

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-01637

Project Name: Ponce Hydro Agriculture Corp

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Municipio of Juana Diaz

Preparer: Cristine Reguera, SWCA Environmental Consultants

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Project Location: The proposed project is located on an approximate 12-acre parcel (Parcel number 342-000-002-48-000) at Carretera 512 Km 4.4 Bo Collores Sector Agustinillo, Juana Diaz, Puerto Rico, 00795 (see **Appendix A, Figure 1-** Site Location and **Figure 2-** Site Vicinity). This property is in the southern portion of Juana Diaz Municipio, just north of Hacienda Las Vegas. Access to the project areas is provided via an unpaved road at the southern portion of the parcel.

The applicant has identified two locations for project activities related for the Intended Use of Grant Funds that are being evaluated under this Environmental Assessment, also shown on Figures 1 and 2:

- Greenhouse Option 1 (18.08669, -66.538541) is in the southern portion of the parcel.
- Greenhouse Option 2 (18.087664, -66.538251) is approximately 330 feet north of Option 1 near the southeast boundary of the parcel.

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

The proposed project includes the installation of a new greenhouse on a concrete platform at one of the site location options. The applicant intends to purchase a steel freight container and transform the container into a vertical hydroponic greenhouse with a capacity to produce 6,000 to 8,000 plants. The container is approximately 336 square feet in size (8 feet by 42 feet) with a height of approximately 10 feet. The container will be secured to a concrete platform with a series of anchors. The platform will consist of several concrete rectangles (4 feet by 8 feet) distributed under the container. An estimate of 40 anchors (4 anchors per 10 concrete rectangles) will be required to secure the container, with anchors extending approximately 4 feet deep into ground. Note- The applicant was not able to provide construction details, therefore, the estimated number of anchors and depth of anchors is based on a conservative estimate.

Electrical power to the greenhouse will either be through a generator or by solar panels installed on the greenhouse. Any electrical connections to the greenhouse will use aboveground cables. The generator and the solar panels are not included in the applicant's Intended Use of Grant Funds application.

Water to irrigate the greenhouse will either be through pumping water from Rio Guayo or by installing a new water well in the southern portion of the property using private funds; construction of the water well is not included in the Intended Use of Grant Funds application. All irrigation piping and connections to the greenhouse will use aboveground surface lines. As established in HUD's regulations, grant recipients and their partners are prohibited from committing or spending HUD or non-HUD funds on any activity that could have an adverse environmental impact. Although the activities to irrigate the greenhouse will be built using private funds, as elements of the project, the landowner and/or the contractor will contact the DNER prior to construction of these elements to determine permits and authorizations required.

The project will have some ground disturbance as well as pruning of vegetation, but no tree clearing is required for construction. The applicant owns the property; therefore, no acquisition is required.

Site Option 1 is closer to the existing access road and is the preferred alternative.

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

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

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

Hurricane Fiona destroyed more than half of the produce on the applicant's farm, and the applicant did not have insurance to recover the loss. The new greenhouse will help restore and increase agricultural production on the farm and allow the applicant to produce local vegetables that are healthier and in demand.

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

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

The entire property is classified as rustic land, specially protected ecological land. The property was previously used for agricultural purposes; however, the crops were destroyed by Hurricane Fiona and have not been restored. The proposed activities are for agricultural purposes and are consistent with previous land use.

Greenhouse Option 1 site is currently an undeveloped vegetated area. Greenhouse Option 2 site is an open field surrounded by a few plantain trees. An existing container, currently used for additional storage and office space, is located adjacent to the Greenhouse Option 2 site.

Funding Information

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

Estimated Total HUD Funded Amount: \$100,000

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$100,000

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No project activities will occur within 2,500 feet of a civil primary or commercial service airport or within 15,000 feet of a military airport. The closest civil airport, Mercedita International Airport, is 29,803 feet (6 miles) south of the project sites. The closest joint civil-military airport, Luis Munoz Marin International, is 221,218 feet (42 miles) northeast of the project sites. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with airport hazards requirements. The Airport Hazards Partner Worksheet and Airport Hazards Map (Figure B 1-1) are provided in Appendix B, Attachment 1 .
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No project activities will occur in or near a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). The closest CBRS unit, Bajio de Marea, is 38,703 feet (7 miles) south of the project sites. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act. The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier

		Resources Map (Figure B 2-1) are provided in Appendix B, Attachment 2.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1660J (effective date 11/18/2009), shows the southeast portion of the property is in Flood Zone AE and the floodway. Greenhouse Option 1 is entirely in Flood Zone X, and Greenhouse Option 2 is partially within Flood Zone X and Flood Zone X- shaded (500-year floodplain). No project sites or structures are in a Special Flood Hazard Area (SFHA). Flood insurance is not required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act. The Flood Insurance Partner Worksheet and FIRM (Figure B 3-1) are provided in Appendix B, Attachment 3.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project is in Juana Diaz Municipio, which is within an U.S. Environmental Protection Agency (USEPA) designated attainment area. Project activities include the installation of a new greenhouse on a concrete platform, and the project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule de minimis thresholds. The project is in compliance with the Clean Air Act. The Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air Map (Figure B 4-1) are provided in Appendix B, Attachment 4.

<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>No project activities will occur within the Puerto Rico Coastal Management Zone. The closest coastal zone area is 33,908 feet (6 miles) south of the project sites. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map (Figure B 5-1) are provided in Appendix B, Attachment 5.</p>
<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>The proposed project sites were evaluated for potential contamination by conducting a site inspection on March 01, 2023, to determine any onsite hazards including, but not limited to, soil staining, aboveground storage tanks, signs of underground storage tanks, odors, hazardous debris, etc. The site inspection did not identify any onsite hazards (see Appendix C).</p> <p>In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project sites were located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation.</p> <p>The desktop review did not identify any of the above-listed toxic, hazardous, or radioactive substances within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.</p> <p>The Contamination and Toxics Substances Partner Worksheet and</p>

		Toxics and Contamination Map (Figure B 6-1) are provided in Appendix B, Attachment 6 .
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves activities that have the potential to affect protected species or habitats including but not limited to activities such as ground disturbance.</p> <p>Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) Tool and the Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges database. In addition, critical species habitat was reviewed through the USFWS IPaC, Critical Habitat Portal, and the DNER Puerto Rico State Wildlife Action Plan, a Ten-Year Review database. The review identified three federally listed species and four state listed species with the potential to occur within the project area.</p> <p>The project activities will result in ground disturbing activities, including site grading and installation of a new greenhouse. A qualified biologist reviewed the proposed activity locations and determined that there is no suitable habitat present for any federal or state listed species within the project area; therefore, as currently designed, the proposed project activities will have <i>No effect</i> on any federally listed species or designated critical habitat and <i>no impact</i> to all state protected species.</p> <p>If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the CM shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</p>

		<p>The project is in compliance with the Endangered Species Act.</p> <p>The Endangered Species Act Partner Worksheet, Threatened and Endangered Species Technical Memorandum with IPaC, and Critical Habitat Map (Figure B 7-1) are provided in Appendix B, Attachment 7.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project includes the installation of a new greenhouse on a concrete platform. The project itself is not the development of a potentially hazardous facility nor will the project increase residential densities. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements. The Explosive and Flammable Hazards Partner Worksheet is provided in Appendix B, Attachment 8.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. No prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required. The project is in compliance with the Farmland Protection Policy Act. The Farmlands Protection Partner Worksheet and Prime Farmland Map (Figure B 9-1) are provided in Appendix B, Attachment 9.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C1660J (effective date 11/18/2009) shows Greenhouse Option 1 is entirely in Flood Zone X, and Greenhouse Option 2 is partially within</p>

		<p>Flood Zone X shaded (500-year floodplain); however, the proposed project is not a critical action, and therefore an 8-step decision making process is not required. The 100-year floodplain (Zone AE) is approximately 11 feet east of Greenhouse Option 2, at its closest point but will not be affected by project activities. The project is in compliance with Executive Order 11988. The Floodplain Management Partner Worksheet and ABFE Floodplain Map (Figure B 10-1) are provided in Appendix B, Attachment 10.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the installation of a new greenhouse and concrete slab on undeveloped land and ground disturbing activities of previously undisturbed soil. State Historic Preservation Office (SHPO) consultation was performed.</p> <p>No National Historic Landmark (NHL) are within or near the project area.</p> <p>A site visit was conducted on March 1, 2023, by an SOI-qualified Archaeologist. Additionally, record reviews and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.</p> <p>The results of the record search and the site inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE.</p> <p>The determination was submitted to SHPO by PRDOH for concurrence on April 4, 2023, and SHPO concurred with</p>

		<p>the No Historic Properties Affected determination on April 5, 2023. The project is in compliance with the National Historic Preservation Act.</p> <p>The Historic Preservation Partner Worksheet, SHPO consultation, Historic Property Map (Figure B 11-1), and Cultural Resources Map (Figure B 11-2) are provided in Appendix B, Attachment 11.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities are limited to the installation of a greenhouse on a concrete slab and do not involve residential new construction or rehabilitation. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with HUD's noise regulation.</p> <p>The Noise Abatement and Control Partner Worksheet is provided in Appendix B, Attachment 12.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with the Safe Drinking Water Act.</p> <p>The Sole Source Aquifer Partner Worksheet is provided in Appendix B, Attachment 13.</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>The project sites were reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection.</p> <p>A riverine wetland (shown as an NHD stream on Figure B 14-1) is located approximately 63 feet east of the Greenhouse Option 1 and approximately 116 feet east of the Greenhouse Option 2 at its closest point and will not be affected by project activities; therefore, an 8-step decision</p>

		<p>making process is not required. Note- the NWI online webmapper, accessed on April 6, 2023, shows this NHD stream is a riverine wetland. The project is in compliance with Executive Order 11990. The Wetlands Protection Partner Worksheet and Wetland Map (Figure B 14-1) are provided in Appendix B, Attachment 14.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Juana Diaz Municipio. The closest Wild and Scenic River segment is 267,208 feet (51 miles) east of the proposed project sites. Project activities are therefore an exempt activity. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act. The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (Figure B 15-1) are provided in Appendix B, Attachment 15.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The ReGrow Program intends to strengthen and alleviate negative economic impacts to the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a single land parcel. The project will benefit the farm owner by improving agricultural use and production. The project would not facilitate development which would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. The project is in compliance with Executive Order 12898. The Environmental Justice Partner Worksheet and EJSscreen Report are provided in Appendix B, Attachment 16.</p>

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

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

(1) Minor beneficial impact

(2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	All project site location options are classified as rustic specially protected ecological land use (SREP-E). The land cover is classified as forest area (A-B). The proposed action is continued agricultural use of property, which is compatible with zoning and the existing land use. The project is in a generally rural area and project activities will not contribute to urban sprawl. Any necessary construction permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Contractors will be required to use best management practices during construction if erosion impacts will occur. The general topography of the property is hilly with open vegetated areas. The

		<p>project site location options are generally flat and ground leveling is not anticipated.</p> <p>Landslide data from the U.S. Geological survey (USGS) indicates no landslides are typical for the project area (see Appendix A, Figure 3- USGS Landslide Map).</p> <p>Department of Natural and Environmental Resources (DNER) authorization may be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p> <p>Under the USEPA National Pollutant Discharge Elimination System (NPDES) Program requirements, any project with a disturbance area equal to or greater than 1 acre requires a USEPA Construction General Permit, NPDES Permit, and formal Stormwater Pollution Prevention Plan (SWPPP). The total disturbance area for this project is less than 1 acre and does not meet this threshold; therefore, these requirements do not apply.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>Contractors will be required to provide health and safety plans and monitoring during construction. Noise levels will temporarily increase during construction; however, program activities are limited to the existing farm property and will not elevate ambient noise levels long-term. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours. Additionally, the project does not include housing to where inhabitants would be affected.</p>
Energy Consumption	2	<p>The proposed project will not result in significant additional energy consumption. Electrical power to the greenhouse, at either site location option, will either be through a generator or by solar panels and will not require any expansion to existing power facilities.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	The project will result in short-term employment benefit when contractors are hired for construction. After construction, the project will support the continuation of operations and intended use of the farm, which produces produce for Puerto Rico communities. The project is not anticipated to have a significant impact on employment and income patterns; however, the project may help restore employment opportunities and local agricultural business development.
Demographic Character Changes, Displacement	2	The project is in a generally rural area of Juana Diaz Municipio and will not alter the demographics or character of the surrounding community. Project activities will not result in any direct or indirect displacement of individuals or families.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project activities will occur on private land and will not affect access to or capacity of educational or cultural facilities.
Commercial Facilities	2	The project will increase agricultural production, resulting in a net positive impact to the applicant's farm commercial output and a positive benefit to surrounding commercial enterprises who purchase and sell the produce.
Health Care and Social Services	2	The proposed project activities will occur on private land and will not affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	The proposed project may cause an increase in short-term generation of solid waste during construction. All construction debris will be disposed of at the proper facilities for the debris type (i.e., construction waste). The project will not contribute to long-term needs or changes to solid waste disposal and recycling.

Wastewater / Sanitary Sewers	2	<p>The installation of a new greenhouse is not expected to result in significant changes in wastewater or sanitary sewer use.</p> <p>Sewage generation will not exceed the capacity of sewers or treatment facilities, nor does the project involve on-site waste disposal systems in areas not suitable for its use. Wastewater from the project will not enter environmentally sensitive areas, nor will the project produce any noxious odors affecting quality of life for nearby residents.</p>
Water Supply	2	<p>The proposed project activities are not expected to result in significant changes to municipal water supply. Water to irrigate the greenhouse will either be through pumping water from Rio Guayo or by installing a new water well in the southern portion of the property using private funds.</p>
Public Safety - Police, Fire and Emergency Medical	2	<p>The proposed project activities will occur on private land and will not affect public safety concerns such as police, fire, and emergency medical services.</p>
Parks, Open Space and Recreation	2	<p>The proposed project activities will occur on private land and will not result in any changes to access or use of parks, open space, and recreation areas.</p>
Transportation and Accessibility	2	<p>The project activities will occur on private land and have no relation to transportation services. The proposed activities will not result in any changes in transportation and accessibility.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>Rio Guayo runs along the eastern and southeastern boundary of the applicant's property. No construction or project activities will occur within the waterbody or affect quality or access to Rio Guayo.</p>
Vegetation, Wildlife	2	<p>The project area has already been previously disturbed for farm operations. Although there will be some pruning of trees, the project is not anticipated to negatively impact trees, vegetation, wildlife, or native plant communities. No tree clearing will occur.</p>

		Department of Economic Development and Commerce authorization may be required for pruning. The landowner and/or the contractor will contact the Permit Management Office to determine permits and authorizations required prior to construction.
Climate Change	2	The ReGrow program project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters. The project will not contribute to climate change and will provide a minor net benefit by allowing for increased food production.

Additional Studies Performed:

No additional studies were performed.

Field Inspection (Date and completed by):

Field inspection completed on March 1, 2023, by Delise Torres-Ortiz, SWCA Environmental Consultants.

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

Department of Economic Development and Commerce. 2023. Sole Incidental Operational Permit for Cutting, Pruning, Transplanting and Tree System Authorization. Permits Management Office. Accessed March 3, 2023. Available at: <https://www.ddec.pr.gov/en/permits-management-office>.

Department of Natural and Environmental Resources (DNER). 2023a. Puerto Rico State Wildlife Action Plan a Ten-Year Review. Accessed March 1, 2023. Available at: <https://arcg.is/1DmOy1>.

DNER. 2023b. Puerto Rico DNER Species Ranges – under construction. Accessed April 3, 2023. Available at: <https://arcg.is/1S9aju0>.

Federal Aviation Administration (FAA). 2022. National Plan for Integrated Airport Systems 2023-2027. Accessed January 31, 2023. Available at: [National Plan of Integrated Airport Systems \(NPIAS\) 2023-2027, Appendix B: National and State Maps \(faa.gov\)](#).

Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center - Map Panel 72000C01660J (effective 11/18/2009). Accessed March 16, 2023. Available at: <https://msc.fema.gov/portal/home>.

Institute of Puerto Rican Culture (ICP). 2023. San Juan, Puerto Rico. Data collection conducted on March 28, 2023

National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management. 2023. Puerto Rico Coastal Zone Boundary. Accessed March 1, 2023. Available at: [Puerto Rico Coastal Vulnerability Viewer \(arcgis.com\)](#).

State Historic Preservation Office (SHPO). 2023. San Juan, Puerto Rico. Data collection conducted on March 13, 2023

U.S. Environmental Protection Agency (USEPA). 2022a. Envirofacts Mapper. Air pollution data (ICIS-AIR), Brownfields, Hazardous Waste (RCRAInfo), Superfund National Priorities List (NPL), Toxic Releases Inventory (TRI), and National Pollutants Discharge Elimination Systems (NPDES). Accessed November 1, 2022. Available at: <https://geopub.epa.gov/arcgis/rest/services/EMEF/efpoints/MapServer>.

USEPA. 2022b. Sole Source Aquifer Map. Accessed March 1, 2023. Available at: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>.

USEPA. 2023a. Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants. USEPA Green Book. Accessed January 31, 2023. Available at: https://www3.epa.gov/airquality/greenbook/anayo_pr.html.

USEPA. 2023b. EJScreen: Environmental Justice Screening and Mapping Tool. Accessed April 3, 2023. Available at: <https://www.epa.gov/ejscreen/download-ejscreen-data>.

U.S. Fish and Wildlife Service (USFWS). 2019. Coastal Barrier Resources System. Accessed January 31, 2023. Available at: <https://www.fws.gov/CBRA/Maps/Mapper.html>.

USFWS. 2023a. Information for Planning and Consultation (IPaC). Accessed April 3, 2023. Available at: <https://ipac.ecosphere.fws.gov/location/index>.

USFWS. 2023b. Critical Habitat for Threatened & Endangered Species. Accessed April 3, 2023. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

USFWS. 2023c. National Wetlands Inventory Surface Waters and Wetlands Mapper. Accessed April 6, 2023. Available at: <https://fwspwprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

U.S. Forest Service. 2022. National Wild and Scenic River Segments. Accessed January 31, 2023. Available at: <https://www.rivers.gov/mapping-gis.php>; [Wild & Scenic Rivers | US Forest Service \(usda.gov\)](#).

U.S. Geological Survey (USGS). 2022. Concentration of Landslides caused by Hurricane Maria, Puerto Rico. Accessed March 1, 2023. Available at: [U.S. Landslide Inventory \(arcgis.com\)](#).

List of Permits Obtained:

No permits have been obtained.

Public Outreach [24 CFR 58.43]:

Puerto Rico Department of Agriculture has worked closely with the agricultural community. In compliance with the National Environmental Policy Act (NEPA) regulations

for HUD, the public was notified of the project through publication of the combined Finding of No Significant Impact (FONSI) – Notice of Intent to Request Release of Funds (NOI-RROF) notice with a 15-day public comment period (see **Appendix D-** Finding of No Significant Impact and Notice of Intent to Request Release of Funds).

Cumulative Impact Analysis [24 CFR 58.32]:

The installation of a new greenhouse and construction of a concrete slab, at either project site location option, are not anticipated to have a negative impact on environmental resources. None of the environmental assessment factors nor the regulations reviewed in the above checklist resulted in negative environmental impacts or the need for mitigation. Overall, the project will have a net positive impact by helping a small business increase their capacity for agricultural production. No other planned or ongoing projects were identified in the project vicinity that could contribute to cumulative impacts of environmental resources.

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

Within the boundaries of the properties, two location options are considered for the new greenhouse: Option 1 is in the southern portion of the parcel near; Option 2 is approximately 330 feet north of Option 1 near the southeast boundary of the parcel. At this time, the applicant has not confirmed which location will be selected. Greenhouse Option 1 is closer to the existing access road and is the preferred alternative. All the location options will involve some ground disturbance as well as pruning of vegetation, but no tree clearing is required for construction.

Neither of the location options will result in the need for formal compliance or require further mitigation with any of the forementioned laws and authorities in the EA checklist. All the location options will allow the applicant to continue and increase their agricultural production.

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

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

Summary of Findings and Conclusions:

The proposed project would not result in any adverse effects on the surrounding natural, historical, and water resources; generate significant air or noise pollution; or promote socioeconomic injustices. The proposed project activities will not require further agency consultation. No mitigation or formal compliance steps will be required for any of the laws and authorities assessed in this review.

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

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

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

	pruning. The landowner and/or the contractor will contact the Permit Management Office to determine permits and authorizations required prior to construction.
Hazards and Nuisances including Site Safety and Noise	Contractors will be required to provide health and safety plans and monitoring during construction. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.
Solid Waste Disposal / Recycling	All construction debris will be disposed of at the proper facilities for the debris type.
Water Supply	As established in HUD's regulations, grant recipients and their partners are prohibited from committing or spending HUD or non-HUD funds on any activity that could have an adverse environmental impact. Although the activities to irrigate the greenhouse will be built using private funds, as elements of the project, the landowner and/or the contractor will contact the DNER prior to construction of these elements to determine permits and authorizations required.

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: Cristine Reguera Date: June 7, 2023

Name/Title/Organization: Cristine Reguera, SWCA Environmental Consultants

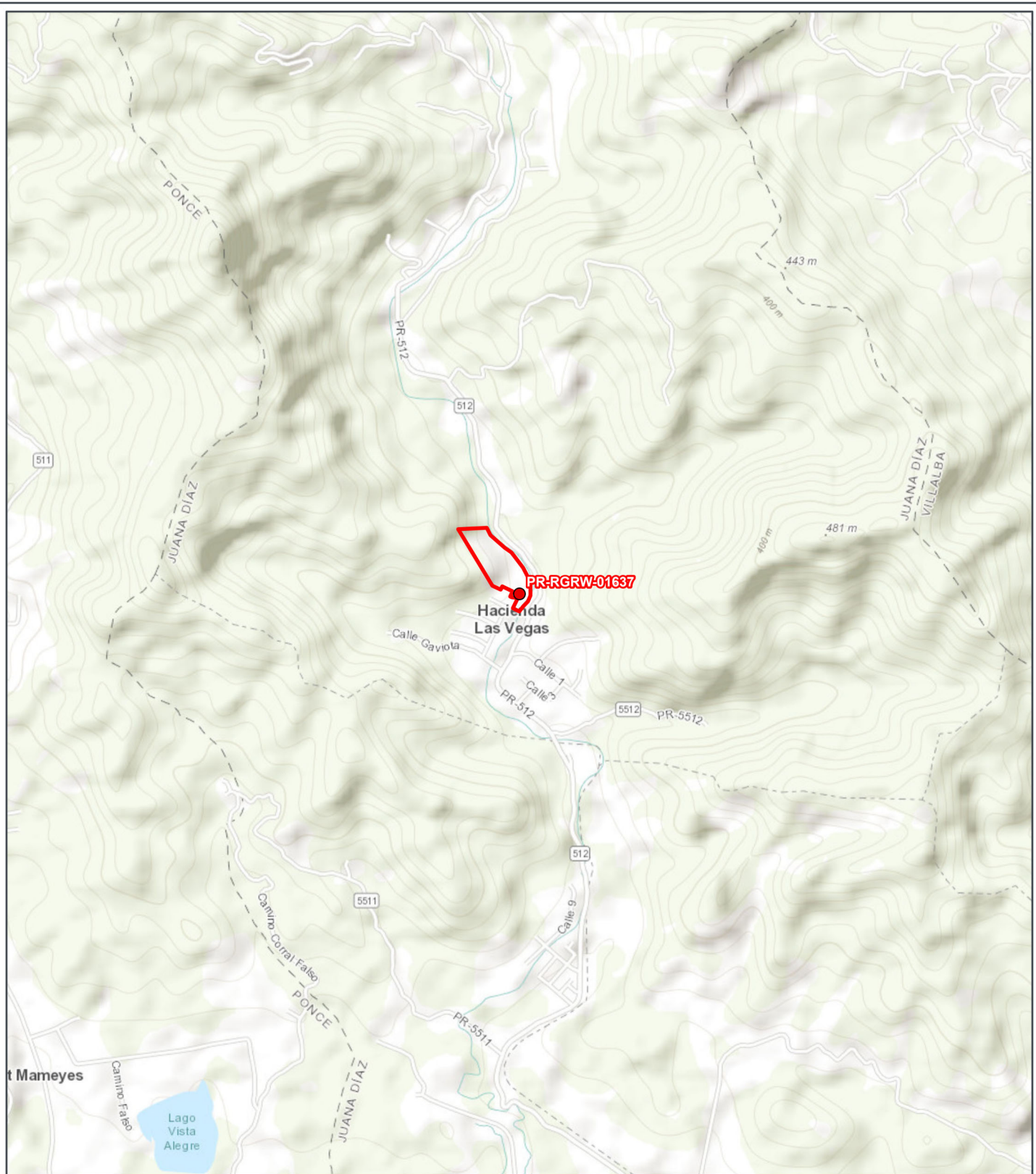
Certifying Officer Signature: Santa D. Ramirez Lebrón Date: June 12, 2023

Name/Title: Santa D. Ramírez Lebrón / Permits and Environmental Compliance Specialist

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

Appendix A

Project Overview Figures



REGROW PROGRAM

Figure A-1: Site Location

Applicant ID: PR-RGRW-01637

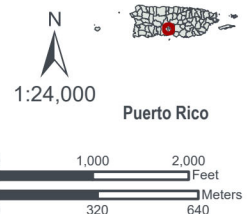
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-01637

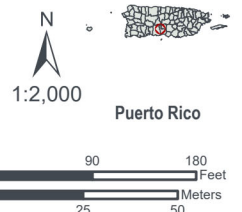
SWCA
ENVIRONMENTAL CONSULTANTS

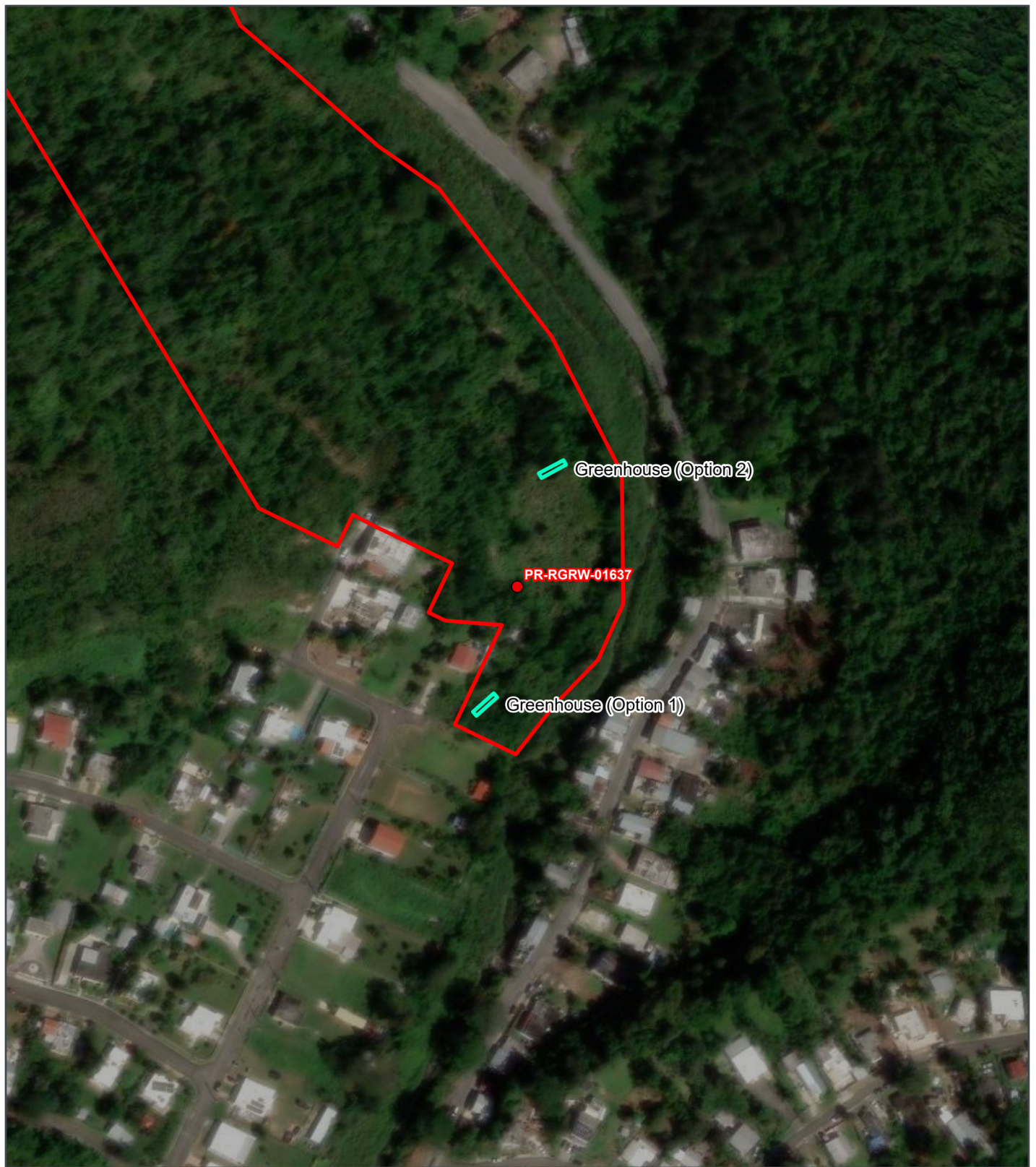
- Site
- Site Parcel
- Project Footprint (Option)

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.539441°W 18.088139°N

Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure A-3: USGS Landslide Map

Applicant ID: PR-RGRW-01637

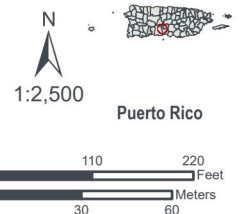
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Greater than 25 Landslides per sq km
- ▭ Less than 25 Landslides per sq km
- ▭ No Landslides
- ▭ Not Examined

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Data Source: https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane_Maria_Landslides/MapServer
Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/26/2023
Layout: Landslide



Appendix B

Attachments and Supporting Documentation

Attachment 1

Airport Hazards Partner Worksheet and

Airport Hazards Map



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

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

Airport Hazards (CEST and EA) – PARTNER

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

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

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

☐ Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

[Click here to enter text.](#)

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

Worksheet Summary

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

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

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

The project site is not within 2,500 feet of a civil primary or commercial service airport or within 15,000 feet of a military airport. The nearest civil primary or commercial service airport is Mercedita and is located 6 miles from the project site. The nearest military airport, Luis Munoz Marin Intl, is located 42 miles from the project site.



REGROW PROGRAM

Figure B 1-1: Airport Hazards Map

Applicant ID: PR-RGRW-01637

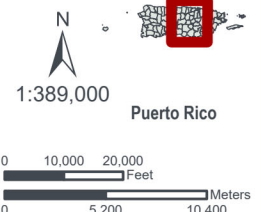
SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.289604°W 18.22142°N

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps



Attachment 2

Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map



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

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

Coastal Barrier Resources (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

1. Is the project located in a CBRS Unit?

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

☐ Yes → *Continue to 2.*

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

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

- ☐ Consultation with the FWS
- ☐ Cancel the project

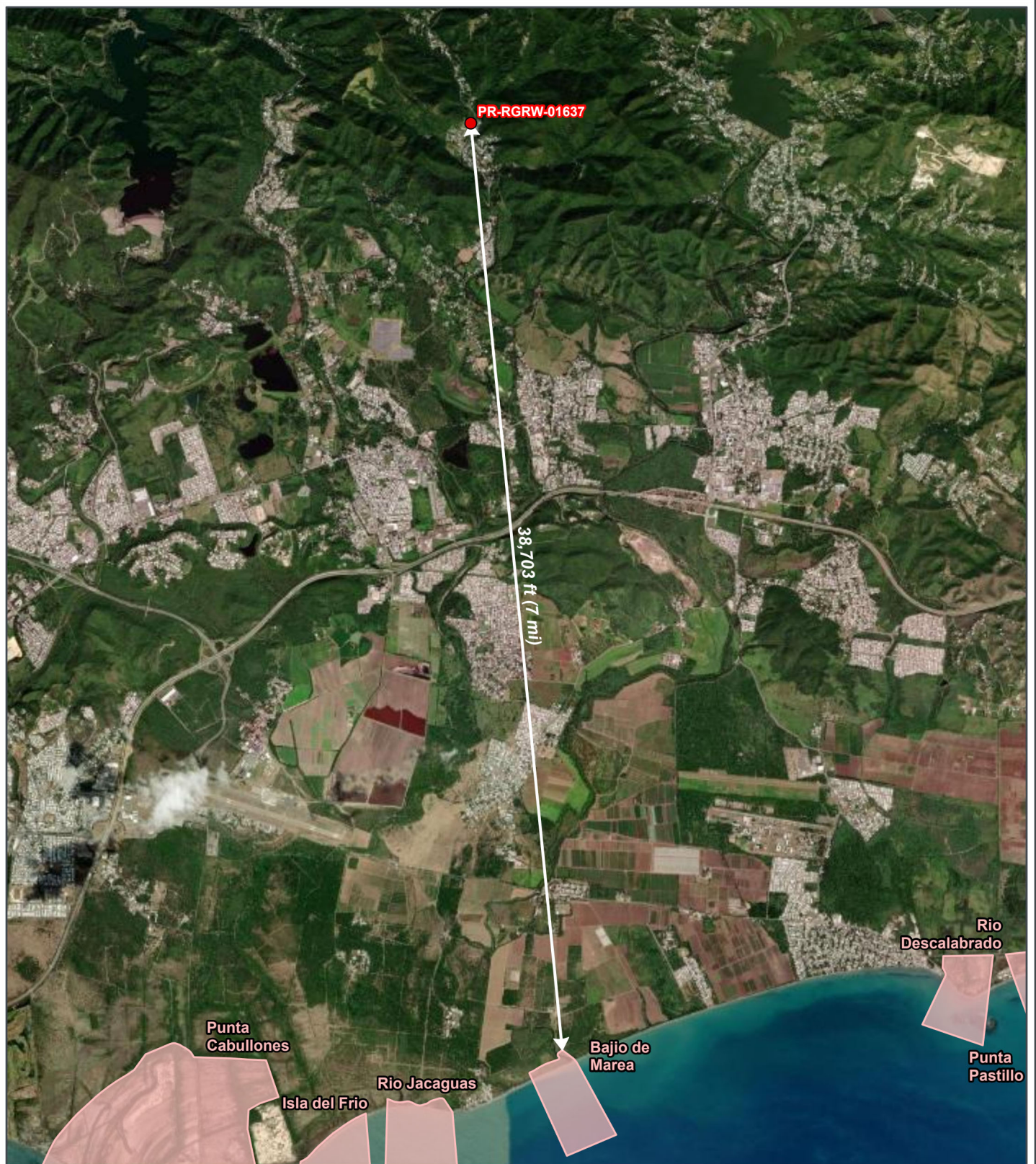
Worksheet Summary

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

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

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

The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS). The closest CBRS unit, Bajío de Marea, is 7 miles south of the project site.



REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

Applicant ID: PR-RGRW-01637

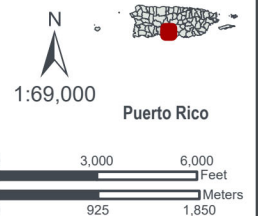
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Otherwise Protected Area
- System Unit

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.532889°W 18.034148°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/26/2023
Layout: Coastal Barrier Resources System



Attachment 3

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



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

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

Flood Insurance (CEST and EA) – PARTNER

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

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

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

→ Continue to the Worksheet Summary.

☒ Yes → Continue to Question 2.

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

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

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

☒ No → Continue to the Worksheet Summary.

☐ Yes → Continue to Question 3.

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

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

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

→ Continue to the Worksheet Summary.

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

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

→ Continue to the Worksheet Summary.

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

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

Worksheet Summary

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

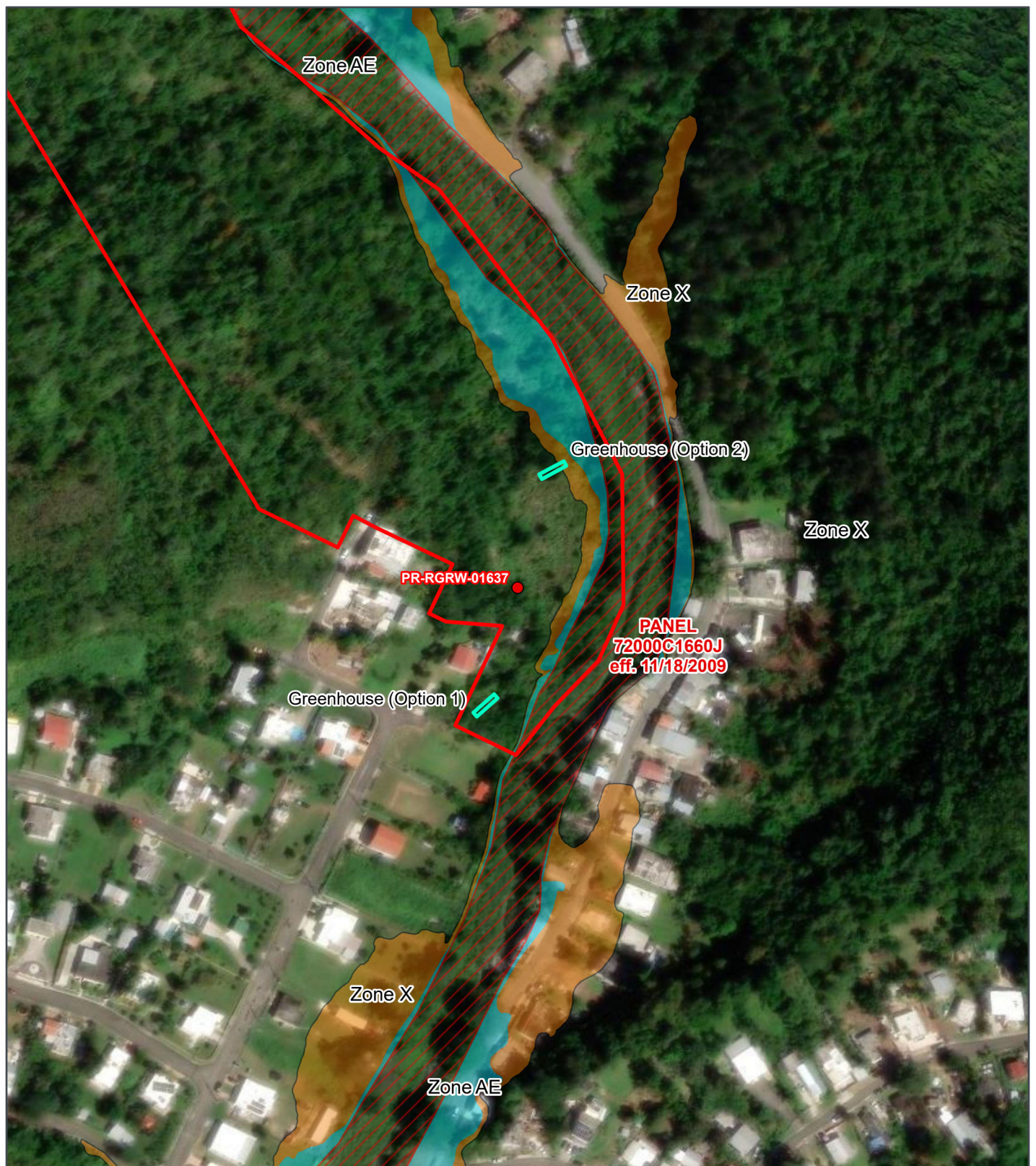
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

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

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1660J (effective date 11/18/2009), shows the southeast portion of the property is in Flood Zone AE and the floodway.

Greenhouse Option 1 is entirely in Flood Zone X, and Greenhouse Option 2 is partially within Flood Zone X shaded (500-year floodplain). No project sites or structures are in a Special Flood Hazard Area (SFHA).

Flood insurance is not required



REGROW PROGRAM

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

Applicant ID: PR-RGRW-01637

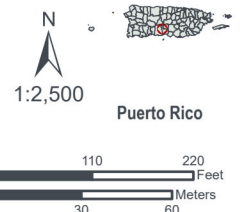
SWCA
ENVIRONMENTAL CONSULTANTS

- | | |
|------------------------------|---------------------------------------|
| ● Site | Zone AO |
| ▭ Site Parcel | Zone VE |
| ▭ Project Footprint (Option) | ▨ Floodway |
| ~ Base Flood Elevations | Zone X - Shaded (500-year floodplain) |
| Zone A | Zone X - Unshaded |
| Zone AE | Area Not Included |
| Zone AH | Open Water |

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/26/2023
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps



Attachment 4

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



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

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

Air Quality (CEST and EA) – PARTNER

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

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

☒ Yes → Continue to Question 2.

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

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

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

<http://www.epa.gov/oagps001/greenbk/>

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

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

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

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

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

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

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project site is in the Juana Diaz municipio, a U.S. Environmental Protection Agency (USEPA) designated attainment area. Project activities include new construction of a concrete platform and a greenhouse. It is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to use of small construction equipment and will be well below the Federal General Conformity Rule *de minimis* thresholds. Temporary, local air quality impacts may occur during site grading and preparation resulting from dust emissions. Routine dust mitigation BMPs are recommended.



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

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

Data is current as of February 28, 2023

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

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

Change the State:

PUERTO RICO

▼

GO

Important Notes

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

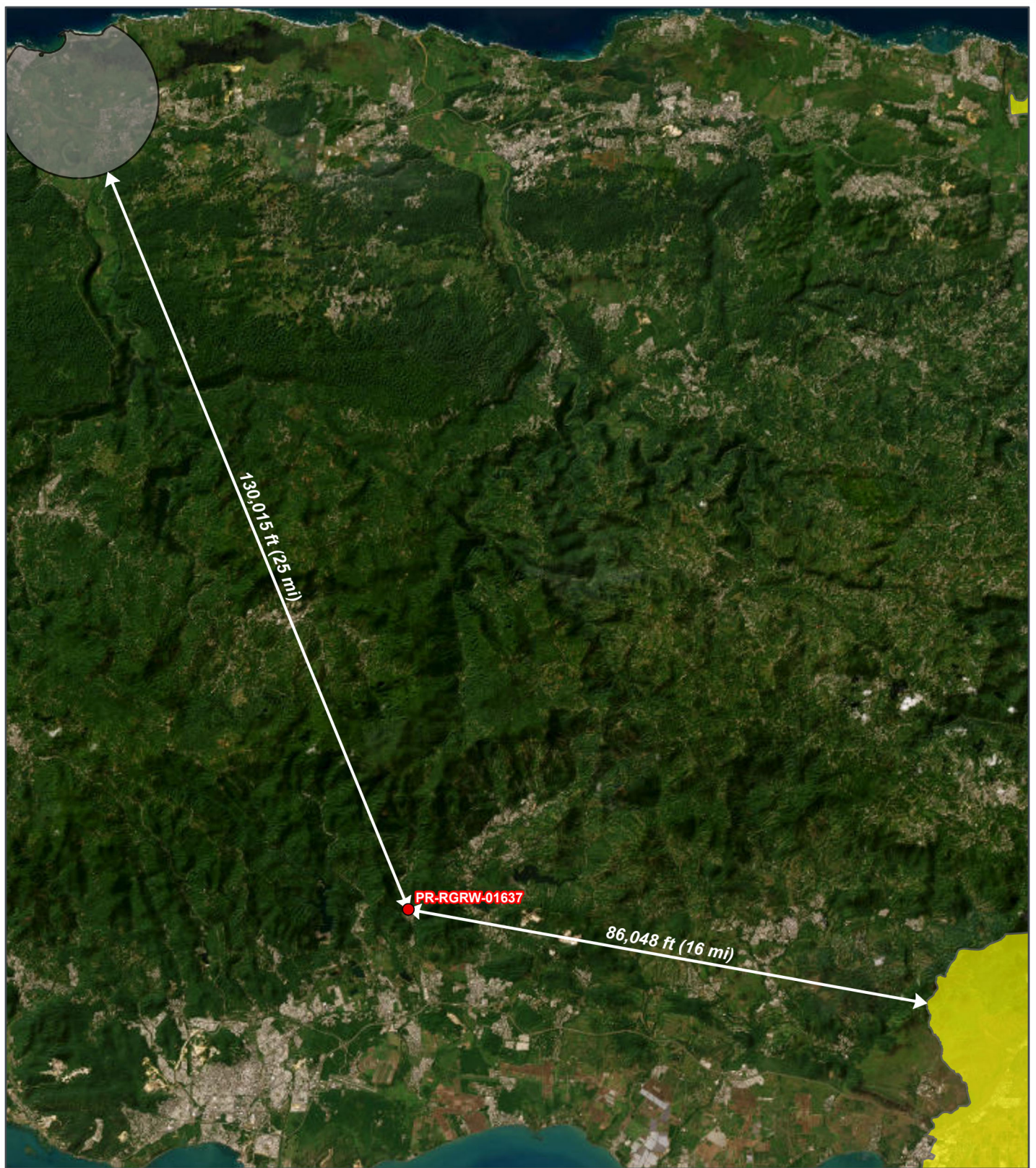
Discover.

Connect.

Ask.

Follow.

2023-02-28



REGROW PROGRAM

Figure B 4-1: Clean Air Map

Applicant ID: PR-RGRW-01637

SWCA
ENVIRONMENTAL CONSULTANTS

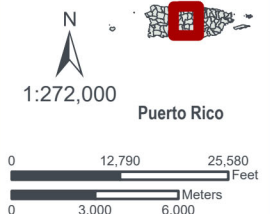
- Site
- ▨ 8-Hour Ozone (2015 Standard)*
- Lead (2008 Standard)
- PM-2.5 (2012 Standard)*
- Sulfur Dioxide (2010 Standard)

*No Data in Puerto Rico

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.4872°W 18.231861°N

Data Source: https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic_fgdb/MapServer
Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/26/2023
Layout: Clean Air
Aprx: 72428_ReGrowTier2Maps



Attachment 5

Coastal Zone Management Partner Worksheet and Coastal Zone Map



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

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

Coastal Zone Management Act (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

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

☐ Yes → Continue to Question 2.

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

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

☐ Yes → Continue to Question 3.

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

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

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

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

☐ No → Project cannot proceed at this location.

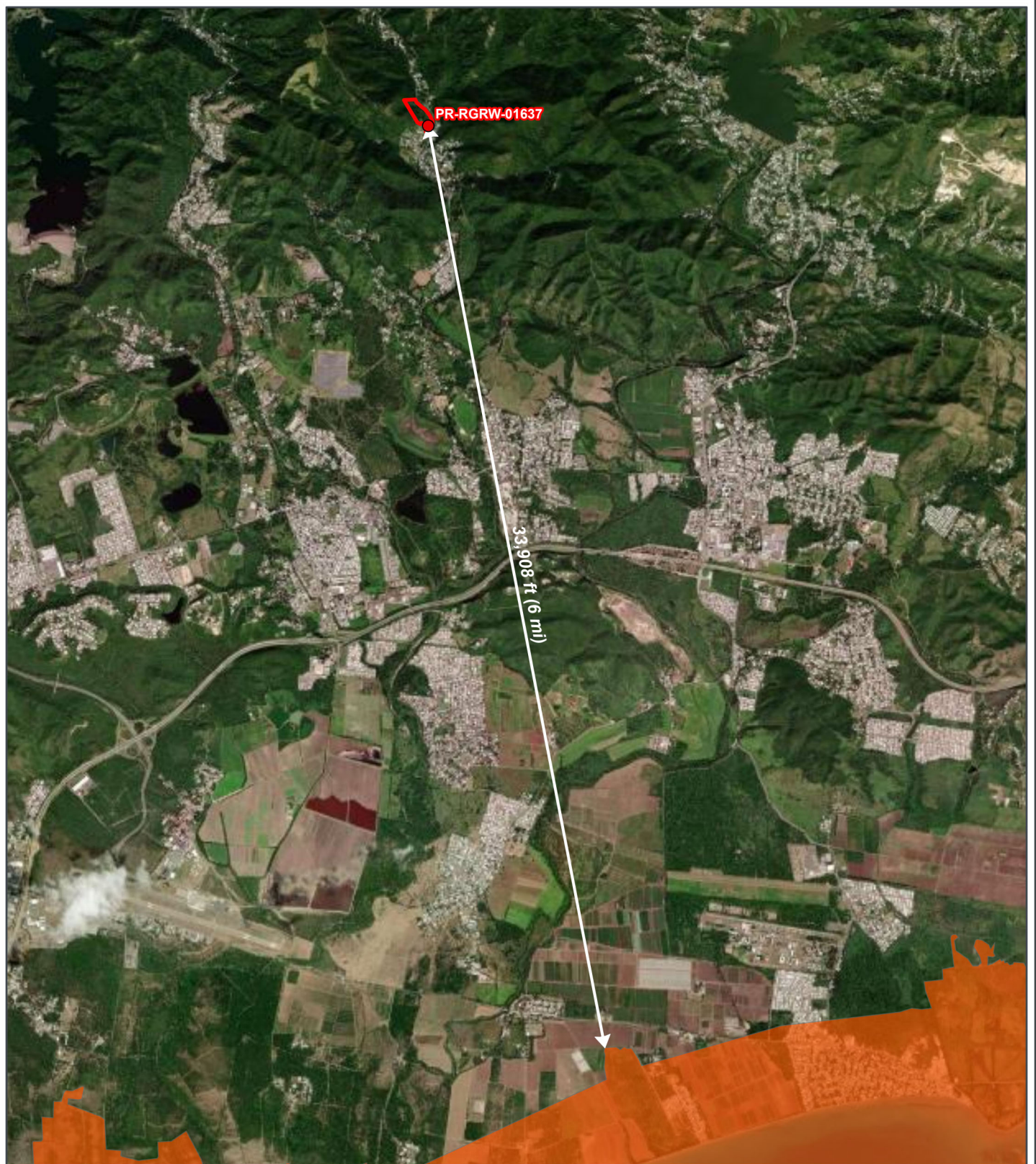
Worksheet Summary

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

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

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

The project site is not located within a Puerto Rico Coastal Management Zone. The closest coastal zone area is 6 miles south of the project site.



REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

Applicant ID: PR-RGRW-01637

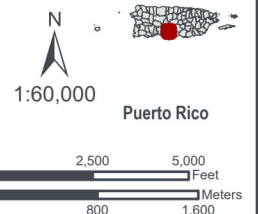
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- Site
- Coastal Management Zone

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.529186°W 18.041327°N

Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/BaseMap>: ESRI ArcGIS Online, accessed May 2023
Updated: 5/30/2023
Layout: Coastal Zone Management
Aprx: 72428_ReGrowTier2Maps



Attachment 6

Contamination and Toxics Substances Partner Worksheet and Toxics and Contamination Map



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

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

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

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

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

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

Continue to Question 2.

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

- ☒ No → Explain below.

No environmental hazards were identified on or adjacent to the property; the surrounding area is primarily residential.

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

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

3. Can adverse environmental impacts be mitigated?

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

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

☐ Yes, adverse environmental impacts can be eliminated through mitigation.
→ *Provide all mitigation requirements² and documents. Continue to Question 4.*

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

[Click here to enter text.](#)

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

- ☐ Complete removal
☐ Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

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

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

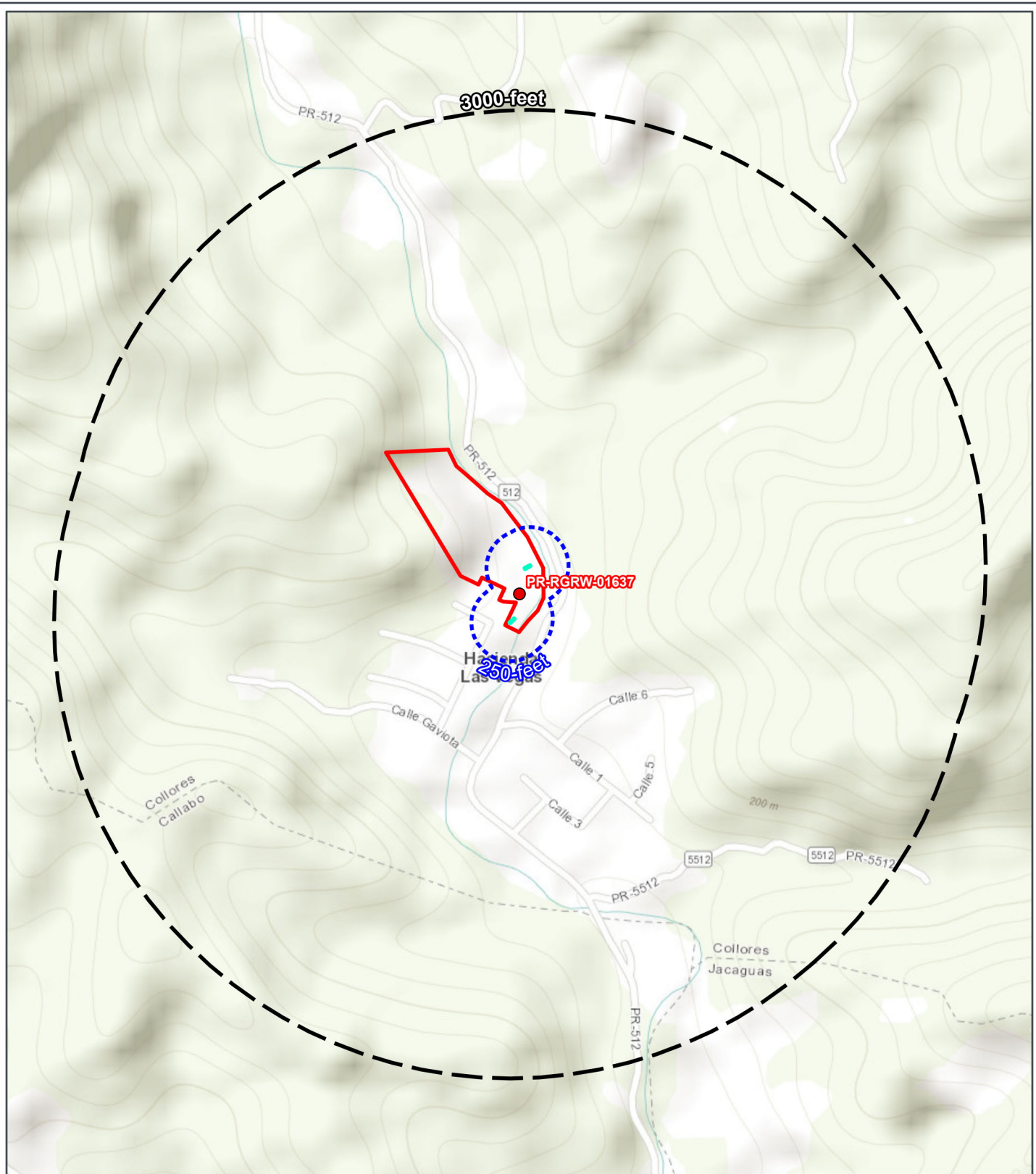
Include all documentation supporting your findings in your submission to HUD.

The project site was evaluated for potential contamination by conducting a field site inspection on 03/01/2023 to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards. In addition, a desktop review of USEPA databases, NEPAAssist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not identify any of the above-listed toxic, hazardous, or radioactive substances within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property.

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

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

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



REGROW PROGRAM

Figure B 6-1: Contamination and Toxic Substances Map

Applicant ID: PR-RGRW-01637

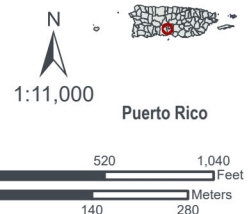
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- | | |
|------------------------------|--------------------------------|
| ● Site | ■ Toxic Substances Control Act |
| □ Site Parcel | ■ Toxic releases |
| □ Project Footprint (Option) | ■ Superfund |
| □ Buffer (250-feet) | ■ Hazardous waste |
| □ Buffer (3000-feet) | ■ Brownfields |
| □ Water dischargers | ■ Air pollution |

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/MapServer>
Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/30/2023
Layout: Contamination and Toxic Substances



Attachment 7

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



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

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Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

[Click here to enter text.](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

No suitable habitat for any federal or state listed species is present within the proposed project location options and no tree clearing or vegetation removal is proposed as a part of construction activities; therefore, project activities will have *no effect* to any federal listed species or designated critical habitat and *no impact* on state listed species. See the attached Threatened and Endangered Species Technical Memorandum.

TECHNICAL MEMORANDUM

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

From: Susan Fischer, Wildlife Ecologist

Date: April 3, 2023

Re: **Threatened and Endangered Species Review for Carrterra 512, KM 4.4 Bo Collores Sector Agustinillo, Juana Diaz**

Project Name: PR-RGRW-01637, Ponce Hydro Agriculture Corp
Site Address: Carrterra 512, KM 4.4 Bo Collores Sector Agustinillo, Juana Diaz
GPS Coordinates: 66.538403°W 18.087177°N

This Threatened and Endangered Species Review evaluates the installation of a new greenhouse. This parcel is located at Carrterra 512, KM 4.4 Bo Collores Sector Agustinillo, Juana Diaz, Puerto Rico. To complete this review, the United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) system, Puerto Rico Department of Natural and Environmental Resources (DNER) Species Ranges, and Puerto Rico State Wildlife Action Plan_a Ten Year Review online mapping databases were consulted, then a site inspection performed to evaluate on-site nest and habitat potential. For the purposes of this review, the evaluation encompasses a maximum 100-foot buffer around the two proposed project location options.

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

- Puerto Rican Broad-winged Hawk (*Buteo platypterus brunnescens*)
- Puerto Rican Parrot (*Amazona vittate*)
- Puerto Rican Boa (*Chilabothrus inornatus*)

A review of the Puerto Rico DNER Species Ranges online system indicated the following additional state-listed species may occur in within the review area:

- Puerto Rican Nightjar (*Caprimulgus noctitherus*)
- Brown Pelican (*Pelecanus occidentalis*)
- Mottled Coqui (*Eleutherodactylus eneidae*)
- *Elaphoglossum serpens*

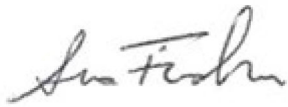
A site inspection on March 1, 2023 found the parcel is situated in a rural area. The property has been used for agricultural production and the lot consists of a mix of cleared and forested areas. The proposed project area consists of cleared, open field. Representative photographs of the subject property are included in the Environmental Field Assessment Photographic Log. The review area does contain trees that could provide

suitable habitat to multiple federal- and state-listed species; however, no tree or vegetation removal is planned to occur, and inspectors did not observe any suitable ground or vegetative habitat, individuals, or nests for any listed species at the proposed project location. There is no critical habitat for any species found within the subject property based on the USFWS and Puerto Rico State Wildlife Action Plan_a Ten Year Review databases.

Based on agency data and site observations, this review concludes that the installation of a new greenhouse on the parcel will result in *no effect* to all federally protected species and *no impact* to any state protected species with the potential to occur in the area.

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

Sincerely,

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

Susan Fischer
Wildlife Ecologist
SWCA Environmental Consultants

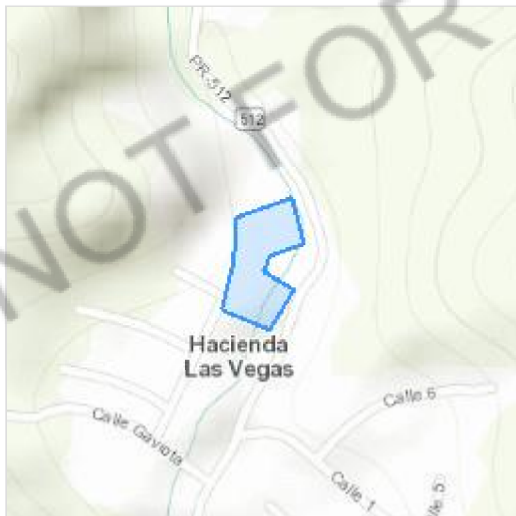
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Juana Díaz County, Puerto Rico



Local office

Caribbean Ecological Services Field Office

☎ (787) 834-1600

📠 (787) 851-7440

✉ CARIBBEAN_ES@FWS.GOV

MAILING ADDRESS

Post Office Box 491

Boqueron, PR 00622-0491

PHYSICAL ADDRESS

Office Park I

State Road #2 Km 156.5, Suite 303}

Mayaguez, PR 00680

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

2. [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.

The following species are potentially affected by activities in this location:

Birds

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

Reptiles

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6628	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

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.

Additional information can be found using the following links:

- Birds of Conservation Concern <https://www.fws.gov/program/migratory-birds/species>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

There are no migratory birds of conservation concern expected to occur at this location.

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 to 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.

Facilities

National Wildlife Refuge lands

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 at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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.

This location overlaps the following wetlands:

RIVERINE

[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

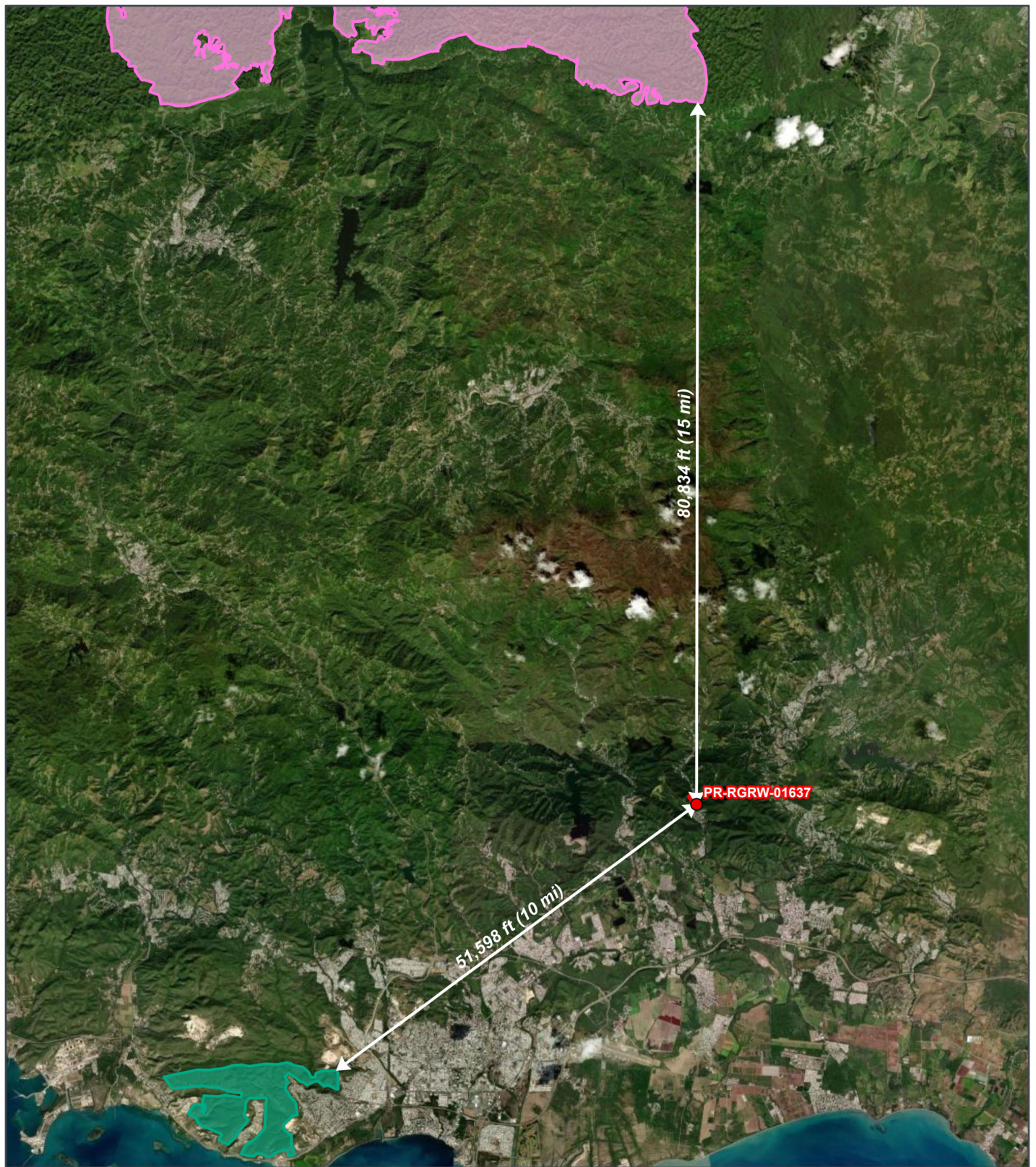
Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and

nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION



REGROW PROGRAM

Figure B 7-1: Critical Habitat Map

Applicant ID: PR-RGRW-01637

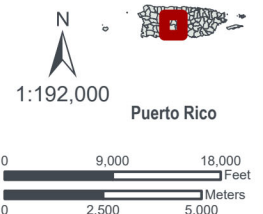


- Site
- Site Parcel
- Buffer (100-ft)
- Critical Habitat - Final
- Critical Habitat - Proposed
- ▨ National Wildlife Refuges

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.598002°W 18.156225°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/Base_Map/ESRI/ArcGIS/Online
accessed May 2023
Updated: 5/26/2023
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps



Attachment 8

Explosive and Flammable Hazards Partner

Worksheet



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

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

Explosive and Flammable Hazards (CEST and EA) – PARTNER

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

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

☒ No

→ Continue to Question 2.

☐ Yes

Explain:

[Click here to enter text.](#)

→ Continue to Question 5.

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

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

☐ Yes → Continue to Question 3.

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

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

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

☐ Yes → Continue to Question 4.

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

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

☐ Yes

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

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

☐ No

→ Continue to Question 6.

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

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

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

☐ Yes

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

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

☐ No

→ Continue to Question 6.

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project includes the construction of a greenhouse on a concrete platform. The Project itself is not the development of a hazardous facility nor will the project increase residential densities.

Attachment 9

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



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

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

Farmlands Protection (CEST and EA) - PARTNER

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

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

☐ Yes → *Continue to Question 2.*

☒ No

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

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

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

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

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

☐ Yes → *Continue to Question 3.*

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

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

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

☐ Project will proceed with mitigation.

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

[Click here to enter text.](#)

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

☐ Project will proceed without mitigation.

Explain why mitigation will not be made here:

[Click here to enter text.](#)

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

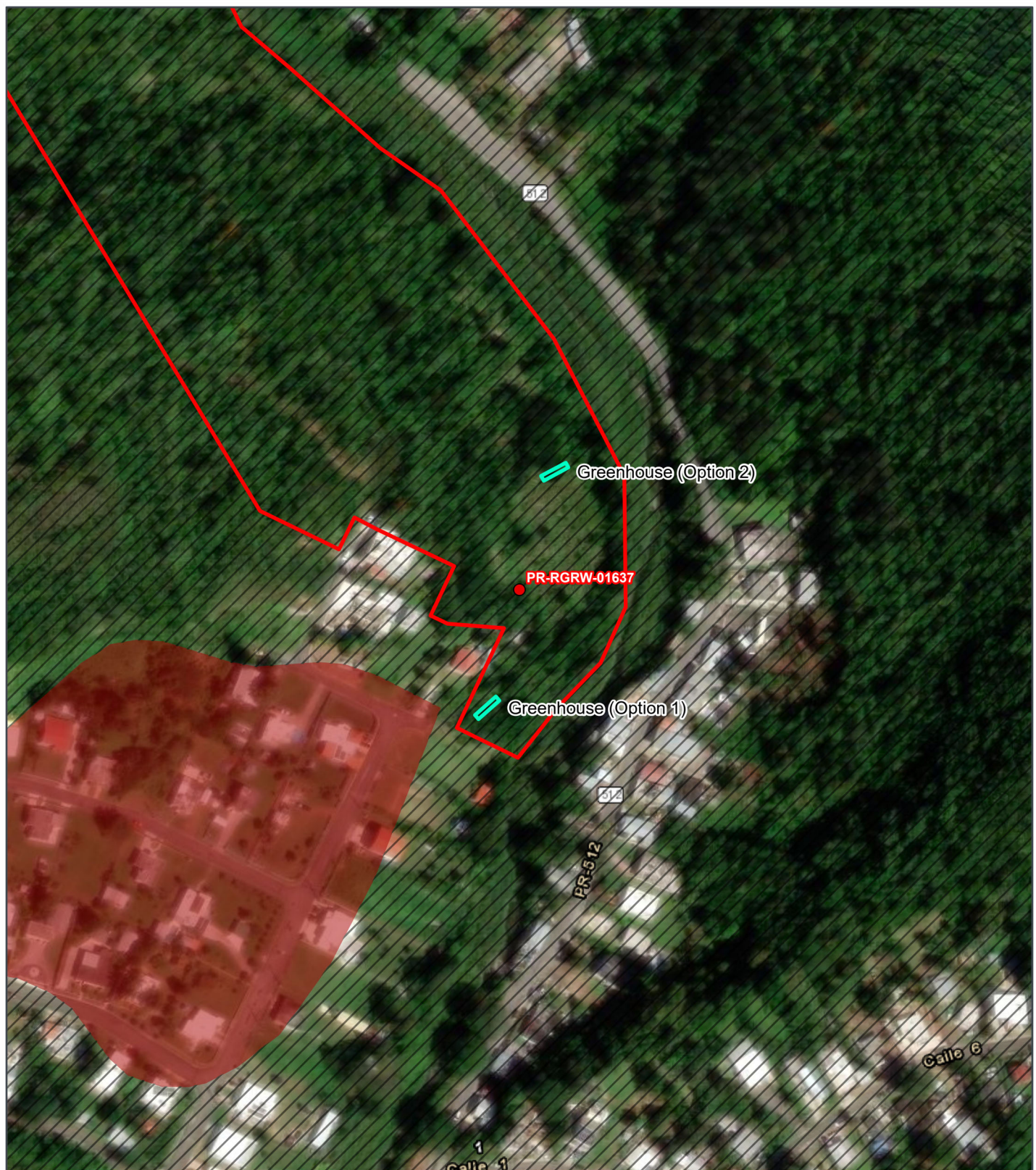
Worksheet Summary

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

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

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

This project does not include any activities that could potentially convert agricultural land to non-agricultural use. No prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required.



REGROW PROGRAM

Figure B 9-1: Prime Farmland Map

Applicant ID: PR-RGRW-01637

SWCA
ENVIRONMENTAL CONSULTANTS

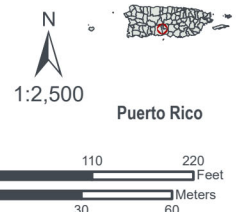
- Site
- Site Parcel
- Project Footprint (Option)
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained

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

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/apr/>
Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023
Layout: Prime Farmland
Aprx: 72428_ReGrowTier2Maps



Attachment 10

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



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

Floodplain Management (CEST and EA) – PARTNER

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

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

☐ Yes

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

[Click here to enter text.](#)

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

☒ No → Continue to Question 2.

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

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

Does your project occur in a floodplain?

☒ No → Continue to the Worksheet Summary below.

☐ Yes

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

☐ Floodway → Continue to Question 3, Floodways

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

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

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

3. **Floodways**

Is this a functionally dependent use?

☐ Yes

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

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

4. Coastal High Hazard Area

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

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

- ☐ No

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

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

→ Continue to Question 6, 8-Step Process

- ☐ No, this action concerns only existing construction.

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

→ Continue to Question 6, 8-Step Process

5. 500-year Floodplain

Is this a critical action?

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

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

6. 8-Step Process.

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

- ☐ 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

Click here to enter text.

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

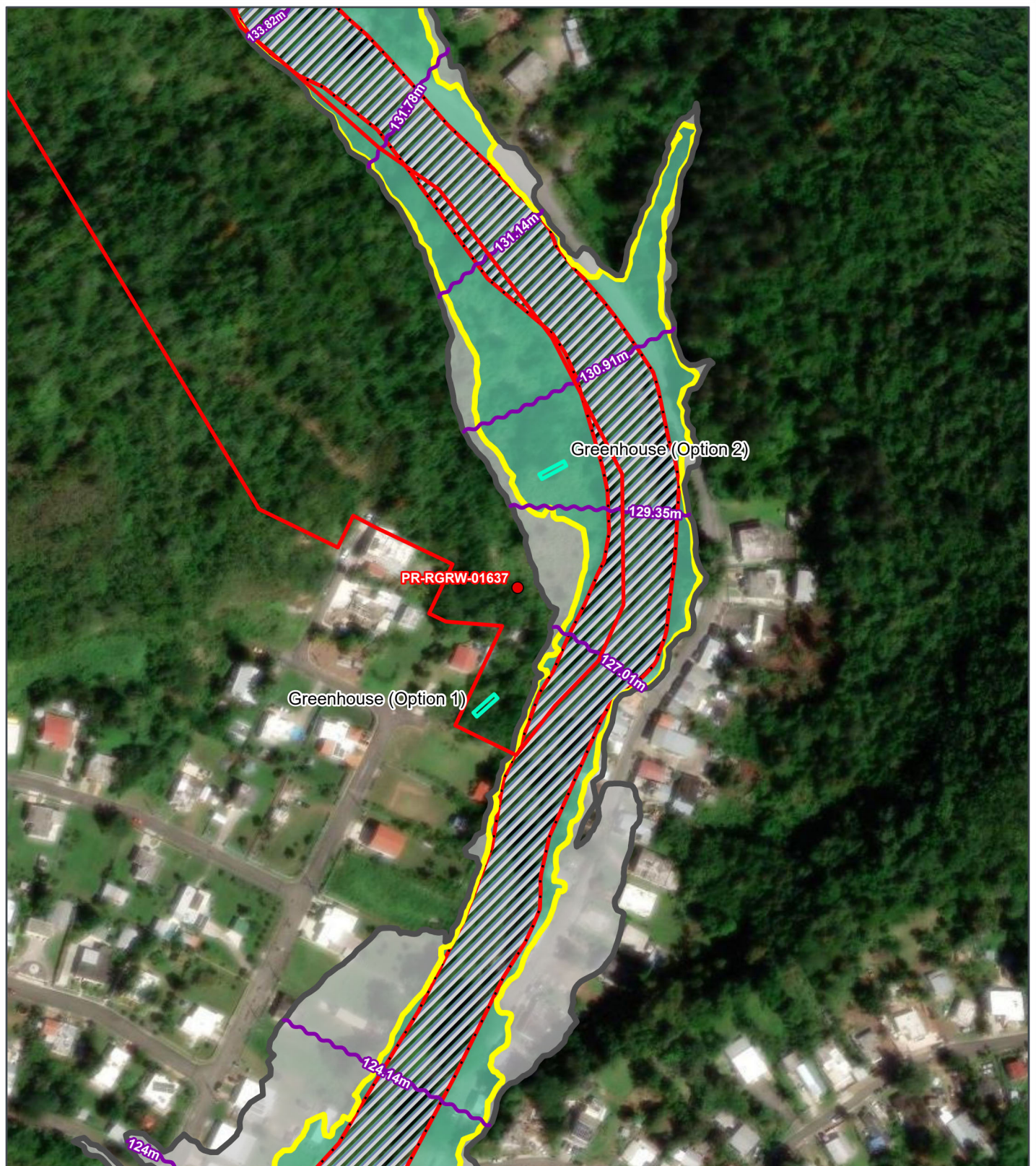
Worksheet Summary

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

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

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

A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C1660J (effective date 11/18/2009) shows Greenhouse Option 1 is entirely in Flood Zone X, and Greenhouse Option 2 is partially within Flood Zone X shaded (500-year floodplain); however, the proposed project is not a critical action, and therefore an 8-step decision making process is not required. Note- the 100-year floodplain (Zone AE) is approximately 11 feet east of Greenhouse Option 2, at its closest point, and will not be affected by project activities.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-01637

SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 512 Km 4.4 Bo Collores Sector
Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Data Source: https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer

Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/26/2023
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps

N
1:2,500
Puerto Rico

0 110 220 Feet
0 30 60 Meters

Attachment 11

**Historic Preservation Partner Worksheet,
SHPO Consultation, Historic Property Map,
and Cultural Resources Map**



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

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Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

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

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

[Click here to enter text.](#)

→ *Continue to the Worksheet Summary.*

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

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

[Click here to enter text.](#)

→ *Continue to the Worksheet Summary.*

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

The Section 106 Process

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

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

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

Step 1 - Initiate Consultation

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

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

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

SHPO, PRDOH, applicant

See SHPO consultation package for more information.

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

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

Project Location: Carretera 512 KM 4.4 Bo Collores Sector Agustinillo, Juana Diaz, PR 00795

The applicant has identified two locations for project activities:

- Greenhouse Option 1(18.08669, -66.538541) is in the southern portion of the parcel.
- Greenhouse Option 2 (18.087664, -66.538251) is approximately 330 feet north of Option 1 near the southeast boundary of the parcel.

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 concrete base plus a 15-meter horizontal buffer to allow for some variation in final placement during construction and the visual APE is the viewshed of the proposed project.

See SHPO consultation package for more information.

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

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

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

Archaeology- No surveys have been conducted in the 0.5 mi project area, but three (3) previous archaeological Section 106 undertakings are within the 0.5 mi review area: SHPO# 09-14-00-01 was a Phase 1A survey in 2000 performed for the PR Department of Transportation investigating the bridge over the Rio Guayo in the municipality of Juana Diaz. This effort identified an NRHP-eligible architectural resource, described in the following section. ICP-CAT-AD-06-04-08 was a 2006 archaeological assessment of twenty-five (25) roadside areas on Highway 143 between KM 0.00 and 51.3 that were impacted by embankment failure/land slide activity caused by heavy rains in 2005. The nearest portion of this assessment is located approximately 0.1-mi (0.17 km) to the north of the north corner of Greenhouse Option 2. No archaeological material was identified, and no further investigation was recommended. The third undertaking, ICP/CAT-JD-97-06-05, was a 1997 Phase 1A-1B survey conducted for the installation of a 11,000-foot sanitary pipeline along Highway 512; it is 2.2 mi (3.6 km) away to the south at its closest point. This evaluation identified fragmented brick associated with sanitary trunk crossings over an irrigation canal. Monitoring during construction, but no further documentation was recommended. This report is associated with SHPO# 10-21-97-07.

The proposed project is located on the southern coastal plain with a moderate-level area surrounded by hillsides, and the Rio Guayo, which is adjacent to Highway 512 at KM 4.4, Barrio Collores, Sector Agustinillo in Juana Diaz at an elevation of 444 ft (135.33 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the site parcel contains two mapped soil series: Mucara silty clay, 40 to 60 percent slopes, eroded (MuF2) and Reilly gravelly loam (Re). The entirety of both Greenhouse Option 1 and Greenhouse Option 2 footprints lie within the Re series. The closest freshwater source is Rio Guayo located approximately 80 ft (24 m) east of Greenhouse Option 1 and 115 ft (35 m) east of the Option 2 site. The nearest coast is approximately 7.20 mi (11.60 km) south of the project area.

Architecture- the project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There are no individually listed properties within a half mile of the project site. Ten (10) architectural surveys in the area have previously been performed for Section 106 undertakings with the Puerto Rico SHPO, and almost all of them received a finding of No Historic Properties. The closest is Survey 12-20-10-01 which was performed in 2011 for the rehabilitation of housing in different neighborhoods, and Community Development Block Grants (CDBG) were used for funding. The applicant's own house was included in this survey and is plotted on the SHPO records as being within the applicant's parcel very close to Greenhouse Option 1. The record states that 55 houses were surveyed, including the applicant's own house, and a finding of no historic properties found was returned. Código SHPO 01-20-12-01 was performed in 2012 for the redevelopment of various neighborhoods with Community Development Block Grants (CDBG) and 54 houses were found to be not eligible. Survey 02-06-14-01 was performed in 2014 for the redevelopment of various neighborhoods with CDBG funds and no houses were found to be eligible. Survey 02-28-13-01 was performed in 2013 for the redevelopment of various neighborhoods with CDBG funds and no historic properties were found. Survey 04-21-09-01 was performed in 2009 for the redevelopment of various neighborhoods with CDBG funds and no historic properties were found. Survey 08-08-12-04 was performed in 2012 for rainfall improvements funded with CDBG and no historic properties were found. Survey 11-12-09-01 was performed in 2010 for the New Secure Housing Project with FEMA funding and no historic properties were found. Survey 11-20-13-01 was performed in 2013 for the replacement of retaining walls and bank stabilization of PR-152 by USACE and no historic properties were found. Survey 12-14-09-01 was performed in 2010 for the New Secure Housing Project with FEMA funding and no historic properties were found.

One Section 106 survey that did find a historic property, Código SHPO# 09-14-00-01 identified the Rabano School, which was built in 1923, with a history obtained from the school teacher, Mr. Fernando Ortiz. He stated that two sisters, Maria Flores and Concepcion Flores offered 1st and 2nd grade to local children and the school was open until 1990. This location was recommended eligible for inclusion on the NRHP. The site is located of approximately 529 feet (ft; 0.1 miles [mi]) south southeast of the southeastern-most part of the project area.

Although within the 0.5 mi review area, tall overstory vegetation and topographic variation prevent visibility of the building from the project location.

The project area is located near a small, rural town that is called Hacienda Las Vegas and that is located in Collores Barrio, which is the northernmost barrio in Juana Diaz. The entire area is very mountainous, with dense tropical vegetation. Highway 512, which runs through Collores Barrio roughly north to south, has rows of houses and businesses that line the highway on both sides. The houses and businesses of Hacienda Las Vegas already lined the highway in 1962 (the earliest historic aerial available using <https://www.historicaerials.com/viewer>) but most of the housing to the south of the project area appears to have not been constructed until the 1980s and 90s based on Google Earth historic imagery. Both option locations are on hilly ground and have tall trees and heavy vegetation that block the view of the project.

See SHPO consultation package for more information.

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

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

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

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

Additional notes:

[Click here to enter text.](#)

☒ No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

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

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

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

☒ No Historic Properties Affected

Document reason for finding:

☒ No historic properties present.

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

☐ No Adverse Effect

Document reason for finding and provide any comments below.

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

[Click here to enter text.](#)

☐ Adverse Effect

Document reason for finding:

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

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

[Click here to enter text.](#)

Provide any comments below:

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

No National Historic Landmark (NHL) are within or near the project area.

A site visit was conducted on March 1, 2023, by an SOI-qualified Archaeologist. Additionally, record reviews and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.

The results of the record search and the site inspection indicate that there are no historic properties or cultural resources within the 0.50-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE.

The determination was submitted to SHPO by PRDOH for concurrence on April 4, 2023, and SHPO concurred with the No Historic Properties Affected determination on April 5, 2023.

See SHPO consultation package for more information.

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



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

April 5, 2023

Lauren Bair Poche

HORNE

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

SHPO 04-04-23-09 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:
PR-RGRW-01637 – PONCE HYDRO AGRICULTURE CORP – CARRETERA 512, KM
4.4, BO. COLLORES, SECTOR AGUSTINILLO, JUANA DÍAZ, PUERTO RICO

Dear Ms. Bair,

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

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

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

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/MB



April 4, 2023

Carlos A. Rubio Cancela
Director Ejecutivo
Oficina Estatal de Conservación Histórica
Cuartel de Ballajá (Tercer Piso)
San Juan, PR 00902-3935

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

Section 106 NHPA Effect Determination Submittal: PR-RGRW-01637 – Ponce Hydro Agriculture Corp – Carretera 512 KM 4.4, Bo Collores, Sector Agustinillo, Juana Díaz, 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 Ponce Hydro Agriculture Corp at Carretera 512 KM 4.4, Bo Collores, Sector Agustinillo in the municipality of Juana Díaz. The proposed project includes the installation of a new greenhouse on a concrete platform at one of two locations: Greenhouse Option 1 is in the south portion of the property and is applicant's preferred alternative as it is closer to their residence and an existing access road. Greenhouse Option 2 is approximately 330 feet north of Option 1 in the southeastern part of the parcel. The applicant intends to purchase a steel freight container and transform the container into a vertical hydroponic greenhouse with a capacity to produce 6,000 to 8,000 plants. The container will be approximately 336 square feet (sq ft) in size with a height of approximately 9 ft, and secured to a concrete platform with a series of anchors. The platform will consist of several concrete rectangles (4 ft by 8 ft) distributed under the container. Design plans have not yet been prepared by the applicant. It is estimated that up to 40 anchors (4 anchors per 10 concrete rectangles) will be required to secure the container, with anchors extending no more than 4 ft deep into the ground.

Based on the submitted documentation, the Program requests a concurrence that a determination of No Historic Properties Affected is appropriate for this proposed project.

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


Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, Historic Preservation Senior Manager

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Ponce Hydro Agriculture Corp		
Case ID: PR-RGRW-01637	City: Juana Diaz	


Project Location: Carretera 512 KM 4.4 Bo Collores Sector Agustinillo, Juana Diaz, PR 00795	
Project Coordinates: Greenhouse Option 1: 18.086690, -66.538541 Greenhouse Option 2: 18.087664, -66.538251	
TPID (Número de Catastro): 342-000-002-48-000	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): None	Property Size: 11.94 acres Proposed Greenhouse: 0.008 acres

SOI-Qualified Architect/Architectural Historian: Erin Edwards, M.P.S.
Date Reviewed: March 22, 2023
SOI-Qualified Archaeologist: Delise Torres-Ortiz and Rob Lackowicz
Date Reviewed: March 24, 2023

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

Project Description (Undertaking)

The proposed project includes the installation of a new greenhouse on a concrete platform at one of two locations: Greenhouse Option 1 is in the south portion of the property and is applicant's preferred alternative as it is closer to their residence and an existing access road. Greenhouse Option 2 is approximately 330 feet (ft; 100 meters [m]) north of Option 1 in the southeastern part of the parcel. The applicant intends to purchase a steel freight container and transform the container into a vertical hydroponic greenhouse with a capacity to produce 6,000 to 8,000 plants. The container will be approximately 336 square feet (sq ft) in size (8 ft by 42 ft / 0.008 acre [ac]) with a height of approximately 9 ft. The container will be secured to a concrete platform with a series of anchors. The platform will consist of several concrete rectangles (4 ft by 8 ft) distributed under the container. Design plans have not yet been prepared by the applicant. It is estimated that up to 40 anchors (4 anchors per 10 concrete rectangles) will be required to secure the container, with anchors extending no more than 4 ft deep into the ground.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Ponce Hydro Agriculture Corp	
Case ID: PR-RGRW-01637	City: Juana Diaz

Electrical power to the greenhouse will either be through a generator or through solar panels installed on the greenhouse. Funding for a generator and/or solar panels are not included in the project CDBG-DR application, these items would be paid by the applicant directly. The applicant confirmed any electrical connections made to the greenhouse will use aboveground cables. If a concrete pad is required for the installation of the generator or solar panels, those would be adjacent to the greenhouse and within the Area of Potential Effects (APE) as defined for this project.

Water to irrigate the greenhouse will either be through pumping water from Rio Guayo or by installing a new water well at an undecided location in the southern portion of the property; construction of a well is also not included in the applicant's CDBG-DR request and will use private funds. Any irrigation piping and connections to the greenhouse will use aboveground surface lines.


Placing and installing the greenhouse will have some ground disturbance as indicated above and some pruning of vegetation is expected, but no tree clearing will be required for construction. The applicant owns the property therefore no acquisition is required.

Area of Potential Effects

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

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of existing information was performed by a Program contracted archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there are no reported archaeological materials or significant cultural properties within a half-mile (mi) radius of the project locations. No surveys have been conducted in the 0.5 mi project area, but three (3) previous archaeological Section 106 undertakings are within the 0.5 mi review area: SHPO# 09-14-00-01 was a Phase 1A survey in 2000 performed for the PR Department of Transportation investigating the bridge over the Rio Guayo in the


PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Ponce Hydro Agriculture Corp	
Case ID: PR-RGRW-01637	City: Juana Diaz

municipality of Juana Diaz. This effort identified an NRHP-eligible architectural resource, described in the following section. ICP-CAT-AD-06-04-08 was a 2006 archaeological assessment of twenty-five (25) roadside areas on Highway 143 between KM 0.00 and 51.3 that were impacted by embankment failure/land slide activity caused by heavy rains in 2005. The nearest portion of this assessment is located approximately 0.1-mi (0.17 km) to the north of the north corner of Greenhouse Option 2. No archaeological material was identified and no further investigation was recommended. The third undertaking, ICP/CAT-JD-97-06-05, was a 1997 Phase 1A-1B survey conducted for the installation of a 11,000-foot sanitary pipeline along Highway 512; it is 2.2 mi (3.6 km) away to the south at its closest point. This evaluation identified fragmented brick associated with sanitary trunk crossings over an irrigation canal. Monitoring during construction, but no further documentation was recommended. This report is associated with SHPO# 10-21-97-07.

The proposed project is located on the southern coastal plain with a moderate-level area surrounded by hillsides, and the Rio Guayo, which is adjacent to Highway 512 at KM 4.4, Barrio Collores, Sector Agustinillo in Juana Diaz at an elevation of 444 ft (135.33 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the site parcel contains two mapped soil series: Mucara silty clay, 40 to 60 percent slopes, eroded (MuF2) and Reilly gravelly loam (Re). The entirety of both Greenhouse Option 1 and Greenhouse Option 2 footprints lie within the Re series. The closest freshwater source is Rio Guayo located approximately 80 ft (24 m) east of Greenhouse Option 1 and 115 ft (35 m) east of the Option 2 site. The nearest coast is approximately 7.20 mi (11.60 km) south of the project area.

Identification of Historic Properties - Architecture


Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There are no individually listed properties within a half mile of the project site. Ten (10) architectural surveys in the area have previously been performed for Section 106 undertakings with the Puerto Rico SHPO, and almost all of them received a finding of No Historic Properties. The closest is Survey 12-20-10-01 which was performed in 2011 for the rehabilitation of housing in different neighborhoods, and Community Development Block Grants (CDBG) were used for funding. The applicant's own house was included in this survey and is plotted on the SHPO records

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Ponce Hydro Agriculture Corp	
Case ID: PR-RGRW-01637	City: Juana Diaz

as being within the applicant's parcel very close to Greenhouse Option 1. The record states that 55 houses were surveyed, including the applicant's own house, and a finding of no historic properties found was returned. Código SHPO 01-20-12-01 was performed in 2012 for the redevelopment of various neighborhoods with Community Development Block Grants (CDBG) and 54 houses were found to be not eligible. Survey 02-06-14-01 was performed in 2014 for the redevelopment of various neighborhoods with CDBG funds and no houses were found to be eligible. Survey 02-28-13-01 was performed in 2013 for the redevelopment of various neighborhoods with CDBG funds and no historic properties were found. Survey 04-21-09-01 was performed in 2009 for the redevelopment of various neighborhoods with CDBG funds and no historic properties were found. Survey 08-08-12-04 was performed in 2012 for rainfall improvements funded with CDBG and no historic properties were found. Survey 11-12-09-01 was performed in 2010 for the New Secure Housing Project with FEMA funding and no historic properties were found. Survey 11-20-13-01 was performed in 2013 for the replacement of retaining walls and bank stabilization of PR-152 by USACE and no historic properties were found. Survey 12-14-09-01 was performed in 2010 for the New Secure Housing Project with FEMA funding and no historic properties were found.

One Section 106 survey that did find a historic property, Código SHPO# 09-14-00-01 identified the Rabano School, which was built in 1923, with a history obtained from the school teacher, Mr. Fernando Ortiz. He stated that two sisters, Maria Flores and Concepcion Flores offered 1st and 2nd grade to local children and the school was open until 1990. This location was recommended eligible for inclusion on the NRHP. The site is located of approximately 529 feet (ft; 0.1 miles [mi]) south southeast of the southeastern-most part of the project area. Although within the 0.5 mi review area, tall overstory vegetation and topographic variation prevent visibility of the building from the project location.

The project area is located near a small, rural town that is called Hacienda Las Vegas and that is located in Collores Barrio, which is the northernmost barrio in Juana Diaz. The entire area is very mountainous, with dense tropical vegetation. Highway 512, which runs through Collores Barrio roughly north to south, has rows of houses and businesses that line the highway on both sides. The houses and businesses of Hacienda Las Vegas already lined the highway in 1962 (the earliest historic aerial available using <https://www.historicaerials.com/viewer>) but most of the housing to the south of the project area appears to have not been constructed until the 1980s and 90s based on Google Earth historic imagery. Both option locations are on hilly ground and have tall trees and heavy vegetation that block the view of the project.


PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Ponce Hydro Agriculture Corp	
Case ID: PR-RGRW-01637	City: Juana Diaz

Determination

The following historic properties have been identified within the APE:

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

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There are no reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. No known archaeological sites or NRHP listed/eligible historic properties are within or adjacent to the project Area of Potential Effect. One NRHP-eligible resource, the Robano School, is located approximately 529 feet to the south-southeast of the southeastern-most portion of the project parcel. However, vegetation and topographic variation which includes a steep upslope make it so that neither proposed greenhouse project site is visible from the Robano School and the project will have no effect on it. In addition, SHPO records indicate that Section 106 survey 12-20-10-01 was conducted within the project area, and the owner's own house was included in the survey with no historic properties identified. Although Rio Guayo is close to both proposed site options the proposed activity will impact a very small area (0.008 acre) in a location that has been previously modified by clearing, grading and previous site development using private funds. The construction of public roads and residential structures/agricultural infrastructure has impacted the surrounding terrain in a minimal to significant manner. Therefore, no impact to cultural properties is anticipated for this reconstruction project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Ponce Hydro Agriculture Corp		
Case ID: PR-RGRW-01637		City: Juana Diaz

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

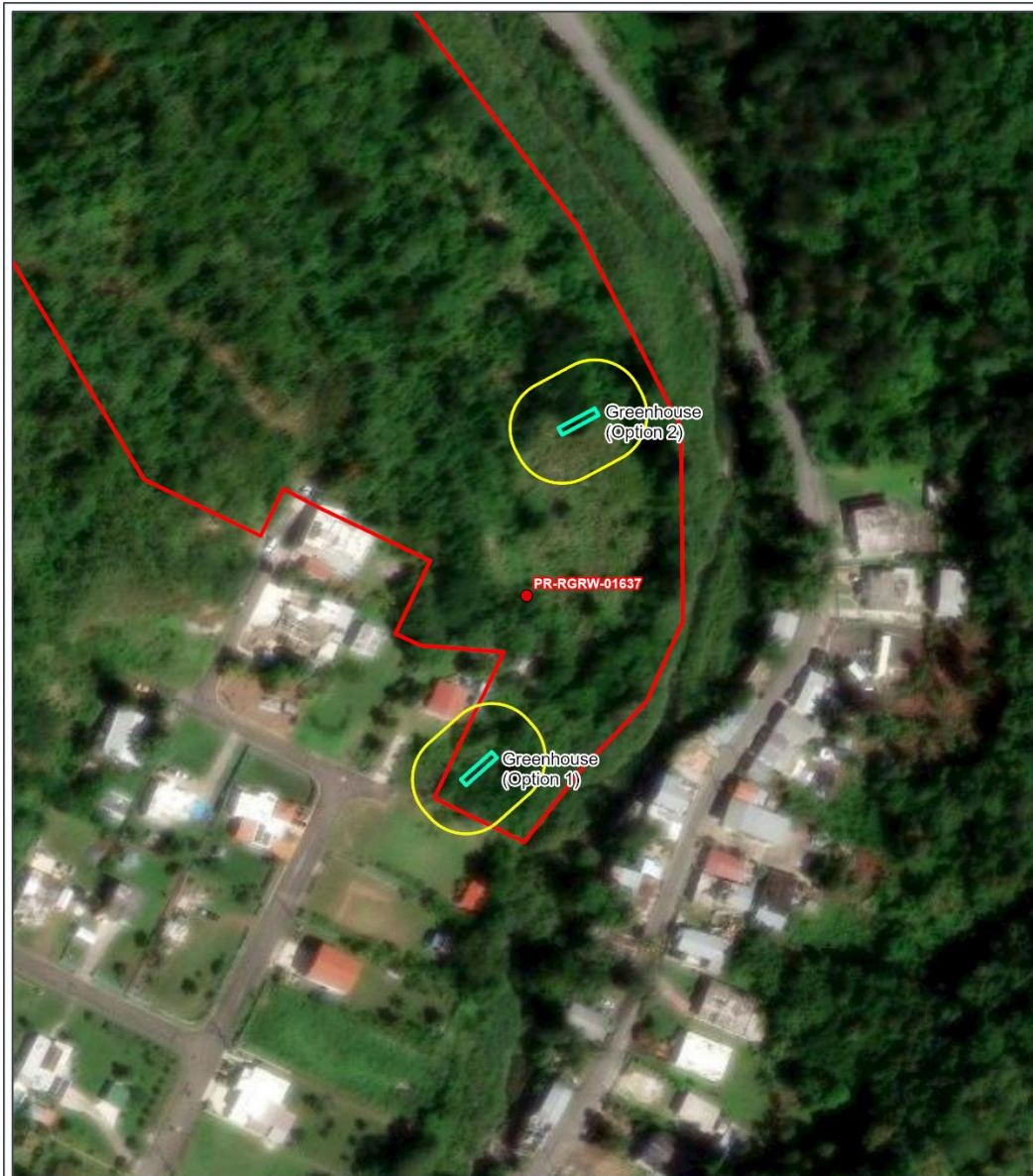
The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):

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

This Section is to be Completed by SHPO Staff Only

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

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



REGROW PROGRAM

**Project Location
Area of Potential
Effects Map**

Applicant ID: PR-RGRW-01637

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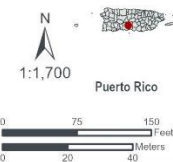
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (15-meters)

Carr 512 Km 4.4 Bo Collores
Sector Agustínillo
Juana Diaz, Puerto Rico 00795
Parcel ID: 342-000-002-48-000

Parcel Center:
66.538403°W 18.087177°N

Base Map: ESRI ArcGIS Online,
accessed March 2023
Updated: 3/10/2023

Layout: APE
Aprx: 72428_ReGrowTier2Maps



Project (Parcel) Location - Aerial Map



REGROW PROGRAM

Site Vicinity Map

Applicant ID: PR-RGRW-01637

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- Site
- Site Parcel
- Project Footprint (Options)

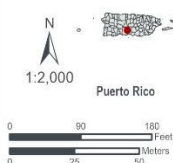
Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000

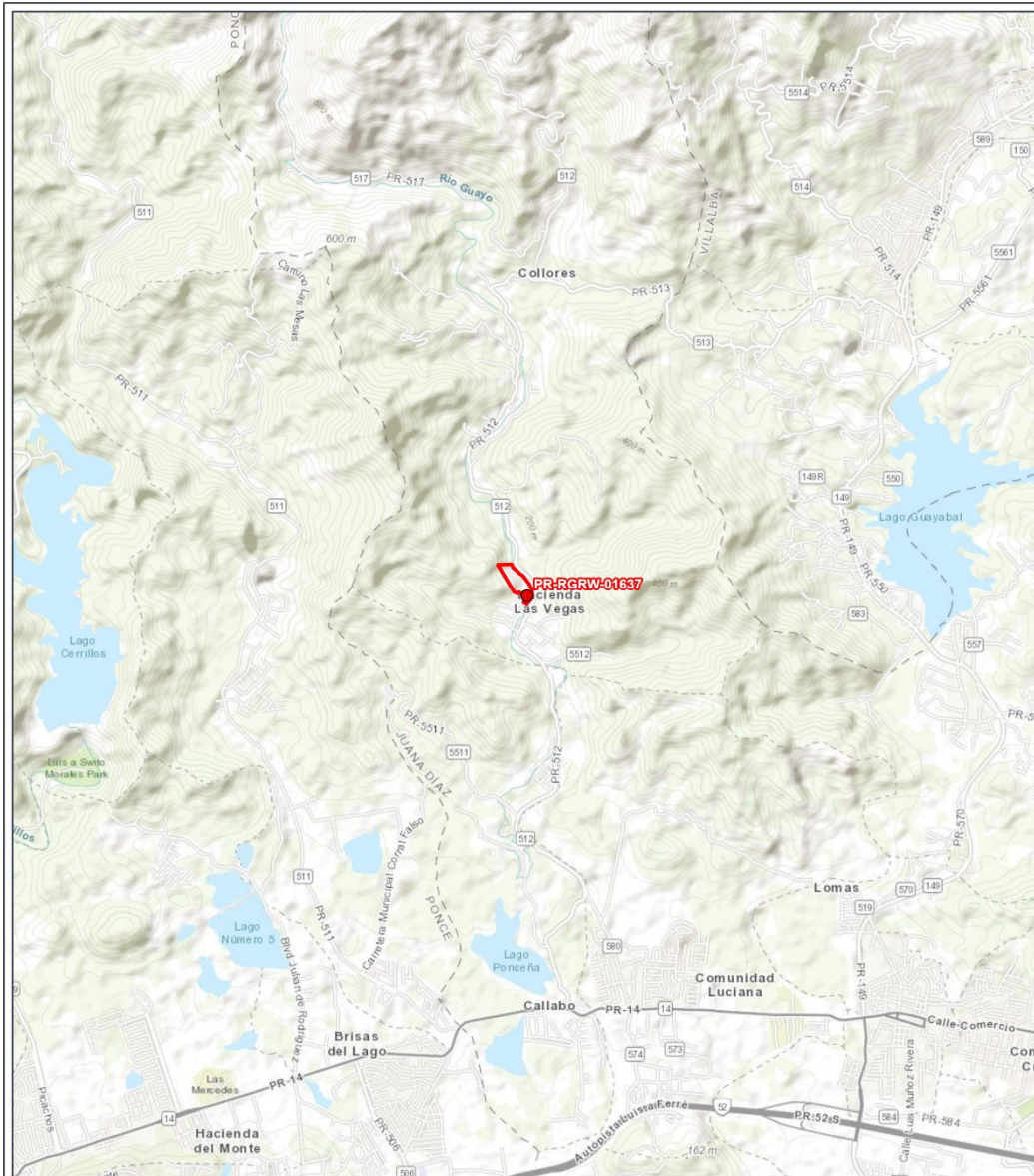
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Base Map: ESRI ArcGIS Online,
accessed March 2023
Updated: 3/6/2023

Layout: Site Vicinity
Apix: 72429_RoGrowTier2Map



Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

Site Location Map

Applicant ID: PR-RGRW-01637

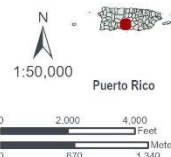
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● Site
□ Site Parcel

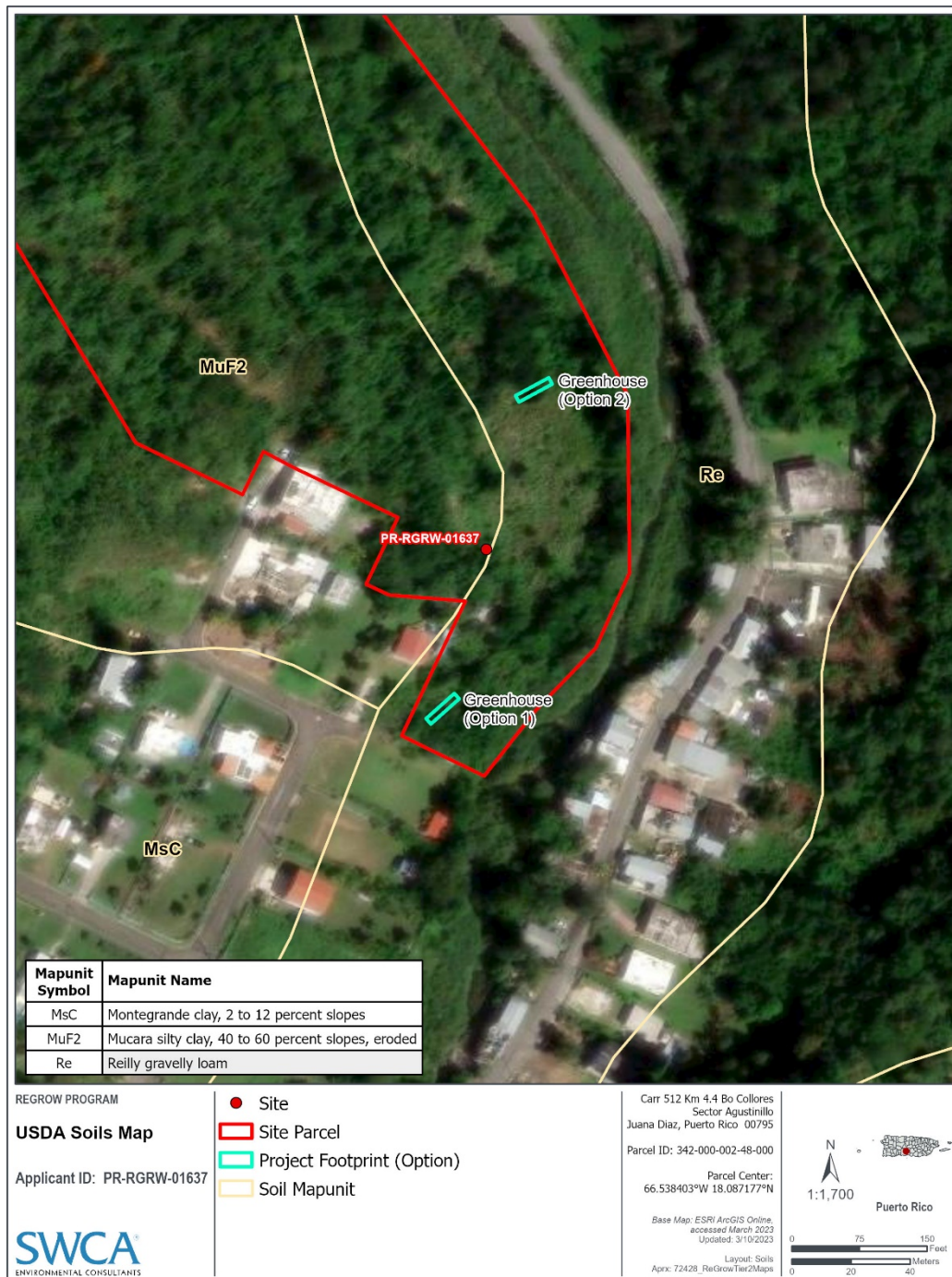
Carr 512 Km 4.4 Bo Collores
Sector Agustín
Juana Diaz, Puerto Rico 00795
Parcel ID: 342-000-002-48-000

Parcel Center:
66.538403°W 18.087177°N

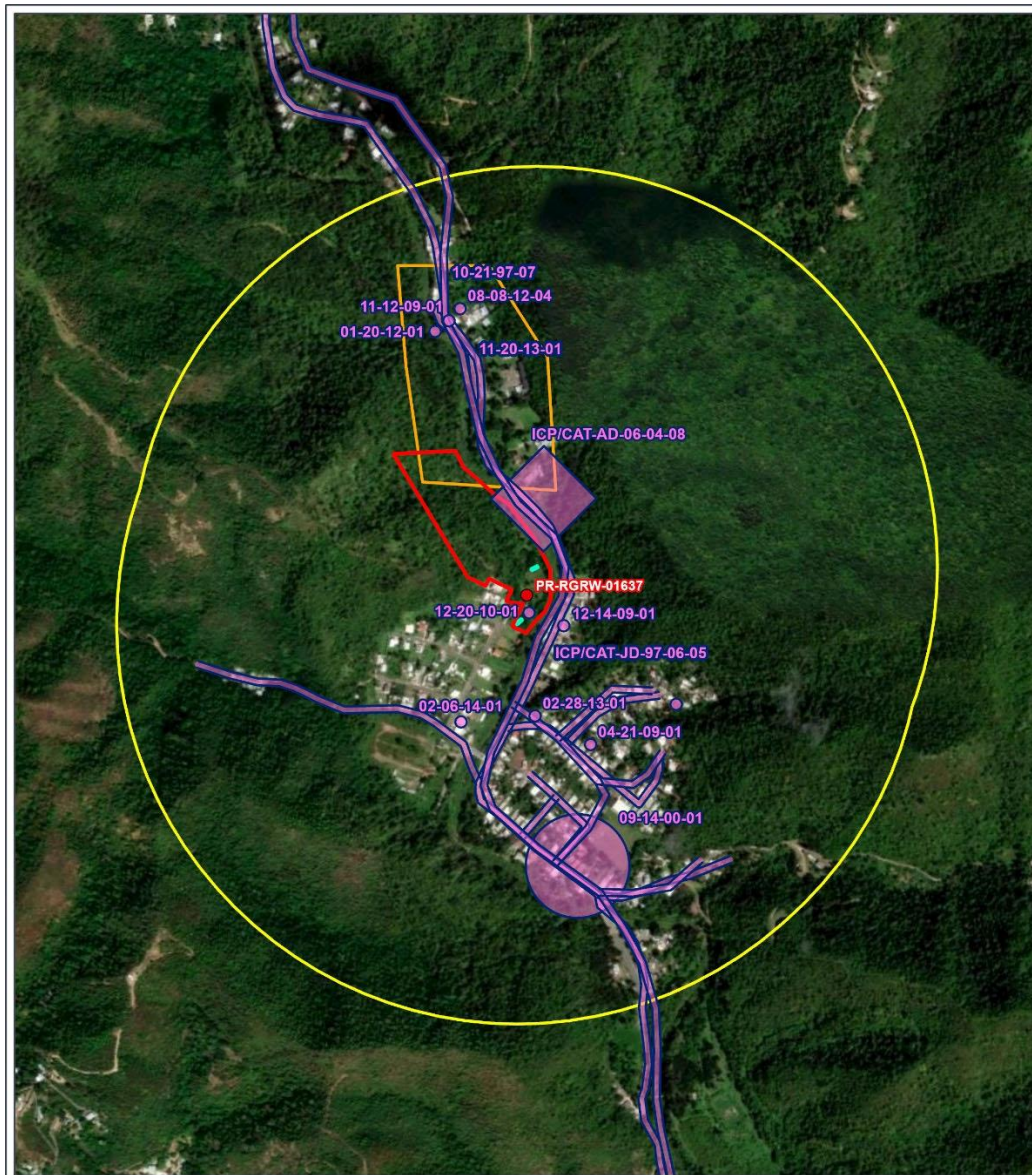
Base Map: ESRI ArcGIS Online,
accessed March 2023
Updated: 3/8/2023
Layout: Site Location
Apx: 72428_RGRW-Tax2-Maps



Project (Parcel) Location – Soils Map



Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

Applicant ID: PR-RGRW-01637

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- Site
- Site Parcel
- Project Footprint (Options)
- Buffer (0.5-mile)
- Previously Recorded Survey
- MIPR Archaeologia
- Traditional Urban Centers

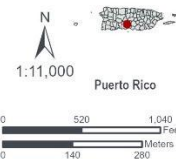
Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000

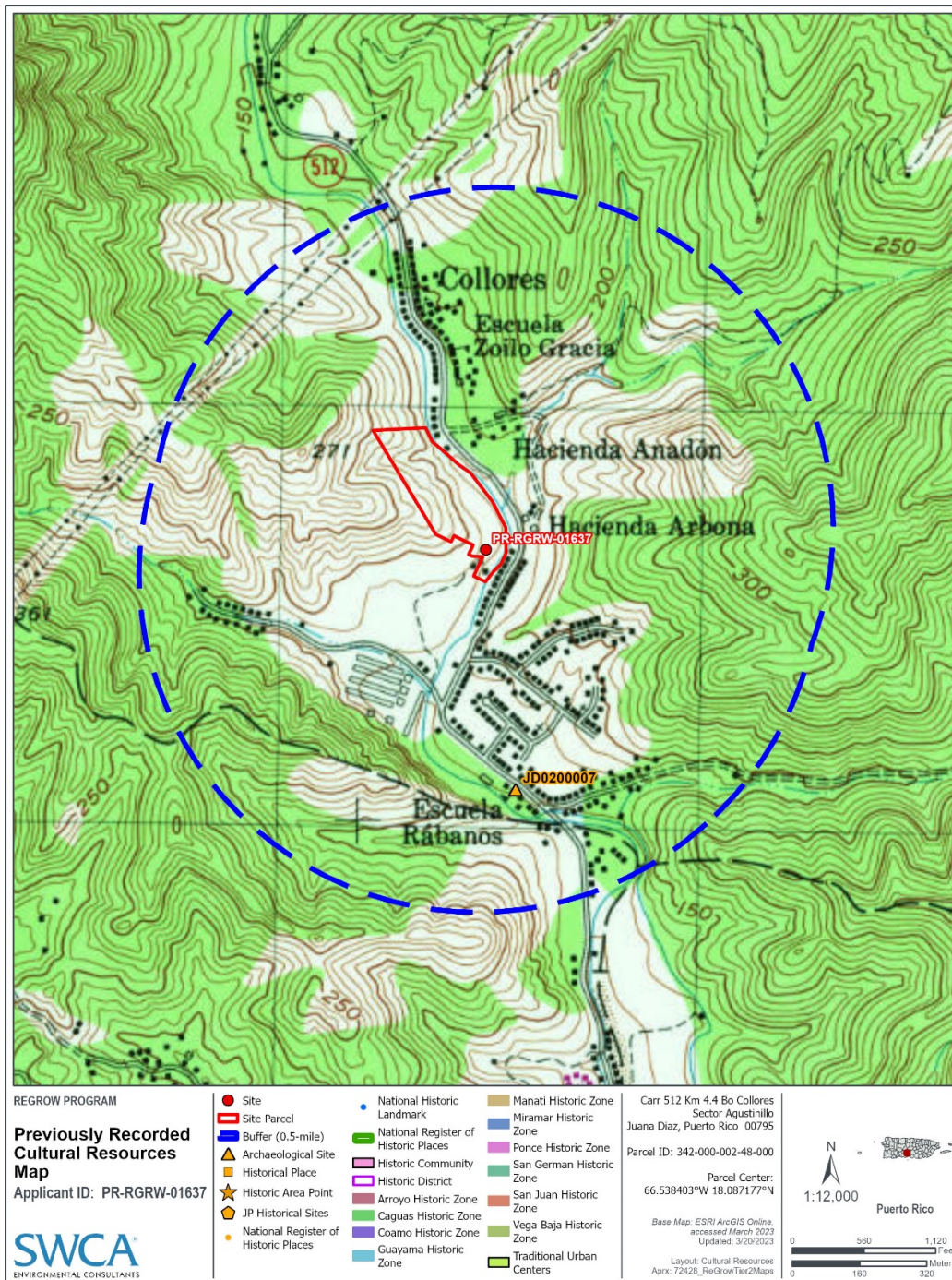
Parcel Center:
66.538403°W 18.087177°N

Base Map: ESRI ArcGIS Online
processed March 2023
Updated: 3/20/2023

Layout: Previous Investigation
Aprx: 72428_RoGrowTier2Maps



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



Applicant: Ponce Hydro Agriculture Corp

Case ID: PR-RGRW-01637

City: Juana Diaz

Photograph Key



Applicant: Ponce Hydro Agriculture Corp

Case ID: PR-RGRW-01637

City: Juana Diaz



Photo #: 001

Description (include direction): Site for Greenhouse Option 2.
Looking North.

Date:03/09/23



Photo #:002

Description (include direction): Site for Greenhouse Option 1.
Looking South.

Date:03/09/23



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.

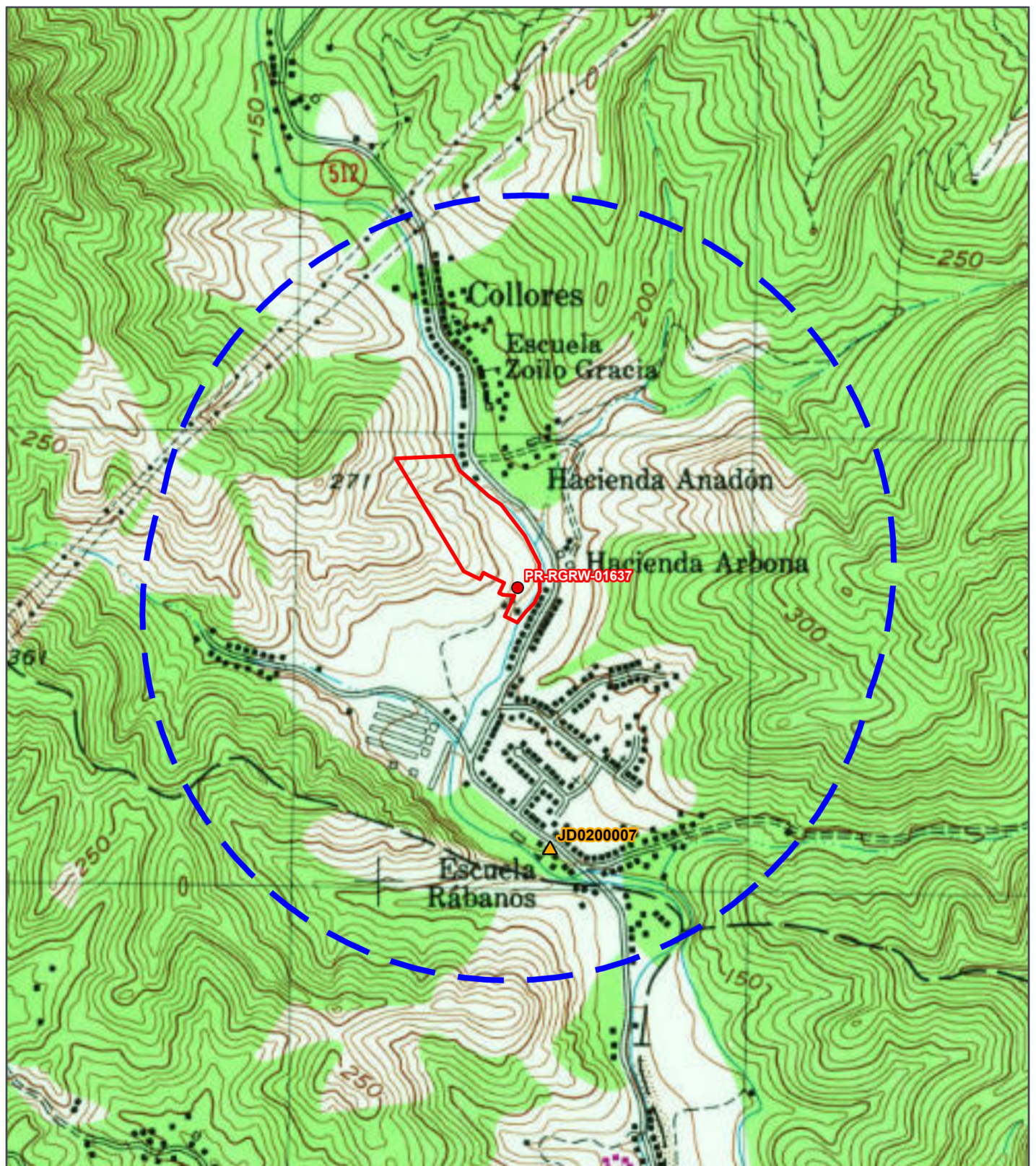
In line to expedite the processes, Horne Federal LLC, is authorized to submit to the State Historic Preservation Officer, documentation of projects related to both the CDBG-DR and CDBG-MIT on behalf of PRDOH.

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT



REGROW PROGRAM

Figure B 11-1: Previously Recorded Cultural Resources Map

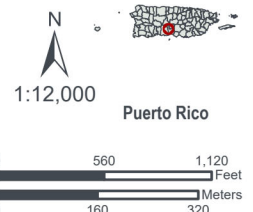
Applicant ID: PR-RGRW-01637

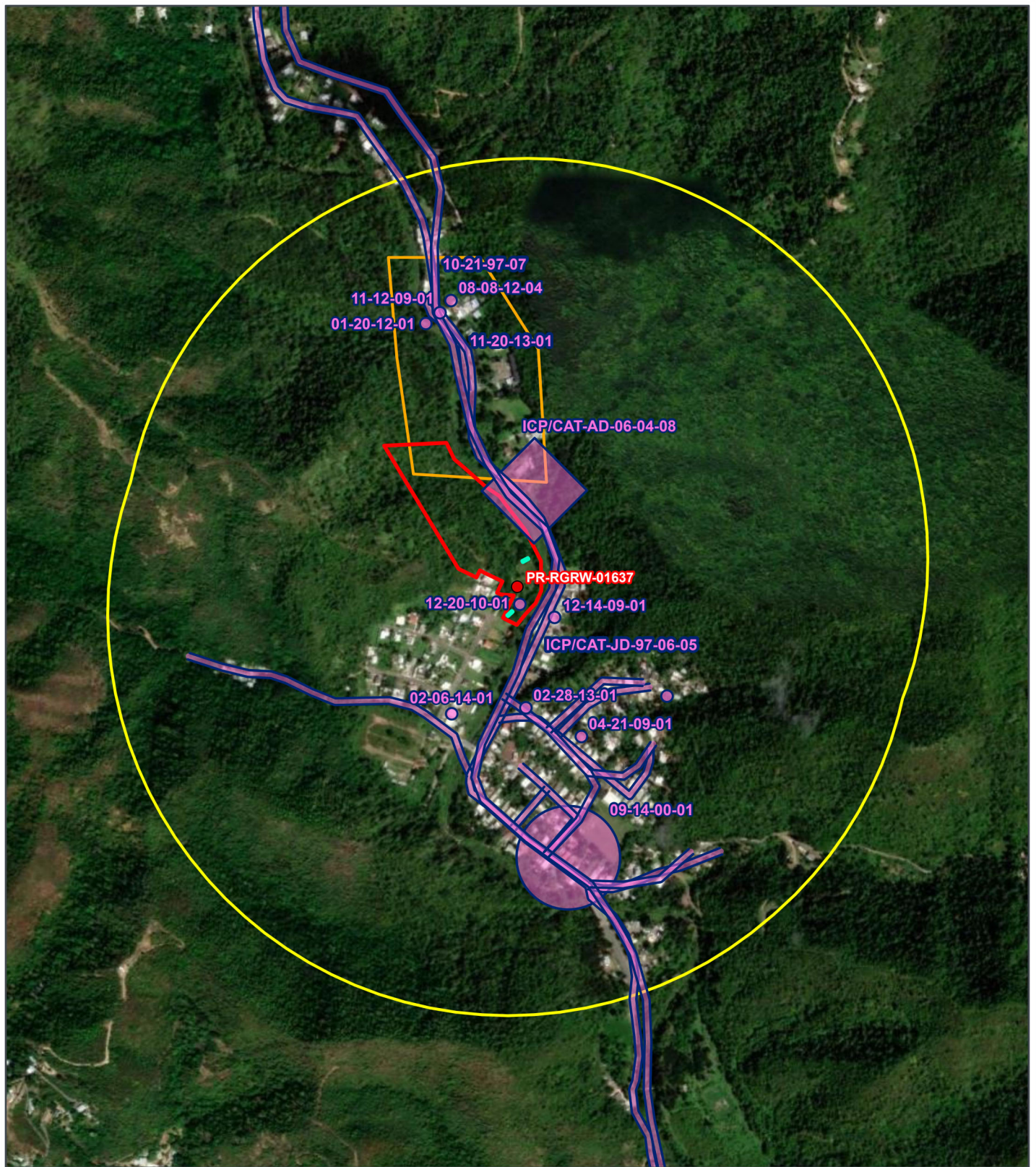
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- | | | |
|--|--|-----------------------------|
| ● Site | ● National Historic Landmark | ■ Manati Historic Zone |
| ■ Site Parcel | ■ National Register of Historic Places | ■ Miramar Historic Zone |
| ■ Buffer (0.5-mile) | ■ Historic Community | ■ Ponce Historic Zone |
| ▲ Archaeological Site | ■ Historic District | ■ San German Historic Zone |
| ■ Historical Place | ■ Arroyo Historic Zone | ■ San Juan Historic Zone |
| ★ Historic Area Point | ■ Caguas Historic Zone | ■ Vega Baja Historic Zone |
| ▲ JP Historical Sites | ■ Coamo Historic Zone | ■ Traditional Urban Centers |
| ● National Register of Historic Places | ■ Guayama Historic Zone | |

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795
Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Data Source: https://mapservices.nps.gov/arcgis/rest/services/cultural_resources/nrhp_locations/MapServer
https://sigejp.pr.gov/server/rest/services/JP_Reglamentario/
Base Map: ESRI ArcGIS Online, accessed May 2023
Updated: 5/26/2023
Layout: Cultural Resources





REGROW PROGRAM

Previous Investigation Map

Applicant ID: PR-RGRW-01637

SWCA
ENVIRONMENTAL CONSULTANTS

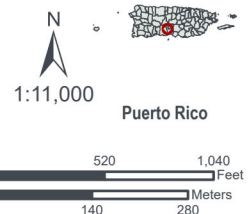
- Site
- Site Parcel
- Project Footprint (Option)
- Buffer (0.5-mile)
- Previously Recorded Survey
- MIPR Arqueologia
- Traditional Urban Centers

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/30/2023

Layout: Previous Investigation
Aprx: 72428_ReGrowTier2Maps



Attachment 12

Noise Abatement and Control Partner

Worksheet



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

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

Noise (EA Level Reviews) – PARTNER

<https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control>

1. What activities does your project involve? Check all that apply:

- ☐ New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

→ Continue to Question 2.

- ☐ Rehabilitation of an existing residential property

NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.

→ Continue to Question 2.

- ☒ None of the above

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

2. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000’ from a major road, 3000’ from a railroad, or 15 miles from an airport).

Indicate the findings of the Preliminary Screening below:

- ☐ There are no noise generators found within the threshold distances above.

→ If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.

- ☐ Noise generators were found within the threshold distances.

→ Continue to Question 3.

3. Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:

☐ Acceptable (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: [Click here to enter text.](#)

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

☐ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

Indicate noise level here: [Click here to enter text.](#)

If project is rehabilitation:

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

If project is new construction:

Is the project in a largely undeveloped area¹?

☐ No

☐ Yes → ***The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i).***

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

☐ Unacceptable: (Above 75 decibels)

Indicate noise level here: [Click here to enter text.](#)

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

If project is new construction:

The project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Work with HUD or the RE to either complete an EIS or obtain a waiver signed by the appropriate authority.

→ *Continue to Question 4.*

4. HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Work with the RE/HUD on the development of the mitigation measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

☐ Mitigation as follows will be implemented:

¹ A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses and does not have water and sewer capacity to serve the project.

Click here to enter text.

→ *Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures.*

Continue to the Worksheet Summary.

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

Click here to enter text.

→ *Continue to the Worksheet Summary.*

Worksheet Summary

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

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

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

The project activities are limited to the installation of a concrete platform and greenhouse at an existing commercial farm and does not involve residential new construction or rehabilitation. Project activities are therefore an exempt activity. No further evaluation is required.

Attachment 13

Sole Source Aquifer Partner Worksheet



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

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

Sole Source Aquifers (CEST and EA) - PARTNER

<https://www.hudexchange.info/environmental-review/sole-source-aquifers>

1. Is the project located on a sole source aquifer (SSA)¹?

☒ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project or jurisdiction in relation to the nearest SSA.*

☐ Yes → *Continue to Question 2.*

2. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

☐ Yes → *The review is in compliance with this section. Continue to the Worksheet Summary below.*

☐ No → *Continue to Question 3.*

3. Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

☐ Yes → *Continue to Question 4.*

☐ No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

☐ Yes → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

☐ No → *Continue to Question 5.*

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area.

¹ A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

- ☐ No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination.*
- ☐ Yes → *The RE/HUD will work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

Worksheet Summary

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

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

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

According to the US Environmental Protection Agency's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico.

Attachment 14

**Wetlands Protection Partner Worksheet and
Wetland Map**



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

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

Wetlands (CEST and EA) – Partner

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

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

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

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

☐ Yes → *Continue to Question 2.*

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

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

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

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

☐ No, the 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

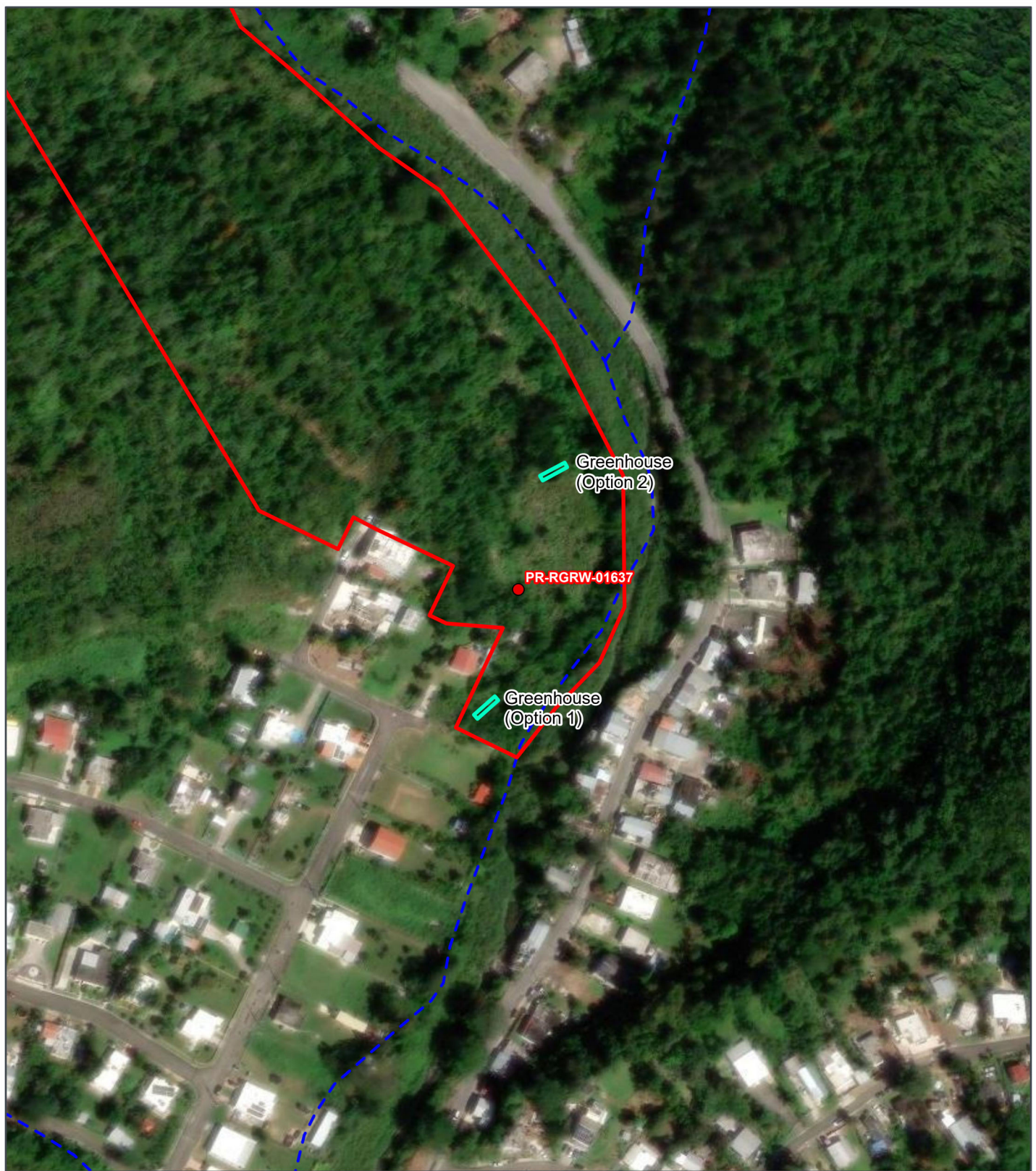
Worksheet Summary

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

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

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

A riverine wetland (shown as an NHD stream on Figure B 14-1) is located approximately 63 feet east of the Greenhouse Option 1, at its closest point, and will not be affected by project activities; therefore, an 8-step decision making process is not required. Note- the NWI online webmapper, accessed on April 6, 2023, shows this NHD stream is a riverine wetland.



REGROW PROGRAM

Figure B 14-1: Wetlands Protection Map

Applicant ID: PR-RGRW-01637

SWCA
ENVIRONMENTAL CONSULTANTS

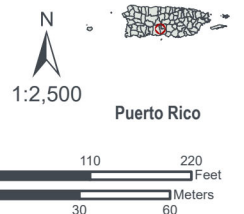
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- - - NHD Stream
- ▭ Estuarine and Marine Deepwater
- ▭ Estuarine and Marine Wetland

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

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

Parcel ID: 342-000-002-48-000
Parcel Center:
66.538403°W 18.087177°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>
<https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: ESRI ArcGIS Online,
accessed May 2023
Updated: 5/30/2023
Layout: Wetlands Protection



Attachment 15

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

Wild and Scenic Rivers (CEST and EA) – PARTNER

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

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

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

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

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

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

☒ No

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

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

→ Continue to Question 2.

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

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

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

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

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

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

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

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

Worksheet Summary

Compliance Determination

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

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

A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in the Juana Diaz Municipio. The closest Wild and Scenic River segment is 51 miles east of the project site.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



REGROW PROGRAM

Figure B 15-1: National Wild and Scenic River Map

Applicant ID: PR-RGRW-01637

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- National Wild and Scenic River

Carr 512 Km 4.4 Bo Collores
Sector Agustinillo
Juana Diaz, Puerto Rico 00795

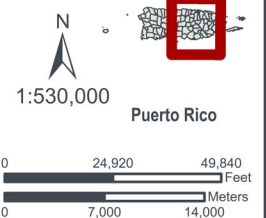
Parcel ID: 342-000-002-48-000
Parcel Center:
66.162133°W 18.164199°N

Data Source: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/MapServer

Base Map: ESRI ArcGIS Online,
accessed May 2023

Updated: 5/30/2023

Layout: Wild and Scenic Rivers



Attachment 16
Environmental Justice Partner Worksheet
and EJScreen Report



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

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

Environmental Justice (CEST and EA) – PARTNER

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

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

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

☐ Yes → *Continue to Question 2.*

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

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

☐ Yes

Explain:

Click here to enter text.

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

☐ No

Explain:

Click here to enter text.

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

Worksheet Summary

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

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

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

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

EJScreen Report (Version 2.11)

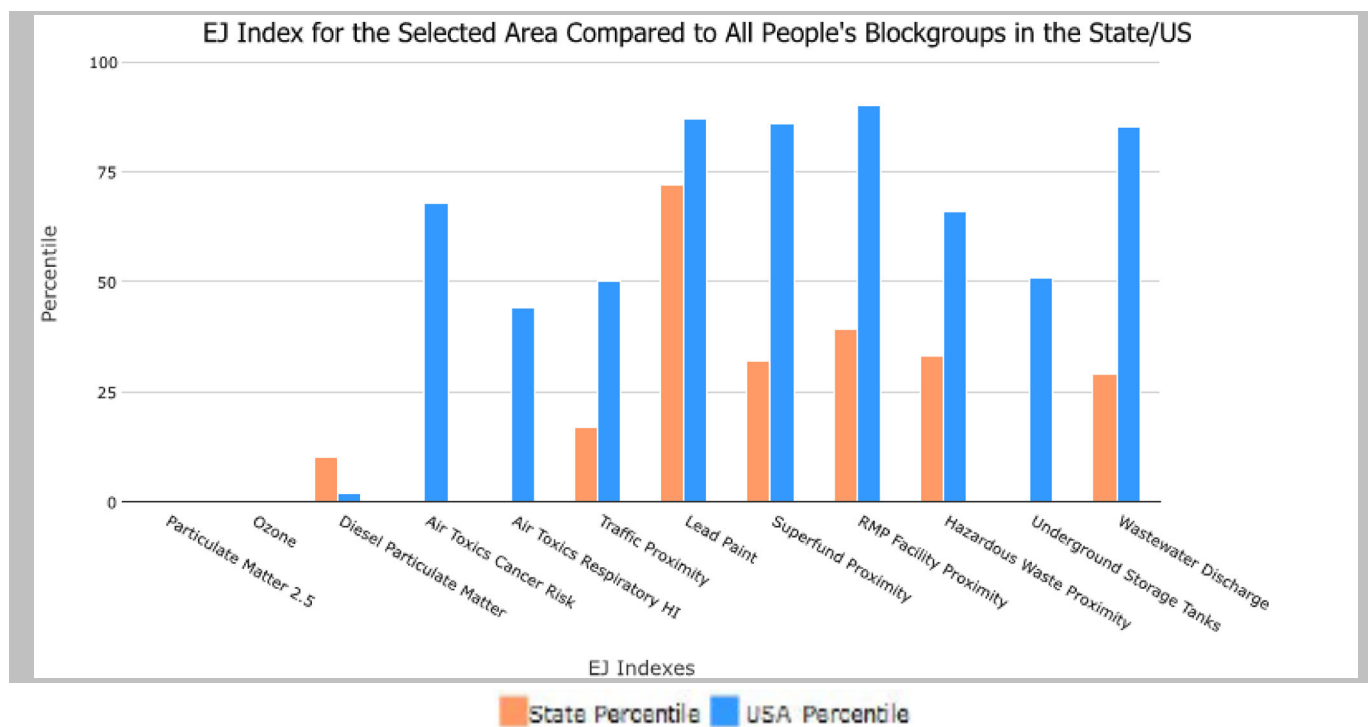
1 mile Ring around the Area, PUERTO RICO, EPA Region 2

Approximate Population: 1,799

Input Area (sq. miles): 3.80

Selected Variables	State Percentile	USA Percentile
Environmental Justice Indexes		
Particulate Matter 2.5 EJ index	N/A	N/A
Ozone EJ index	N/A	N/A
Diesel Particulate Matter EJ index*	10	2
Air Toxics Cancer Risk EJ index*	0	68
Air Toxics Respiratory HI EJ index*	0	44
Traffic Proximity EJ index	17	50
Lead Paint EJ index	72	87
Superfund Proximity EJ index	32	86
RMP Facility Proximity EJ index	39	90
Hazardous Waste Proximity EJ index	33	66
Underground Storage Tanks EJ index	0	51
Wastewater Discharge EJ index	29	85

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.



*Diesel particular matter, air toxics cancer risk, and air toxics respiratory hazard index are from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. Cancer risks and hazard indices from the Air Toxics Data Update are reported to one significant figure and any additional significant figures here are due to rounding. More information on the Air Toxics Data Update can be found at: <https://www.epa.gov/haps/air-toxics-data-update>.

1 mile Ring around the Area, PUERTO RICO, EPA Region 2

Approximate Population: 1,799

Input Area (sq. miles): 3.80



April 12, 2023

Project 1

Search Result (point)

1:2,257
0 0.03 0.05 0.1 mi
0 0.04 0.09 0.17 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri, HERE, Garmin, IGC

Sites reporting to EPA

Superfund NPL

0

Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)

0

EJScreen Report (Version 2.11)

1 mile Ring around the Area, PUERTO RICO, EPA Region 2

Approximate Population: 1,799

Input Area (sq. miles): 3.80

Selected Variables	Value	State Avg.	%ile in State	USA Avg.	%ile in USA
Pollution and Sources					
Particulate Matter 2.5 ($\mu\text{g}/\text{m}^3$)	N/A	N/A	N/A	8.67	N/A
Ozone (ppb)	N/A	N/A	N/A	42.5	N/A
Diesel Particulate Matter* ($\mu\text{g}/\text{m}^3$)	0.0155	0.108	10	0.294	<50th
Air Toxics Cancer Risk* (lifetime risk per million)	20	23	0	28	<50th
Air Toxics Respiratory HI*	0.2	0.21	0	0.36	<50th
Traffic Proximity (daily traffic count/distance to road)	50	610	27	760	23
Lead Paint (% Pre-1960 Housing)	0.18	0.14	70	0.27	45
Superfund Proximity (site count/km distance)	0.053	0.15	28	0.13	45
RMP Facility Proximity (facility count/km distance)	0.44	0.97	36	0.77	56
Hazardous Waste Proximity (facility count/km distance)	0.14	0.9	32	2.2	24
Underground Storage Tanks (count/km ²)	0.32	1.7	60	3.9	35
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.00036	5	28	12	40
Socioeconomic Indicators					
Demographic Index	90%	83%	63	35%	98
Supplemental Demographic Index	45%	44%	48	15%	99
People of Color	100%	99%	99	40%	99
Low Income	81%	72%	61	30%	97
Unemployment Rate	16%	15%	60	5%	92
Limited English Speaking Households	67%	68%	43	5%	99
Less Than High School Education	16%	22%	35	12%	73
Under Age 5	3%	4%	42	6%	26
Over Age 64	21%	20%	50	16%	70
Low Life Expectancy	N/A	99900%	N/A	20%	N/A

EJScreen is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJScreen outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

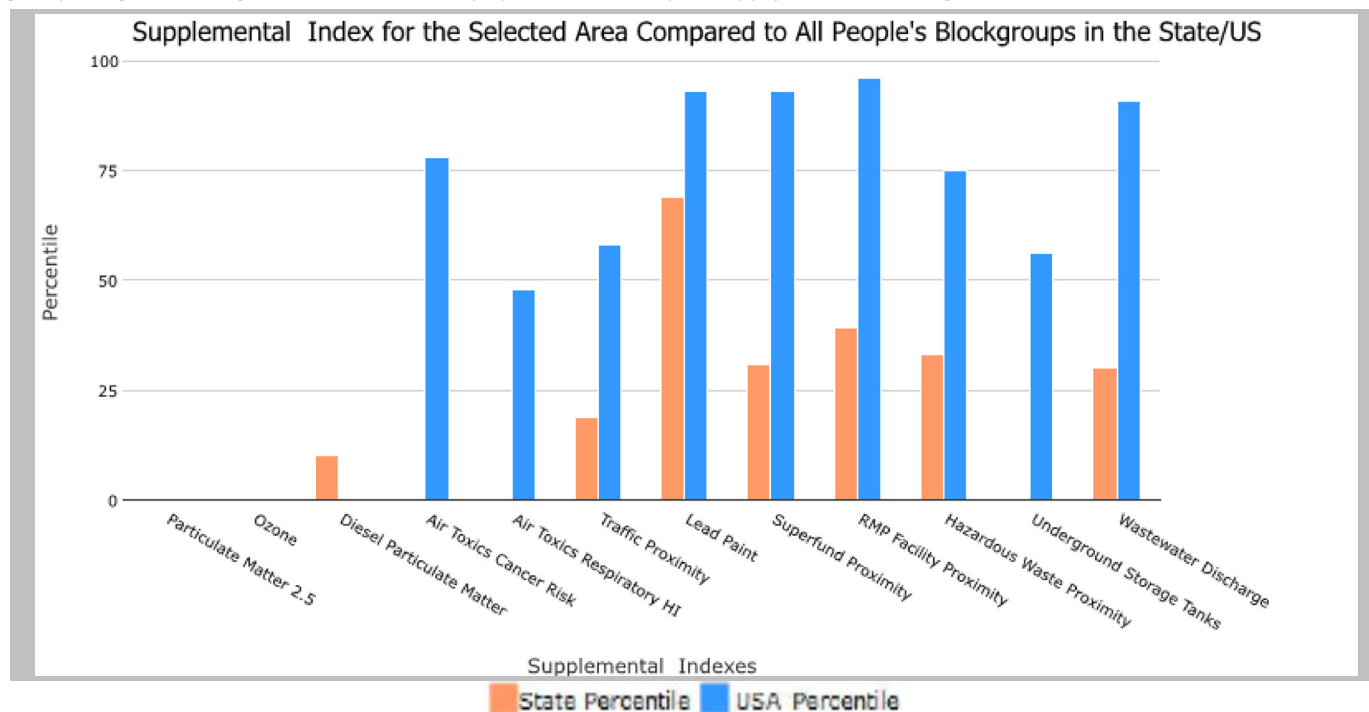
1 mile Ring around the Area, PUERTO RICO, EPA Region 2

Approximate Population: 1,799

Input Area (sq. miles): 3.80

Selected Variables	State Percentile	USA Percentile
Supplemental Indexes		
Particulate Matter 2.5 Supplemental Index	N/A	N/A
Ozone Supplemental Index	N/A	N/A
Diesel Particulate Matter Supplemental Index*	10	0
Air Toxics Cancer Risk Supplemental Index*	0	78
Air Toxics Respiratory HI Supplemental Index*	0	48
Traffic Proximity Supplemental Index	19	58
Lead Paint Supplemental Index	69	93
Superfund Proximity Supplemental Index	31	93
RMP Facility Proximity Supplemental Index	39	96
Hazardous Waste Proximity Supplemental Index	33	75
Underground Storage Tanks Supplemental Index	0	56
Wastewater Discharge Supplemental Index	30	91

Supplemental Indexes - The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on low-income, limited English speaking, less than high school education, unemployed, and low life expectancy populations with a single environmental indicator.



This report shows the values for environmental and demographic indicators, EJScreen indexes, and supplemental indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJScreen documentation for discussion of these issues before using reports. For additional information, see: www.epa.gov/environmentaljustice.

Appendix C

Environmental Site Inspection Report



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

Applicant Name: Ponce Hydro Agriculture Corp	Program ID: PR-RGRW-01637
Project Coordinates: 18.08669, -66.538517	Parcel ID: 342-000-002-48-000
Parcel Address: Carr 512 Km 4.4 Bo Collores Sector Agustinillo	Municipio: Juana Diaz
Zip Code: 00795	

Inspector Name: Delise Torres Ortiz	Inspection Date: 3/1/2023
-------------------------------------	---------------------------

General Site Conditions

Was property accessible by vehicle?	Yes	Comment: Dirt Road
Access issues?	No	Comment: None
Are water wells present?	No	Comment:
Are creeks or ponds present?	Yes	Comment: Rio Guayo
Are any potential wetlands on-site or visible on adjacent parcel?	No	Comment:

Parcel Conditions

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

Are commercial or industrial hazardous facilities at parcel or within visual sight?	No	Comment:
Are there signs of underground storage tanks?	No	Comment:
Are above-ground tanks >10 gallons present? If Yes, also state condition.	No	Comment:
Are 55-gallon drums present? If Yes, also state condition.	No	Comment:
Are abandoned vehicles or electrical equipment present?	No	Comment:



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

Is other potential environmentally hazardous debris on the parcel?	No	Comment:
Is there non-environmentally hazardous debris on the parcel?	No	Comment:
Are any leaks, soil stains, or stressed vegetation present associated with any of the above or separately?	No	Comment:
Are there any pungent, foul or noxious odors?	No	Comment:
Are there any potentially hazardous trees that could fall?	No	Comment:
Are any bird nests visible?	No	Comment:
Are there any animal burrows visible?	No	Comment:

Additional Needs Analysis

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

Delise Torres Ortiz
{Delise Torres Ortiz}
{3/1/2023}

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 01	Date: 03/01/ 2023	
Photo Direction: North		
Description: This is an overview of site location Option 1 from the dirt access road located to the south area of the property.		

Photo #: 02	Date: 03/01/ 2023	
Photo Direction: South		
Description: Overview of site location Option 1, from the north corner, showing the entrance of the property, the dirt access road, and the vegetation.		

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 03	Date: 03/01/ 2023	
Photo Direction: West		
Description: Overview of site location Option 1, from the east corner, shows the vegetation and a pushed pile from the cleaning of the access road.		

Photo #: 04	Date: 03/01/ 2023	
Photo Direction: North		
Description: Overview of site location Option 1, from the southeast corner, shows the vegetation and a pushed pile from the cleaning of the access road.		


Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 05	Date: 03/01/ 2023	
Photo Direction: East		
Description: Overview of site location Option 1, from the west corner, shows the access road and Río Guayo.		

Photo #: 06	Date: 03/01/ 2023	
Photo Direction: North		
Description: Overview of Option 1 from the center of the site location showing the access road and the applicant's vehicle.		

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 07	Date: 03/01/ 2023	
Photo Direction: East		
Description: Overview of Option 1 from the center of the site location showing Rio Guayo and part of the access road.		

Photo #: 08	Date: 03/01/ 2023	
Photo Direction: South		
Description: Overview of Option 1 from the center of the site location showing the entrance of the property, the access road, and the applicant.		

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 09	Date: 03/01/ 2023	
Photo Direction: West		
Description: Overview of Option 1, from the center of the site location showing the vegetation and the pushed pile from the cleaning of the access road.		

Photo #: 10	Date: 03/01/ 2023	
Photo Direction: North		
Description: Overview of site location, Option 2 shows an open field with plantains crops, an animal drinking trough from the previous owner (he used the farm as a cattle farm), and an old freight container used as an office and a storage area.		

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517


Photo #: 11	Date: 03/01/ 2023	
Photo Direction: Southeast		
Description: Overview of site location, Option 2 shows an open field with plantains crops and an old freight container used as an office and a storage area.		

Photo #: 12	Date: 03/01/ 2023	
Photo Direction: Southwest		
Description: Overview of site location Option 2, from the northeast corner, shows the plantain's crop and the old freight container.		

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 13	Date: 03/01/ 2023	
Photo Direction: West		
Description: Overview of site location Option 2, from the southeast corner, shows the plantain's crop and the old freight container.		

Photo #: 14	Date: 03/01/ 2023
Photo Direction: Northeast	
Description: Overview of site location Option 2, from the northeast corner, shows the plantain's crop and the old freight container.	

A photograph showing a dirt field with sparse vegetation and a large, weathered yellow freight container on the right. In the background, there is a dense forested hillside under a blue sky with scattered clouds.

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 15	Date: 03/01/ 2023	
Photo Direction: Southeast		
Description: Overview of site location Option 2, from the northwest corner, shows the plantain's crop, a cistern, and the old freight container.		

Photo #: 16	Date: 03/01/ 2023	
Photo Direction: East		
Description: Overview of site location Option 2, showing the old freight container used as an office and storage and a cistern.		

Project #: PR-RGRW-01637	Photographer: Delise Torres Ortiz
Location Address: Carr 512 Km 4.4 Bo. Collores Sec. Agustinillo, Juana Diaz, PR 00795	Coordinates: 18.08669, -66.538517

Photo #: 16	Date: 03/01/ 2023	
Photo Direction: East		
Description: Overview of Rio Guayo from site location Option 2.		

Appendix D

Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds (FONSI/NOI-RROF)

Appendix E
Request for Release of Funds
(HUD Form 7015.15)
and
Authority to Use Grant Funds
(HUD Form 7015.16)