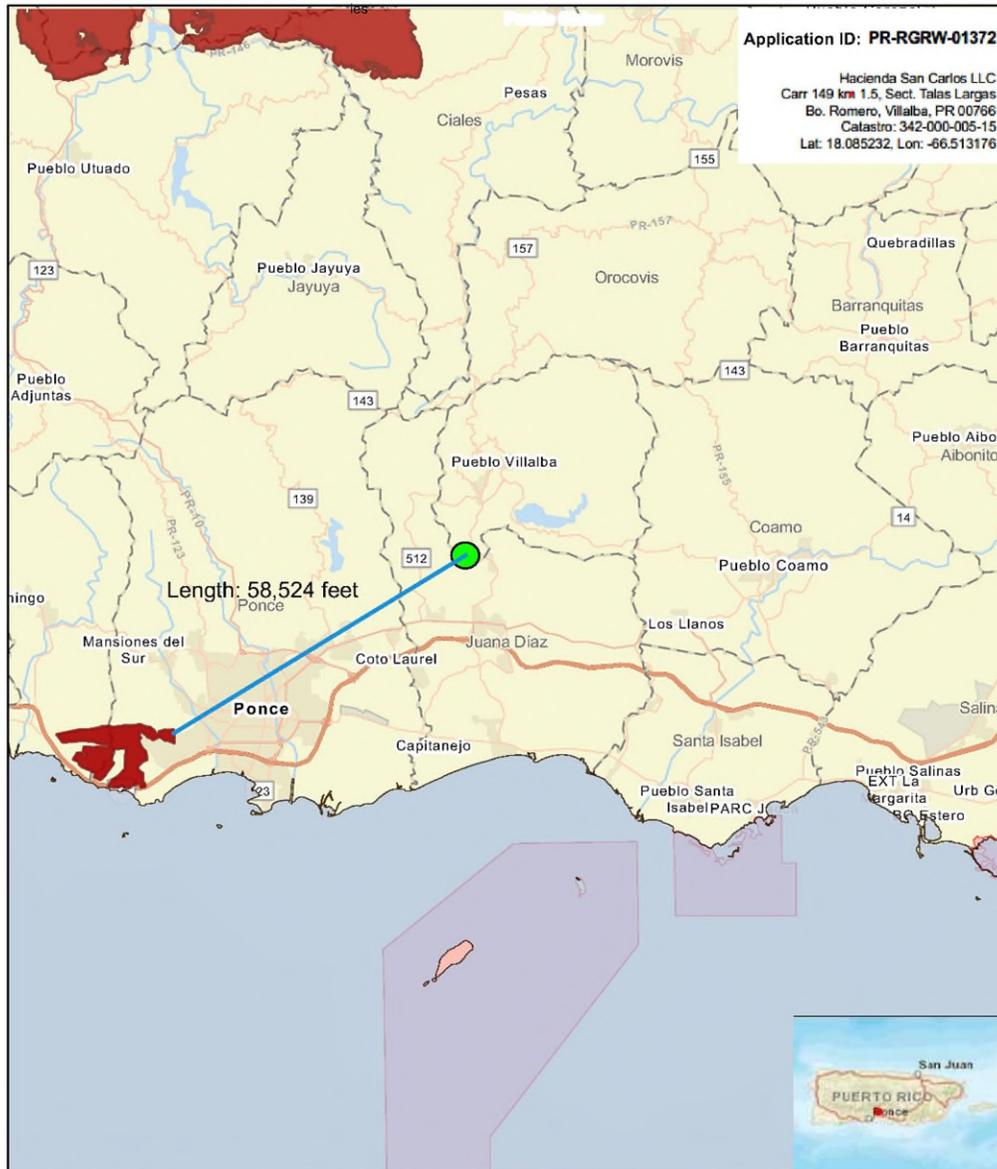
- All areas are prime farmland
- Farmland of statewide importance
- Not prime farmland
- PR-RGRW-01372



Google Earth Image 2021 © Maxar Technologies; © Image 2021 CNES/Airbus, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, NPS, US Census Bureau

BYA
 Google Earth Image 2021 © Maxar Technologies; © Image 2021 CNES/Airbus | GoogleEarth | USGS National Map 3D Elevation Program (3DEP), February 15, 2023. | FEMA | The USDA Forest

Figure 4: PR-RGRW-01372 Farmland Protection Map

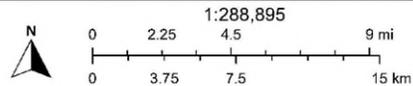


Application ID: **PR-RGRW-01372**
 Hacienda San Carlos LLC
 Carr 149 km 1.5, Sect. Talas Largas
 Bo. Romero, Villaiba, PR 00766
 Catastro: 342-000-005-15
 Lat: 18.085232, Lon: -66.513176

Length: 58,524 feet

3/28/2023, 2:44:47 PM

- EFH Areas Protected from Fishing (EFHA)
- Habitat Areas of Particular Concern (HAPC)
- Caribbean EFH Species (EFH)
- Critical Habitat for Threatened & Endangered Species**
- Final
- PR-RGRW-01372
- USFWS Critical Habitat - Final



Source
 National Oceanic and Atmospheric Administration (NOAA)
 Office of Response and Restoration
<https://response.restoration.noaa.gov/>

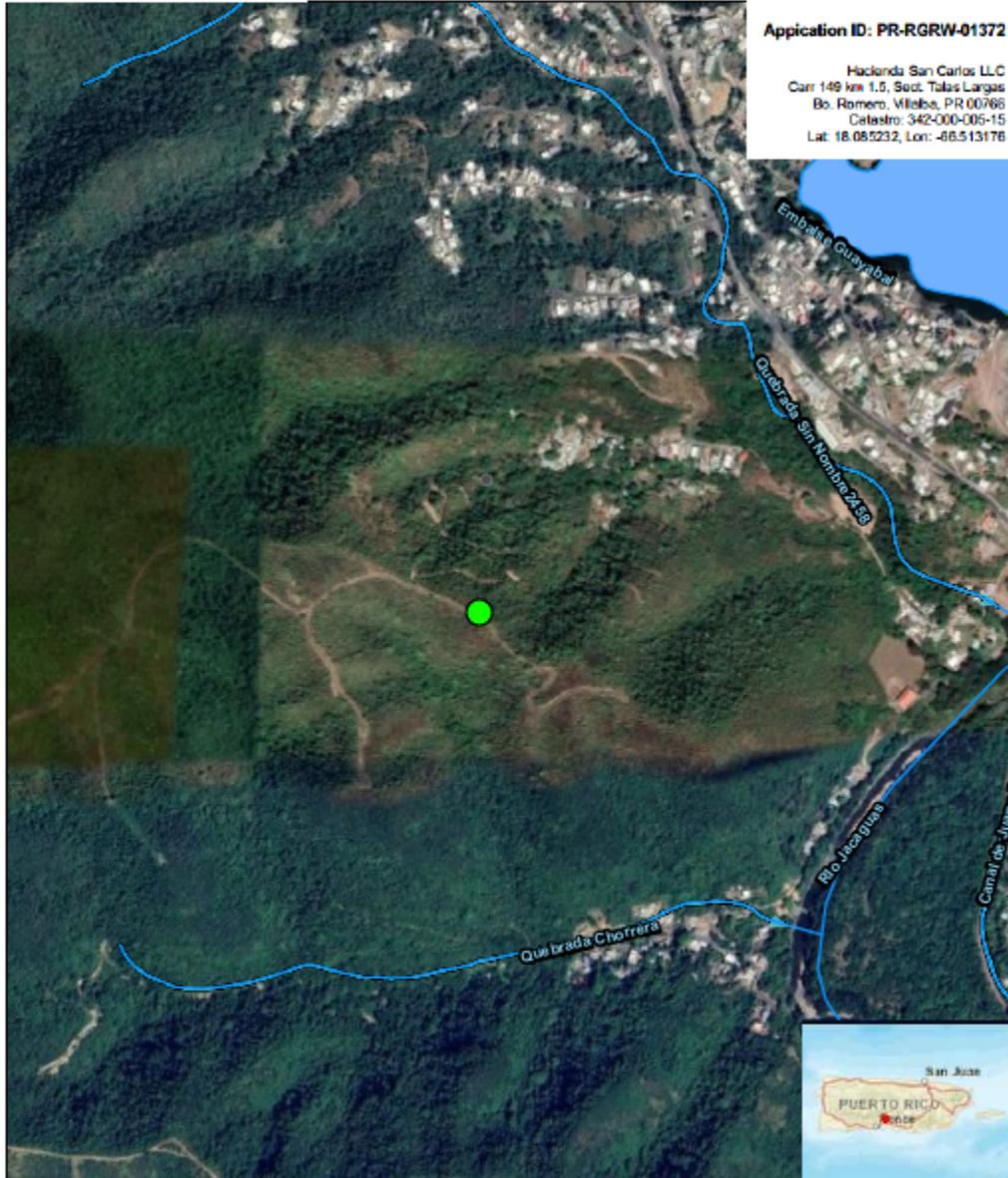
Figure 5: PR-RGRW-01372 Critical Habitats Map

PR-RGRW-01372 Wetland

Consolidated Site Plan for the Hacienda San Carlos, PR 00766 to PR 00766

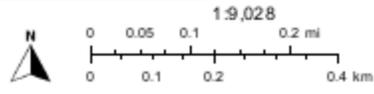
Application ID: PR-RGRW-01372

Hacienda San Carlos LLC
 Carr. 149 km 1.5, Sect. Talas Largas
 Bo. Romero, Viteba, PR 00766
 Catastro: 342-000-005-15
 Lat: 18.05232, Lon: -66.513178



3/28/2023, 3:29:11 PM

- | | |
|--------------------------------------|----------------------------|
| — Hidrografia - Oficina Plan de Agua | ● PR-RGRW-01372 |
| Waterbody - Large Scale | ■ Swamp Marsh |
| ■ Estuary | ■ Area - Large Scale |
| ■ Ice Mass | ■ Area of Complex Channels |
| ■ Lake/Pond | ■ Area to be Submerged |
| ■ Playa | ■ Bay/inlet |
| ■ Reservoir | ■ Bridge |
| | ■ Canal/Ditch |



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

BYA
 Google Earth Image 2021 © Maxar Technologies; © Image 2021 CNES/Airbus | Google Earth | USGS National Map 3D Elevation Program (3DEP), February 15, 2023; | FEMA | The USDA Forest

Figure 6: PR-RGRW-01372 Wetlands Map

Appendix B:
Species List Caribbean Ecological Services and Consistency Letter



United States Department of the Interior



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

In Reply Refer To:
Project Code: 2023-0120406
Project Name: PR-RGRW-01372 Hacienda San Carlos LLC

August 23, 2023

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

This species list is provided by:

Caribbean Ecological Services Field Office

caribbean_es@fws.gov

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

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

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491

Boqueron, PR 00622-0491

(787) 834-1600

PROJECT SUMMARY

Project Code: 2023-0120406

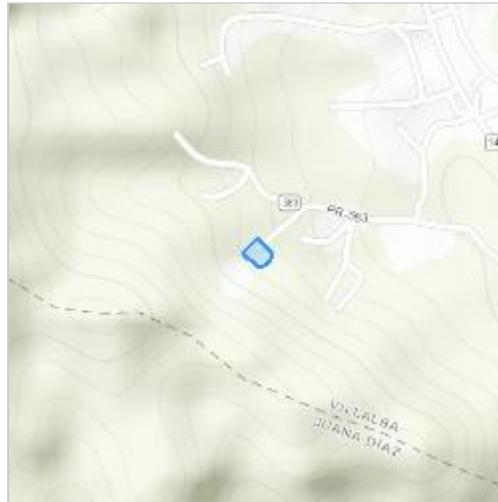
Project Name: PR-RGRW-01372 Hacienda San Carlos LLC

Project Type: New Constr - Above Ground

Project Description: Carr. 149 km 1.5 Sect. Talas Largas Bo. Romero Villalba 00766

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.08522955,-66.51317502604726,14z>



Counties: Villalba County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 4 threatened, endangered, or candidate species on this species list.

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

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

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

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

BIRDS

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

REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/LY66QJJO6RAYVVDUQMKC5A2FA7Q/documents/generated/6941.pdf	Endangered

FLOWERING PLANTS

NAME	STATUS
Palo De Ramon <i>Banara vanderbiltii</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8113	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.

MIGRATORY BIRDS

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

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

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

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

MIGRATORY BIRDS FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
 2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
 3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles)
-

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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.

WETLAND INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED.
PLEASE VISIT [HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML](https://www.fws.gov/wetlands/data/mapper.html) OR CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.



United States Department of the Interior



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

In Reply Refer To:
Project code: 2023-0120406
Project Name: PR-RGRW-01372 Hacienda San Carlos LLC

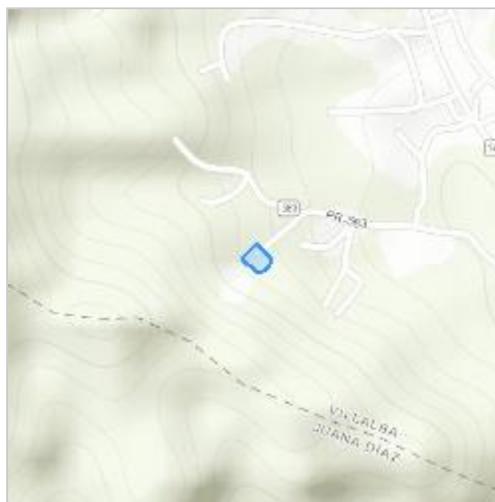
October 12, 2023

Subject: Consistency letter for the project named 'PR-RGRW-01372 Hacienda San Carlos LLC' 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 October 12, 2023, Yazmin Acevedo used the Caribbean DKey; dated September 28, 2023, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-01372 Hacienda San Carlos LLC'. The project is located in Villalba County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.0852206,-66.51317157807017,14z>



The following description was provided for the project 'PR-RGRW-01372 Hacienda San Carlos LLC':

Carr. 149 km 1.5 Sect. Talas Largas Bo. Romero Villalba 00766

Based on your answers and the assistance of the Service's Caribbean DKey, you made the following effect determination(s) for the proposed Action:

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	NLAA

Consultation with the Service is not complete. The above effect determination(s) becomes applicable when the lead federal action agency or designated non-federal representative submits them as a request to the Service to rely on the Caribbean DKey in order to satisfy the agency's consultation requirements for this project.

Please provide this consistency letter to the lead federal action agency or its designated non-federal representative with a request for its review, and as the agency deems appropriate, to submit for concurrence verification through the IPaC system. The lead federal action agency or designated non-federal representative should log into IPaC using their agency email account and click "Search by record locator." They will need to enter the record locator **441-133183448**

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.

- Palo De Ramon *Banara vanderbiltii* Endangered
- 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

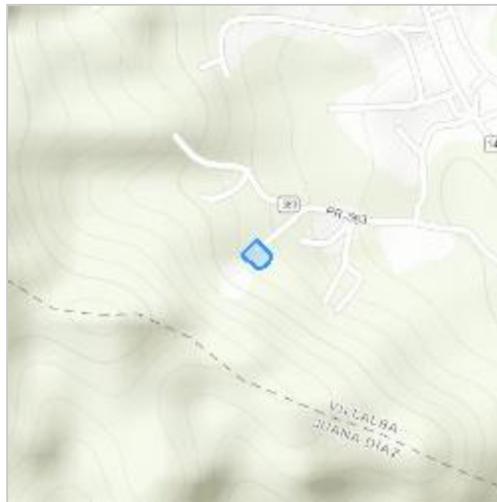
PR-RGRW-01372 Hacienda San Carlos LLC

2. Description

The following description was provided for the project 'PR-RGRW-01372 Hacienda San Carlos LLC':

Carr. 149 km 1.5 Sect. Talas Largas Bo. Romero Villalba 00766

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.0852206,-66.51317157807017,14z>



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. Will the proposed project be conducted during the Puerto Rican sharp-shinned hawk or Puerto Rican Broad-winged hawk breeding season between December and July?

No

12. If nests are detected within the project area, will the proposed project avoid any disturbance until fledging leaves the nest permanently?

Yes

13. Outside of the breeding season, in the event of a Sharp-shinned hawk nest encounter, would a buffer zone be implemented?

Note: The species or nests might be found out of the breeding season. A buffer zone is an area around the detected nests where no actions or activities can take place. The buffer zone should be clearly marked or delineated in the field and in the project plans.

Yes

14. Will the Fish and Wildlife Service and the Department of Natural Resources be notified immediately if a nest is detected?

Yes

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

Automatically answered

Yes

Appendix C: Field Visit Photos



Photo #: 1

Description (include direction): Stone-road southwest of the project area.

Date: January 25, 2023



Photo #: 2

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

Date: January 25, 2023



Photo #: 3

Description (include direction): Project area, looking southeast.

Date: January 25, 2023



Photo #: 4

Description (include direction): Surface rocks in the project area.

Date: January 25, 2023



Photo #: 5

Description (include direction): Avocado trees that will be removed in the project area, looking north.

Date: May 3, 2024



Photo #: 6

Description (include direction): Avocado trees that will be removed in the project area, looking northeast.

Date: May 3, 2024



Photo #: 7

Description (include direction): Avocado trees and a Royal palm that will be removed in the project area, looking northeast.

Date: May 3, 2024



Photo #: 8

Description (include direction): A Royal palm that will be removed in the project area, looking north.

Date: May 3, 2024



Transmittal Letter

July 23, 2024

To: José Luis Rivera Rivera
Deputy Director for Economic Recovery Grant Management
Re-Grow PR Urban Rural Agriculture Program

**Re: Endangered Species Concurrence - Conservation Measures Implementation
Hacienda San Carlos LLC | PR-RGRW-01372**

Dear Mr. Rivera:

This memorandum is to notify the Re-Grow PR Urban-Rural Agriculture Program (Re-Grow Program) that on May 9, 2024, for the case **PR-RGRW-01372**, the CDBG-DR/MIT Permits and Environmental Compliance Division submitted an informal consultation under Section 7 (a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) for the proposed project of the construction of a warehouse and installation of solar panels on the roof, for Hacienda San Carlos LLC, an agricultural business, located at PR-149 Road, km 1.5, Romero Ward, Talas Largas Sector, Villalba PR 00766; coordinates 18.085232, -66.513176.

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

Name of Species	Status
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	Endangered
Puerto Rican Parrot (<i>Amazona vittate</i>)	Threatened
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered
Palo de Ramón (<i>Banara vanderbiltii</i>)	Endangered

There were no Critical Habitats noted within the project area.

The United States Fish and Wildlife Service (USFWS) Caribbean Ecological Services Field Office reviewed the information provided and their files, and on June 21, 2024 concurred

with the determination that the proposed project actions **May Affect, but is Not Likely to Adversely Affect (NLAA)** the Puerto Rican Boa, Puerto Rican Parrot, Puerto Rican Broad-winged Hawk and Palo de Ramon.

The USFWS NLAA concurrence is conditioned to the following: (1) if a Boa is encountered, the Conservation Measures will be in accordance with the USFWS Puerto Rican Boa Conservation Measures 2024, (2) if a Puerto Rican Parrot is encountered on the site, the USFWS Caribbean Office will be notified immediately, (3) if a Puerto Rican Broad-winged Hawk is encountered on the site, the USFWS Caribbean Office will be notified immediately, and (4) a plant survey should be conducted prior to any construction activities occurring and if a species is identified as being endangered or threatened, the PR USFWS must be notified before any work commences.

Obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

In conclusion, the USFWS concurred with the CDBG-DR/MIT Permits and Environmental Compliance Division NLAA determination. However, **the applicant must be informed about the conditions of the determination of concurrence and implement them as described.**

In order to facilitate the species identification, please, find attached the Caribbean Endangered and Threatened Animals Fact Sheets for: Puerto Rican Boa, Puerto Rican Parrot, and Puerto Rican Broad-winged Hawk.

USFWS Caribbean Ecological Services Field Office key contact information:

- José Cruz-Burgos, Endangered Species Coordinator
Office phone (786) 244-0081 or mobile (305) 304-1386
Email: jose_cruz-burgos@fws.gov

Sincerely,

Permits and Environmental Compliance Division
Disaster Recovery Office
environmentcdbg@vivienda.pr.gov
(787)274-2527 | ext. 4320

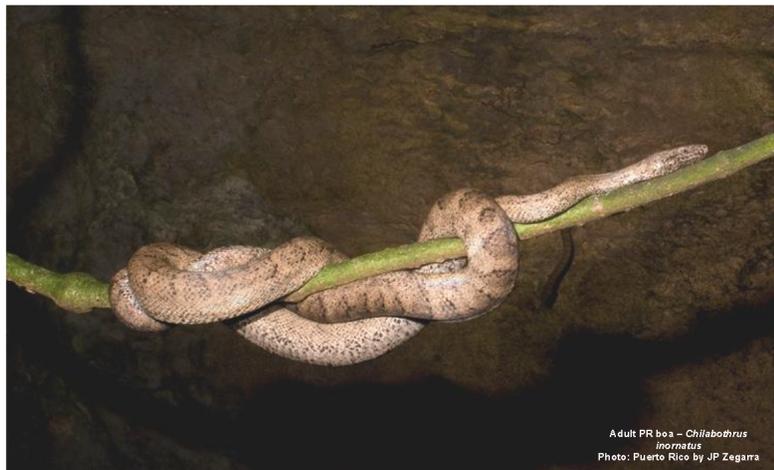


U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.



Last Revised: January 2024

The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #: (787) 724-5700, (787) 230-5550, (787) 771-1124). **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own.** Activities at other work sites, where no boas have been found after surveying the area, may continue.
5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

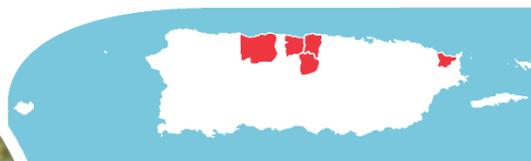
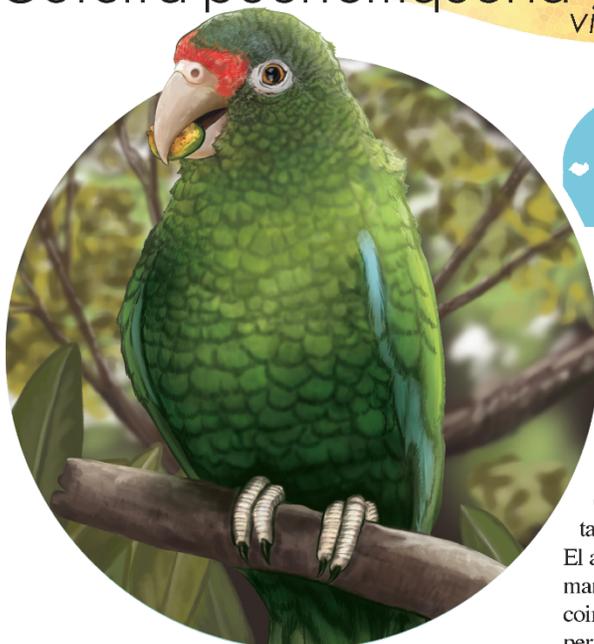
6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.
7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.
8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
 - Email: jan_zegarra@fws.gov
 - Office phone (786) 933-1451

Cotorra puertorriqueña

Amazona vittata vittata



Distribución ■

Familia: Psittacidae
Orden: Psittaciformes

Descripción

La cotorra puertorriqueña o Iguaca, como la llamaban los indios taínos, es un ave verde brillante con una mancha roja en la frente, un anillo blanco alrededor del ojo y plumas primarias azules. Su pico es color marfil y el borde de su cola es redondo. Los juveniles son bastante parecidos a los adultos. Tanto hembras como machos son parecidos y miden cerca de doce pulgadas (aprox. 30 centímetros). A veces, la franja roja en la frente es más ancha en los machos que en las hembras. Mientras vuela emite un fuerte y ruidoso "kar...kar." Este sonido se escucha a gran distancia. Emite otros sonidos para comunicarse con otras cotorras y para defender su territorio.

Información biológica

Reproducción

La cotorra puertorriqueña alcanza su edad reproductiva entre los 3 a 5 años. Las cotorras usualmente forman

parejas que perduran por mucho tiempo, normalmente de por vida. Las parejas permanecen juntas casi todo el año, excepto cuando la hembra está incubando y el macho asume la responsabilidad de proveer alimento. La cotorra usa como nido las cavidades que se encuentran en árboles de gran tamaño como el palo colorado (*Cyrilla racemiflora*), entre otros. De ser necesario, también podría anidar en las cavidades de roca caliza. El anidamiento comienza en los meses de febrero y marzo, hasta junio. Tradicionalmente, la anidación coincide con el período más seco del año y durante el período de fructificación (producir frutos) de plantas cuyas semillas, frutas y hojas le sirven de alimento.

Dieta

La cotorra come plantas tales como: palma de sierra, palma real, maricao, maria, guaba, cupey, guaraguao y yagrumo, entre otros árboles.

Distribución

La cotorra puertorriqueña, ave endémica a Puerto Rico fue abundante en Puerto Rico, incluyendo las islas de Culebra, Vieques y Mona. Esta cotorra es la última especie de psitácidos existentes y originaria en territorio de los Estados Unidos. Los psitácidos son la familia de aves, en su mayoría tropicales, con plumas de colores vivos y pico corto, alto y muy encorvado (ej. guacamayo y cotorra). La población silvestre de cotorras puertorriqueñas se limita actualmente a la Sierra de Luquillo, mayormente en el Bosque Nacional El Yunque, al este de Puerto Rico y en el Bosque Estatal de Río Abajo, en el norte central de Puerto Rico, entre Arecibo y Utuado. Al menos tres de las cotorras liberadas en Río Abajo se han dispersado y en 2012 fueron vistas entre Morovis, Vega Baja y Manatí.

EN PELIGRO

Amenazas

Además de tener una población pequeña y una distribución limitada, la especie también se ve afectada por el zorzal pardo (*Margarops fuscatus*) quien mata los huevos y pichones de la cotorra para usar el nido. El guaraguao colirojo (*Buteo jamaicensis*), el guaraguaito de bosque (*Buteo platypterus brunnescens*) y las ratas (*Rattus rattus* y *R. norvegicus*) son depredadores mortales de cotorras juveniles y adultas. Las moscas parasíticas (*Philornis pici*) depositan sus larvas en los pichones de aves para completar su ciclo de desarrollo. Estas moscas enferman y matan a los pichones. Las abejas europeas y africanas (*Apis mellifera*) invaden los nidos de la cotorra para formar adentro sus colmenas. También pueden matar a los pichones. Los huracanes y otros eventos climatológicos pueden afectar la estabilidad de la especie en su estado natural. La pérdida de hábitat por la deforestación es una amenaza que siempre está presente y limita las opciones de lugares aptos para reintroducir la cotorra a la vida silvestre.

Medidas de conservación

La cotorra puertorriqueña fue designada como especie en peligro de extinción en el año 1967, antes de que la Ley de Especies en Peligro de Extinción de 1973 entrara en vigor. Existe un Acuerdo Cooperativo entre el Servicio Federal de Pesca y Vida Silvestre, el Departamento de Recursos Naturales y Ambientales y el Servicio Forestal de los Estados Unidos para manejar de forma conjunta la recuperación de la cotorra puertorriqueña. Las tres agencias constituyen el Comité de Recuperación de la Cotorra Puertorriqueña. Inicialmente, se estableció un programa de propagación en cautiverio que, con el tiempo, ha crecido para incluir liberaciones de cotorras al estado silvestre, monitoreo de las poblaciones silvestres, manejo del hábitat e investigación. Otras entidades privadas y académicas se han unido a los esfuerzos para realizar investigaciones y educar.

El Comité realiza censos de cotorras periódicamente y estima que existen entre 18 a 22 cotorras en El Yunque y cerca de 60 a 70 en Río Abajo. Los biólogos de campo utilizan múltiples estrategias para manejar el hábitat. La escasez de árboles maduros con cavidades

requiere que se construyan e instalen nidos artificiales para que la cotorra puertorriqueña anide. También, los expertos controlan las poblaciones de las especies depredadoras, cuando es necesario, para asegurar el desarrollo normal de los huevos y de los pichones.

La población en cautiverio se mantiene para varios propósitos: reproducir cotorras y aumentar su número, asegurar poblaciones adicionales, particularmente en el caso de una catástrofe natural tal como un huracán, y para, eventualmente, poder proveer aves para reintroducirlas a los bosques donde habitaban. En los aviarios, se utilizan técnicas avanzadas para diagnosticar enfermedades y proveer tratamiento. Actualmente, hay cerca de 350 cotorras entre el Aviario Iguaca, manejado por el Servicio Federal de Pesca y Vida Silvestre en El Yunque, y en el Aviario José L. Vivaldi, manejado por el Departamento de Recursos Naturales y Ambientales de Puerto Rico, en el Bosque Estatal Río Abajo.

La Ley Federal de Especies en Peligro de Extinción de 1973, según enmendada, prohíbe matar, dañar, molestar, atrapar, comprar o vender una especie, así como partes o productos derivados de ellas

Referencias

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Thomas H. White, Jr. and Fernando Núñez-García. "From Cage to Rainforest" U. S. Fish and Wildlife Service. 2008-06-04

Información adicional

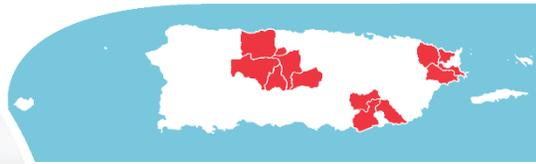
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Internet: www.fws.gov/caribbean



EN PELIGRO

Guaraguao de bosque

Buteo platypterus brunnescens



Distribución ■

Información biológica

Reproducción

Esta especie anida en bosques secundarios maduros y plantaciones antiguas. En el Bosque Estatal de Río Abajo (RACF, por sus siglas en inglés), los sitios de anidación están caracterizados por la presencia de árboles tales como el palo María (*Calophyllum antillanum*), la teca (*Tectona grandis*), la caoba hondureña (*Swietenia macrophylla*) y la majagua (*Hibiscus elatus*). Los guaraguao de bosque colocan sus nidos en la parte superior de árboles grandes que sobrepasan la cubierta forestal. Información recientemente recopilada sobre la abundancia y características demográficas del guaraguao de bosque en RACF indica un alto nivel de fidelidad entre parejas; una tasa de sobrevivencia en nidos de 0.67 a través de la temporada de reproducción; y una productividad de 1.1 crías por nido. Entre los años 2001 a 2003, se marcaron con radio transmisores y se colocaron bandas en las patas a varias crías de guaraguao en el RACF. En 2013, al visitar el área donde se marcaron, se documentó que seguían vivas (Llerandi-Román and Ríos-Cruz pers. comm.). Por ejemplo, una hembra joven que fue marcada entre el 2001 al 2003 en el RACF fue documentada anidando exitosamente entre los años 2007 al 2009. (Ríos-Cruz pers. comm.)

Hábitat

Esta especie habita en bosques enanos, bosques de palmas de sierra, de caimitillo-granadillo y de tabonuco. Estos bosques se encuentran en las reservas forestales del Bosque Estatal de Carite, Bosque Estatal Toro Negro, Bosque Los Tres Picachos y el Bosque Nacional El Yunque. También habita en

Familia: Accipitridae
Orden: Falconiformes

Descripción

El guaraguao de bosque de Puerto Rico o guaraguaito es de color marrón oscuro con barras blancas y rojizas en la parte ventral. Es una subespecie endémica de Puerto Rico de tamaño mediano, que mide aproximadamente 39 centímetros (15.5 pulgadas). Es más pequeño que el *Buteo platypterus platypterus* pero más grande que la subespecie que ocurre en las Antillas Menores. El guaraguao de bosque es la subespecie de halcón de ala ancha más oscuro. En los adultos, la cola es de un color negro claro con bandas blancas horizontales en la base, medio y extremo de la cola, y esto, junto con el pecho rojizo, caracteriza a la especie. Los machos y las hembras son muy similares en apariencia, pero las hembras son un poco más grandes. Las aves juveniles tienen barras oscuras en el pecho y no tienen las bandas distintivas en la cola. La población del guaraguao de bosque de Puerto Rico oscila cerca de los 125 individuos.

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plantaciones madereros maduros, en cafetales bajo sombra y en bosques secundarios maduros del área de carso al norte-central de Puerto Rico dentro y cerca del Bosque Estatal de Río Abajo y el área de Río Encantado entre los pueblos de Florida y Ciales. La topografía húmeda de los bosques del carso le provee al guaraguao de bosque otra alternativa como área para anidar. En estudios recientes, se han documentado miembros de una especie similar de guaraguao (guaraguao de cola roja; *Buteo jamaicensis*) anidando en las laderas del carso adyacentes al RACF.

Distribución

El guaraguao de bosque es un ave de rapiña poco común y extremadamente localizado, que se encuentra en los bosques montañosos de tierra alta de Puerto Rico. Las poblaciones existentes se hallan principalmente dentro de cinco bosques: el RACF, el Bosque Estatal Carite, el Bosque Estatal Toro Negro, el Bosque Los Tres Picachos y el Bosque Nacional El Yunque. Llerandi-Román (2006) halló trece territorios de guaraguao de bosque justo fuera de los límites de RACF, en seis sitios diferentes con hábitat apropiado para los guaraguao de bosque. Los territorios se encuentran a lo largo del valle del Río Tanamá, al noroeste del RACF

Amenazas

La abundancia y la distribución del guaraguao de bosque es limitada. Cualquier amenaza que atente contra su población y su hábitat puede resultar en detrimento para esta especie. De forma natural, los huracanes constituyen una amenaza ya que destruyen su hábitat debido a las intensas lluvias y a los fuertes vientos. No obstante, existe una gran variedad de actividades humanas que también amenazan las poblaciones de esta especie. La construcción de instalaciones recreativas, de estructuras para energía y comunicaciones y de carreteras contribuye a la destrucción y fragmentación de su hábitat. De igual manera, la caza ilegal, las malas prácticas de manejo y la carencia de planes de manejo para los bosques públicos también afectan las poblaciones del guaraguao de bosque. Los bajos números poblacionales de esta especie pueden, por sí mismos, estar afectando la población ya que se pierde la variación genética de esta.

Medidas de conservación

El guaraguao de bosque está incluido en la lista de especies amenazadas desde el 1994. La Ley Federal de Especies en Peligro de Extinción de 1973, según enmendada, prohíbe matar, dañar, molestar, atrapar, comprar o vender una especie, así como partes o productos derivados de ellas. El tener la especie en la lista federal fomenta y ayuda a crear acciones de conservación por las agencias federales, estatales, privadas, y por grupos e individuos particulares. La Ley de Especies En Peligro fomenta la compra de terrenos y la cooperación con el Estado, y requiere que se ejecuten acciones de recuperación en relación a todas las especies listadas. Entre las medidas esenciales para proteger el hábitat y fomentar el crecimiento de las poblaciones existentes están: la protección de los sitios de anidamiento y alimento en las áreas públicas y privadas, el mejoramiento de los hábitats, la reforestación en áreas abiertas, la actualización de la información acerca de la distribución y la identificación o creación de corredores biológicos entre poblaciones cercanas (tales como RACF, Los Tres Picachos y Toro Negro) con tal de facilitar el movimiento de los guaraguao de bosque entre los bosques.

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Información adicional

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