

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-02463

Project Name: FINCA TERRA VERDE LLC

Responsible Entity: Puerto Rico Department of Housing

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Puerto Rico/Carolina

Preparer: Gabriela Rodríguez

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

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

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

Project Location: Carr 853 km 7.8 Int Calle 945, Bo Barrazas, Carolina, 00987

The property is 29.1-acre site located at Carr 853 km 7.8 Int Calle 945, Bo Barrazas, Carolina, 00987 (Parcel ID: **174-000-006-09-000**). The coordinates of the project site are 18.283069, -65.928907.

This land/farm was previously used for the coffee and tobacco production and is currently used for growing recaó.

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

The proposed total project area is approximately 0.25 acres. The proposed use of grant funds is for the purchase and installation of a greenhouse.

The Scope of Work (SOW) for this project includes the purchase and installation of a greenhouse for the growing of "recao". This farm was used in the past for the growth of tobacco and coffee. Currently this land has 3 greenhouses used for the "recao" growing. The applicant wants to install a new green house with a footprint of 100' x 32' at coordinates 18.283069, - 65.928907 in an available terrace of approximately 180' x 60'. The greenhouse is a galvanized metal structure with plastic and Saran cover that includes the working tables, processing equipment, water storage, and irrigation system. The

greenhouse arc anchor poles will be tubes 2 inches (") x 2 "welded at the beginning and end of each supporting tubes and anchored to the ground at a depth of 2 foot.

The applicant also plans to supply water to the new greenhouse by connecting the existing water supply of the in-place greenhouses using an aboveground PVC tube pipeline. No power connection is needed or required for the greenhouse operations. While the applicant plans to pay for this activity themselves and no HUD funds would be utilized for this portion of work, the potential impacts from this action are included in the analyses below.

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

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The Re-grow PR Urban-Rural Agriculture Program promotes and increases food security throughout the Island. It also improves and expands agricultural production related to economic revitalization and the development of activities. This farming business project is associated with the cultivation and production of recao and will deliver with the overall objectives of the economic development program. The proposed project will promote the production of traditional crops in high demand and contribute to the food sustainability of Puerto Rico.

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

Structure of this Environmental Review Report (ERR).

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

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

Funding Information

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

Estimated Total HUD Funded Amount: \$50,000

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

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project consists of the purchase and installation of a greenhouse. The nearest civil and military airport, Luis Muñoz Marín Airport, is approximately 59,322 feet from the proposed site. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The proposed project consists in the purchase and installation of a greenhouse. The project is in compliance with Airport Hazards requirements. See Figure 2 in Appendix B .
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This proposed project is not located in a CBRS Unit. The proposed project is located 44,117 feet south of the nearest CBRS (PR-87). Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See Figure 3 in Appendix B .
Flood Insurance	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The proposed project site is in Zone X, area of minimal flood hazard, as per

<p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>		<p>FEMA Flood Insurance Rate Map (FIRM) 72000C0770J, effective date 11/18/2009. The proposed project will not require flood insurance. The project is in compliance with Flood Insurance requirements.</p> <p>See Figure 4 and 5 in Appendix B.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project site is located in a county or air quality management district that is in attainment status for any criteria pollutants. The Municipality of Carolina is not listed in the EPA Green Book as being in non-attainment. The proposed purchase and installation of a greenhouse would have no impact on air quality. The project is in compliance with Clean Air Act.</p> <p>See EPA listing in Appendix C.</p>
<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project is located 38,730 feet from the nearest Coastal Zone Management area and does not affect a Coastal Zone as defined in the PR Coastal Zone Management Plan. The project is in compliance with the Coastal Zone Management Act.</p> <p>See Figure 7 in Appendix B.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A site visit conducted on May 18, 2023, noted no debris, rubbish, visible signs vegetative stress, contamination, or toxic substances at the project site.</p> <p>Site contamination was evaluated through online data searches to determine if toxic sites are located within 3,000-feet of the proposed project. There are no sites of environmental concern identified within 3,000 feet of the project site.</p> <p>See Figures 8 and 9 in Appendix B.</p>
<p>Endangered Species</p>	<p>Yes No <input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project consists in the purchase and installation of a greenhouse.</p>

Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402

According to EPA NEPAassist EnviroMapper, no endangered species or critical habitat are identified at project site area. The nearest endangered species critical habitat is located 24,607 feet to the east of the project location. The proposed purchase and installation of a greenhouse will not involve cutting down any trees.

Per the Official Species List from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) website, the Puerto Rican Boa, Puerto Rican Broad-winged Hawk, and Puerto Rican Parrot can be found, but there are no critical habitats at this location.

A site-specific review of endangered species was conducted in accordance with the Fish and Wildlife Act (47 Stat. 401, as amended: 16 U.S.C. 661 et seq.) and the Self-Certification guidelines in the 2014 USFW Caribbean Ecological Services Field Office Blanket Clearance Letter (See **Appendix D**).

The project is Not Likely to Adversely Affect the Puerto Rican Boa, Puerto Rican Broad-winged Hawk, and Puerto Rican Parrot provided conservation measures are implemented as part of the project.

If a Puerto Rican Boa is encountered, work will cease until it moves off the site or, failing that, the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers will be notified for safe capture and relocation of the animal, in accordance with the USFWS Puerto Rican Boa Conservation Measures guidelines and the July 27, 2023 Amended Programmatic Biological Opinion.

See **Figures 10 and 11** in **Appendix B** and the Environmental USFWS Consultation documents in **Appendix D**. The proposed

		project is in compliance with the Endangered Species Act
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project does not include development, construction, or rehabilitation that will increase residential density. The project is in compliance with Explosive and Flammable Hazard requirements.</p> <p>Refer to site visit report in Appendix A.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not designated as prime farmland. The proposed purchase and installation of a greenhouse does not include any activities that could potentially convert agricultural land to nonagricultural use. The project is exempt from review under the Farmland Protection Policy Act (FPPA) as the project is limited to the purchase and installation of a greenhouse for the growing of recao. No further review is required. This project is in compliance with the Farmland Protection Policy Act.</p> <p>See Figure 12 in Appendix B.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project is not located in a 100-year floodplain per FIRM Panel 72000C0770J, effective date 11/18/2009. The site is not located in an Advisory Base Flood Elevation (ABFE) special flood hazard area.</p> <p>PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Carolina; However, the proposed project is not within an area where a PFIRM was developed. Therefore, PFIRM was not considered in the review.</p> <p>The project is in compliance with Floodplain management requirements.</p> <p>See Figures 4, 5 and 6 in Appendix B.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966,</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no archaeological sites within 0.5 miles radius of the area of potential effect. The site was evaluated on August 10, 2023 by an SOI Qualified Architect/Architectural Historian and on</p>

<p>particularly sections 106 and 110; 36 CFR Part 800</p>		<p>August 10, 2023, by an SOI Qualified Archaeologist. Documentation with maps was subsequently submitted to SHPO on September 8, 2023. SHPO concurred with a finding of "No Historic Properties Affected" within the project's Area of Potential on Effects on September 15, 2023. This project is in compliance with Historic Preservation requirements.</p> <p>See Figure 13 in Appendix B and SHPO Submittal and Concurrence Documentation in Appendix E.</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>HUD's noise regulations protect residential properties from excessive noise exposure. The proposed project consists of the purchase and installation of a greenhouse.</p> <p>HUD noise regulations do not apply as the project does not include new construction for residential use or rehabilitation of an existing residential property. The proposed project is in compliance with Noise Abatement and Control.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no EPA sole source aquifers in Puerto Rico. The nearest Sole Source Aquifer is 5,510,754 feet to the northwest of the project site. The project is in compliance with Sole Source Aquifer requirements.</p> <p>Refer to Figure 17 in Appendix B.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The north coast is 58,691 feet to the north of the property. The closest water body is the Maracuto Creek, 1,749 feet to the southwest of project location.</p> <p>The NWI maps show no wetlands on the proposed project area or adjacent to the proposed project area.</p> <p>This proposed project will not impact any on or off-site wetlands and includes no activities that would require further evaluation under Executive Order 11990.</p>

		See Figure 14 in Appendix B .
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not within proximity of a National Wild and Scenic River (WSR). The distance to the nearest WSR is approximately 46,977 feet. The project is in compliance with the Wild and Scenic Rivers Act. See Figure 15 in Appendix B .
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No adverse environmental impacts were identified in any other compliance review portion of this project that may disproportionately be high for low-income and/or minority communities. Therefore, the proposed activity complies with Executive Order 12898.

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

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

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed project is located on a private farm. The proposed project consists of the purchase and installation of a greenhouse. The project site is zoned as "Bosque Interior (B-1)". The proposed action is compliant with the current rural residential/agricultural land use of the project area.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The proposed project is in mountain terrain. The soils are classified as Sabana Silty Clay Loam (SaF2) 40 to 60 slopes, eroded, and Caguabo clay loam (CbF) 20 to 60 percent slopes, surrounded by secondary forest vegetation cover, 360 meters above mean sea level.</p> <p>Projects larger than 1 acre must comply with the CWA and develop a SWPPP with the NPDES. The proposed project area is approximately 0.25 acres.</p> <p>The project sites are in area is rated "moderate to "high" for landslide susceptibility (see Figure 16 in Appendix B). There will be no human habitation associated with the structure and therefore extensive mitigation measures will not be required, such as retaining walls or special engineering design.</p> <p>Standard construction BMPs would be used to control erosion and runoff during construction.</p> <p>There will be little to no additional runoff associated with the project.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>During implementation of the project, construction activities may result in temporary elevation of ambient noise levels in immediate areas around active construction areas.</p> <p>There is no access to the project area by the public. Standard BMPs, such as construction fencing, would be applied to protect the farm residents and public from typical construction hazards.</p>
Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		

Employment and Income Patterns	2	Temporary employment of workers related to construction activities would result, but no new permanent jobs would be created as a result of this project. These workers are expected to come from the local region. The proposed project would not negatively impact employment or income patterns.
Demographic Character Changes, Displacement	2	The proposed project would not result in demographic character changes or displacement. Given the nature of the project area, no relocations or demolition of residential structures or businesses would occur as part of this project.
Environmental Justice	2	In a one mile radius from the location in which project will occur. 100% are people of color compared to PR average of 96% 80% are low income compared to PR average of 70% 12% are unemployed compared to PR average of 15% The proposed purchase and installation of a greenhouse will result in restoration and increase in income and potential employment opportunities in the local area. The impacts would be beneficial. See EJSscreen Report in Appendix C

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The project consists in the purchase and installation of a greenhouse. The project would not result in any change to regional or local area educational and cultural facilities or increase demand for them.
Commercial Facilities	2	The project consists in the purchase and installation of a greenhouse. The agricultural activity of the project property will improve. Other commercial facilities would not be impacted by the proposed project.
Health Care and Social Services	2	The project consists in the purchase and installation of a greenhouse. Health care and social services facilities would not be impacted by the proposed project. The project would not increase demand for health care and social services facilities.

Solid Waste Disposal / Recycling	2	Waste vegetation from clearing activities will either be composted on site or at regional composting centers. Soil from grading would be recycled on the farm as fill. Left over construction materials that could be reused on the farm (e.g., piping, structural materials, greenhouse covering fabrics) would be stored for later use. The remaining construction solid waste materials would be collected for transport to the local landfill. The amount of impact of solid waste resulting from the construction of the proposed project would be minor. During operations, the products and by-products would be agricultural, which waste would be biodegradable.
Wastewater / Sanitary Sewers	2	The project consists in the purchase and installation of a greenhouse. The proposed project would not include any bathrooms, wastewater, or sewage facilities. Current farm conditions would remain unchanged.
Water Supply	2	The project consists in the purchase and installation of a greenhouse. Water will be supplied to the new greenhouse from the existing connection to the in-place greenhouses via aboveground pvc tubing. The proposed project will have minor impact on water usage.
Public Safety - Police, Fire and Emergency Medical	2	The project consists in the purchase and installation of a greenhouse. The proposed project would not create any new demand for emergency or health services.
Parks, Open Space and Recreation	2	The project consists in the purchase and installation of a greenhouse. The proposed project would not create or destroy any new parks, open space, or recreational activities. It also would not increase use of those facilities.
Transportation and Accessibility	2	The proposed project would not involve the creation of new roads nor any increase in long-term traffic on existing roads. There would be some minor use of the existing road during construction. All residents and businesses would retain access to their properties during and after the project.

Environmental Assessment Factor	Impact Code	Impact Evaluation
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NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project consists in the purchase and installation of a greenhouse. The proposed project will be situated on an existing agriculture property and will have no impact to unique natural features or water resources.
Vegetation, Wildlife	2	The proposed project will occur in land previously used for agricultural purposes and will continue in that capacity. The proposed project will have no impact on vegetation and wildlife.
Other Factors		
CLIMATE AND ENERGY		
Climate Change Impacts	2	<p>This is a small agricultural project with no measurable impact on climate change factors.</p> <p>The project area is rural and does not have urban heat island effects.</p> <p>There would be no changes to the site configuration or structure that would specifically address the possibility and uncertainty of rising sea levels or the possibility of increases in rainfall intensity.</p> <p>With respect to climate change impact on the project, agricultural activities could be affected by drought.</p>
Energy Efficiency/Energy Consumption	2	The project consists in the purchase and installation of a greenhouse. The proposed project is an agricultural project that does not involve energy use. The project would not be connected to the local electricity provider. There would be no change in energy demand in the area.

Additional Studies Performed: None Required

Field Inspection (Date and completed by): Site inspection was conducted on May 18, 2023 by Carlos O. Medina.

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

Puerto Rico State Historic Preservation Office

FAA, National Plan for Integrated Airport Systems:

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

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

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

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

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

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

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

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

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

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

Puerto Rico Coastal Zone Management Program Plan, September 2009.

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

US Geological Survey, Data Release of May Showing Concentration of Landslides Caused by Hurricane Maria,
www.sciencebase.gov/catalog/item/59de6459e4b05fe04ccd39d8

List of Permits Obtained: None Required

Public Outreach [24 CFR 58.43]:

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

Cumulative Impact Analysis [24 CFR 58.32]:

In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the proposed project. The agricultural activities at the farm would increase to a minor degree above current levels due to the implementation of the project. Water use would increase to a minor degree in the new greenhouse.

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

The RGRW Program's goal is to increase agricultural capacity while promoting and increasing food security island wide. This Program seeks to enhance and expand agricultural production related to economic revitalization and sustainable development activities. The applicant submitted a proposal to enhance and expand agricultural production on their property. The proposed use of grant funds will allow the applicant to expand the cultivation of agricultural products in the new greenhouse. Any alternative that would involve an off-property location would not enhance and expand agricultural production or allow for the economic development for this applicant. The actions are proposed in an area where other greenhouses are currently located and has an existing water connection. Alternative locations on the property would be farther from the existing greenhouses and water connections and would require extensive tree removal and grading.

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

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

Summary of Findings and Conclusions:

The proposed activity has no adverse effects on the environment nor is there the requirement for further consultation with federal agencies associated with the topics evaluated above. There are no environmental review topics addressed above that result in the need for additional formal compliance steps with federal agencies or the requirement for mitigations other than those listed below. There may be additional approvals or permits from local agencies. For example, permits may be required from PRDNER for any water or other utility connections and the Office of Permit Management (OGPe) is responsible for granting permits, licenses, certifications, consultations, construction, and any other procedure necessary for business development and land use in Puerto Rico. The appropriate and necessary permits should be obtained by the applicant and/or contractor, from the appropriate Department or concerned agency, prior to construction activities.

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

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

Law, Authority, or Factor	Mitigation Measure
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Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Standard construction BMPs would be used to control erosion and runoff during construction.
Endangered Species	Implement Puerto Rican Boa, Broadwinged Hawk and Puerto Rican Amazon (Parrot) conservation measures prior to and during construction to avoid or minimize impacts to this species.
Permits or Agency Approvals Required	
Permit or Approval	Permit Conditions
Ground disturbance	Projects whose earthworks are more than 40 m ³ must submit an Incidental Permit to the OGPe. Any necessary permits should be obtained by the applicant and/or contractor prior to construction activities.
Utility Connections- LUMA/PRASA	The project does not involve new utility connections. Facilities have local utility services connections. However, the applicant is responsible for any permits or actions to ensure legalization of utility connections (if needed) prior to construction activities.


Determination:

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


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

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

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

Preparer Signature:  Date: 4/18/2024

Name/Title/Organization: Gabriela Rodríguez, Senior Environmental Scientist, Tetra Tech Inc.

Certifying Officer Signature:  Date: April 26, 2024

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

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

APPENDIX A

Site Inspection and Photos

Environmental Field Observation - Puerto Rico Department of Housing

APPLICANT INFORMATION			
Application ID	PR-RGRW-02463		
Applicant Name	FINCA TERRA VERDE LLC		
Property Address	Carr 853 km 7.8 Int Calle 945 Bo Barrazas		
Parcel ID	174-000-006-09-000		
Coordinates	18.283069, -65.928907		
Inspector Name	Carlos O. Medina		
Inspection Date	05/18/2023		
Building Type	N/A		
Number of Units	0		
Number of Stories	0		
Year Built; Data Source	N/A		
ENVIRONMENTAL OBSERVATIONS (attach photos and notes, as necessary, for any YES answers)			
OBSERVATION ITEMS	YES	NO	COMMENTS
A. Is the structure in use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 greenhouse for recajo growth
B. Is structure a greenhouse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 greenhouse in use
C. Is Electricity connected?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
D. Is water connected? (Utilities or Well)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water connected to all 3 greenhouse.
1. Are there signs of poor housekeeping on site? (mounds of rubble, garbage, storm debris, solid waste, petroleum products, paint, pesticides, cleaning fluids, vehicle batteries, abandoned vehicles, pits, pools, ponds of hazardous substances, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Are there any 55-gallon drums visible on site? If yes, are they leaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Are there any (or signs of any) underground storage tanks on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Are there signs of ASTs on the parcel or adjacent parcel? If yes, list approximate size and contents, if known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Is there any stained soil or pavement on the parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Is a water drainage system in use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is a warehouse in use for storage of Fertilizer or Pesticides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Are there any groundwater monitoring wells on the site or adjacent parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Is there evidence of a faulty septic system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Is there distressed vegetation on the parcel?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Is there any visible indication of MOLD?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

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

Additional Notes:

Re Grow Additional Notes:
Case: PR-RGRW-02463
Project Name: FINCA TERRA VERDE LLC
Coordinates: 18.283069, -65.928907

Is the field graded? For what purpose the field was graded? Month, Year: field is not graded

Scope of Work: Purchase and installation of a greenhouse.

Land current in use for: 3 greenhouse for recajo

Past Land use was: coffee, tabacco 40 years ago

The applicant plans to do: installation of a greenhouse

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

Scope of work: 18.283069, -65.928907

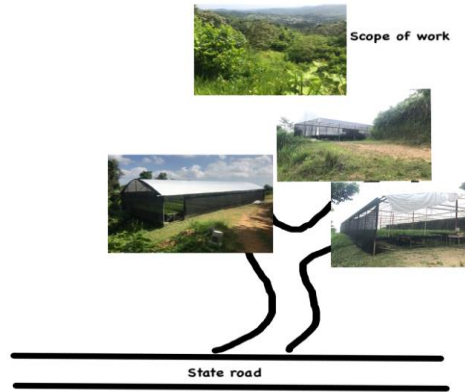
Installation of a greenhouse with a footprint of 100' x 30'. Terrace available of approximately 180' x 60'. The greenhouse construction will be in metal, plastic and seran cover sheet, for recajo.

Any new water connection or power connection?

Water: installation of water will be from the existing connection from the other greenhouses, in PVC tube overground.

No power needed.

Site Sketch



Front of Structure

Photo Direction: East



Facing Away From Front

Photo Direction: West



Side #1 of Structure

Photo Direction: West



Facing Away From Side #1

Photo Direction: East



Back of Structure

Photo Direction: East



Facing Away From Back

Photo Direction: West



Side #2 of Structure

Photo Direction: East



Facing Away From Side #2

Photo Direction: West



Streetscape #1

Photo Direction: South



Streetscape #2

Photo Direction: North



Address

Photo Direction: South



Outbuildings

Photo Description: Greenhouse

Photo Direction: Southwest



Outbuildings

Photo Description: Greenhouse

Photo Direction: North



Outbuildings

Photo Description: Greenhouse

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: Southeast



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: East



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

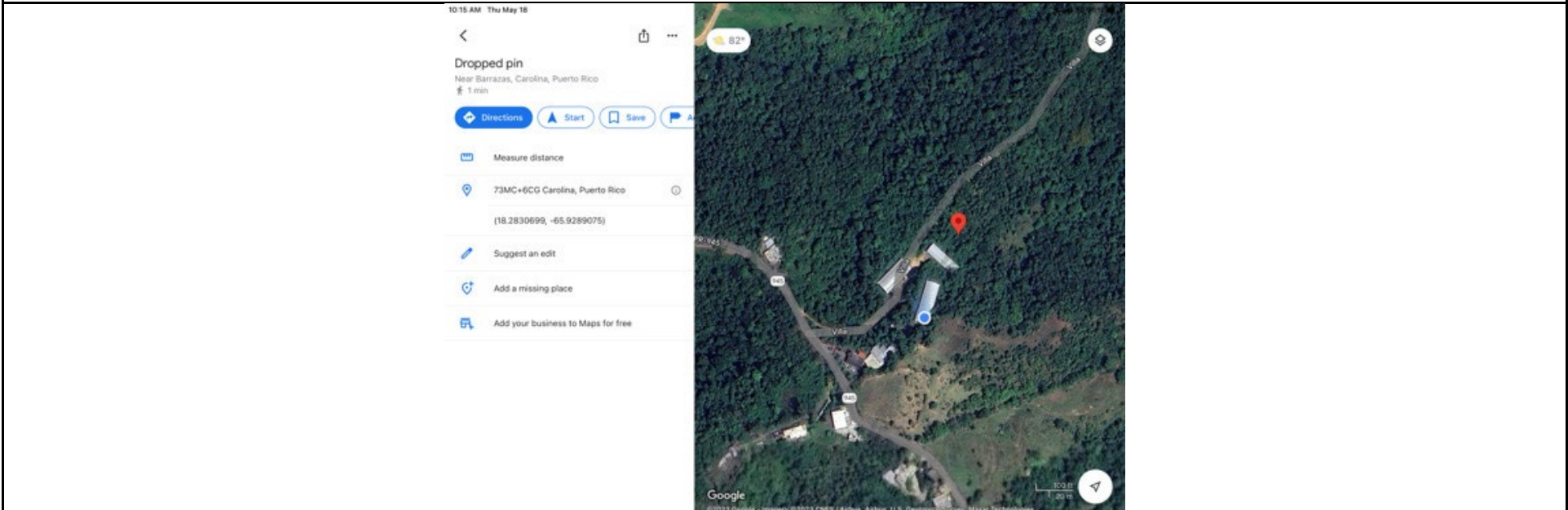
Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: West



Structure Occupied

Photo Description: 3 greenhouse in use

Photo Direction: North



Greenhouse Photos

Photo Description: Greenhouse

Photo Direction: North



Water Connected

Photo Description: Water connected

Photo Direction: East



Scope Of Work

Photo Description: Scope of work: installation of a greenhouse

Photo Direction: North



Scope Of Work

Photo Description: Scope of work: installation of a greenhouse

Photo Direction: North



Scope Of Work

Photo Description: Scope of work: installation of a greenhouse

Photo Direction: Northeast



Scope Of Work

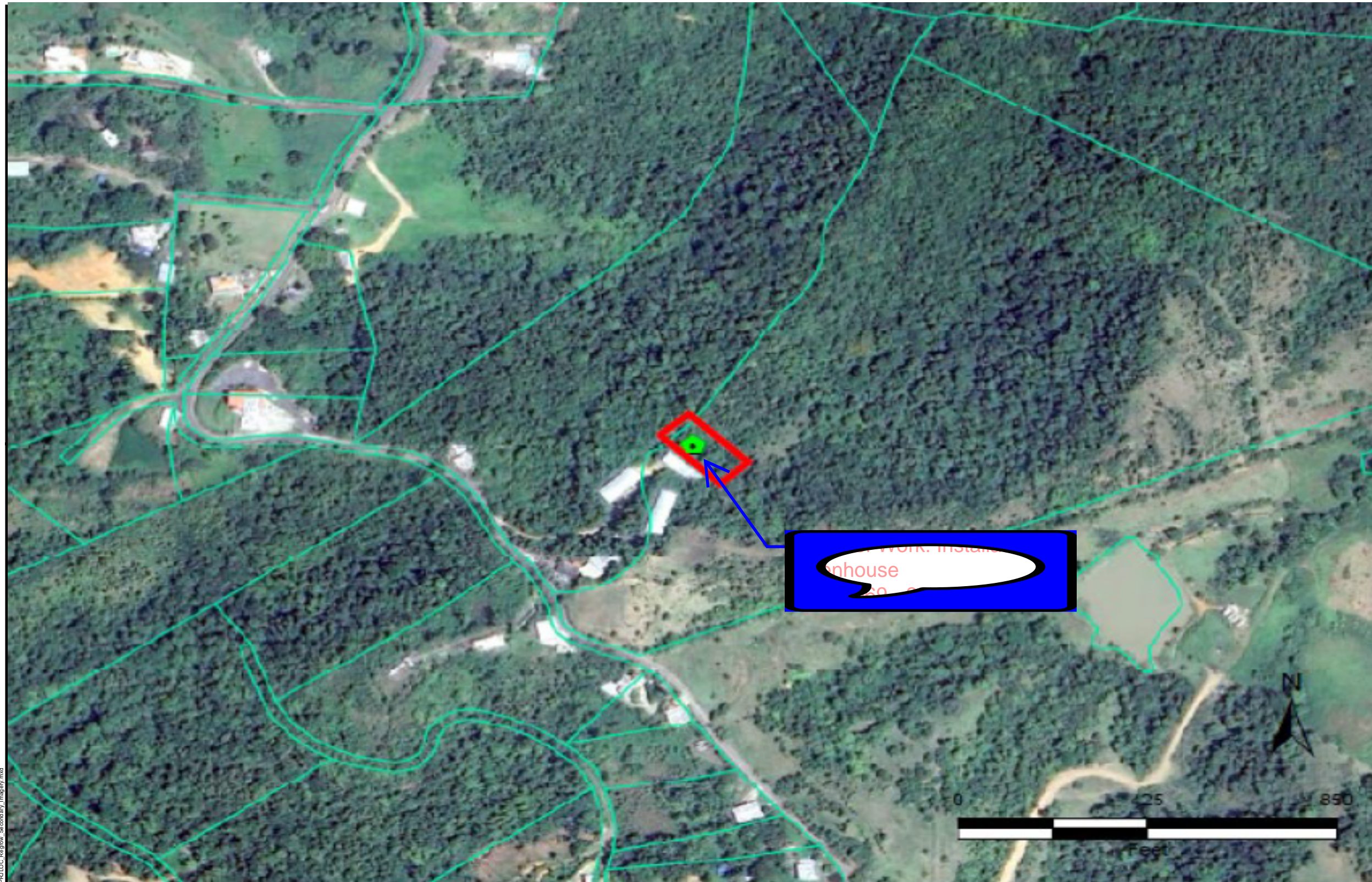
Photo Description: Scope of work map reference

Photo Direction: North






APPENDIX B

Maps



Legend

-  Project Parcel
-  Parcels
-  Area of Potential Effect

PUERTO RICO



Figure 1: PROJECT LOCATION

APPLICANT ID: PR-RGRW-02463

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

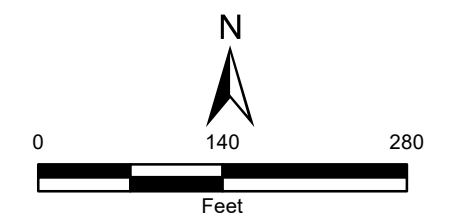
Name of Development: FINCA TERRA VERDE LLC

Parcel Coordinates: 18.283069 , -65.928907

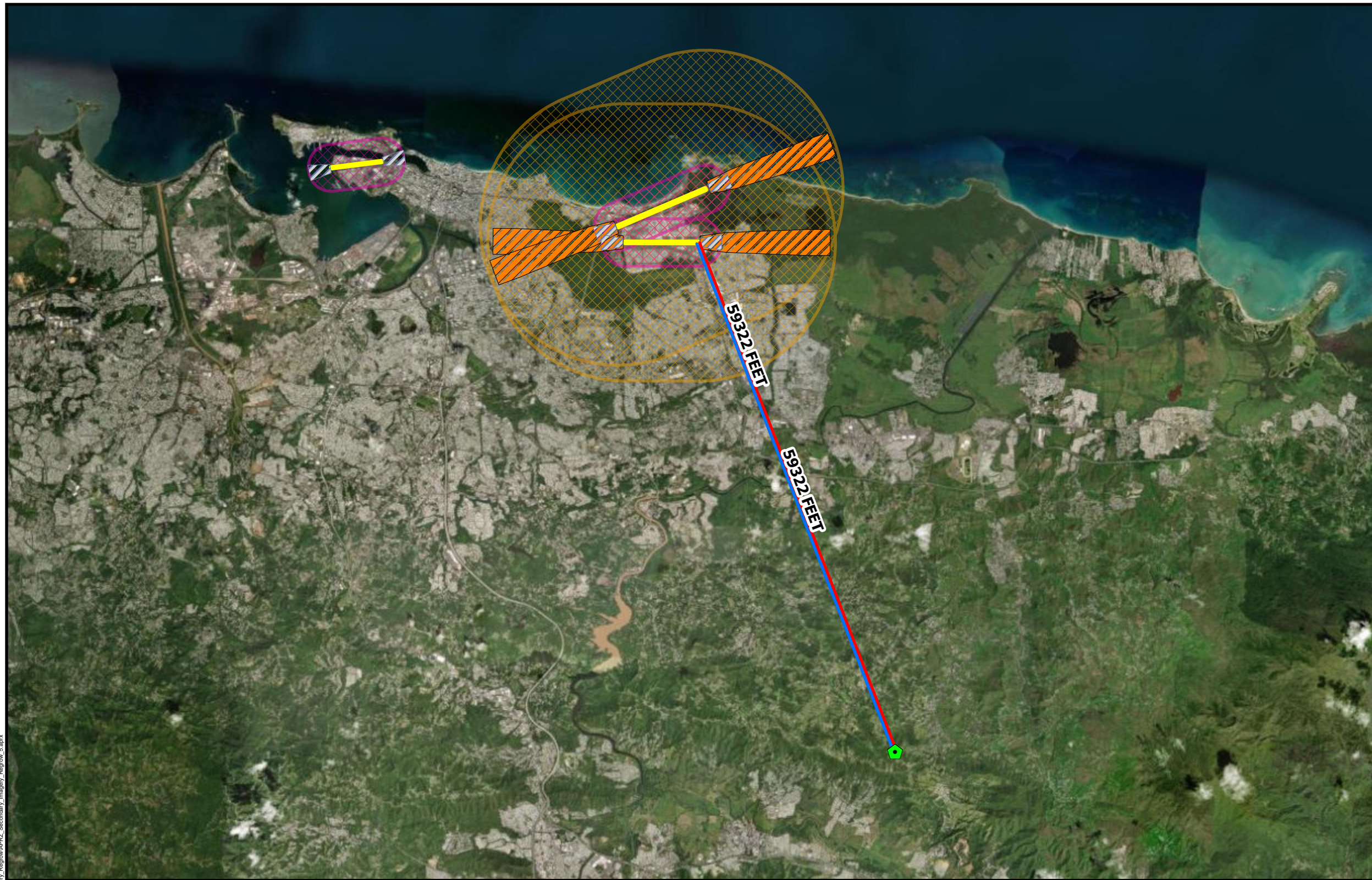


Source: CRIM
<https://catastro.crimpr.net/cdprpc/>

Author: TG Date: 12/13/2023



File Path: \\esd\gis\GIS\CDPR\ArcGIS\Share\TDR\atlus\USPR\PR\LOC_Review_Secondary_image\rv.mxd



Legend

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

**Distance to Nearest Airport
in Feet: 59,322**

**Distance to Nearest Civilian Airport
in Feet: 59,322**

**Distance to Nearest Military Airport
in Feet: 59,322**

PUERTO RICO

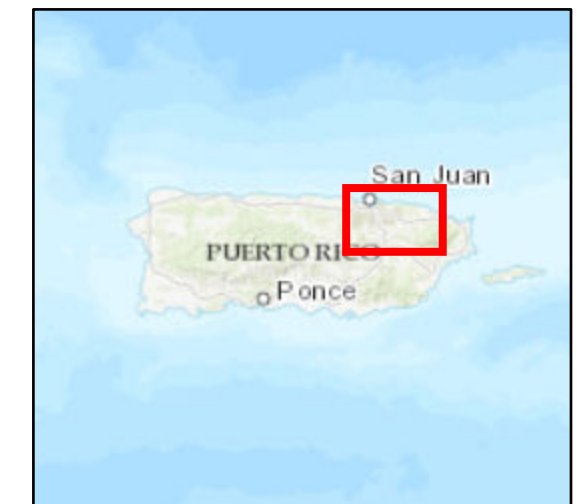


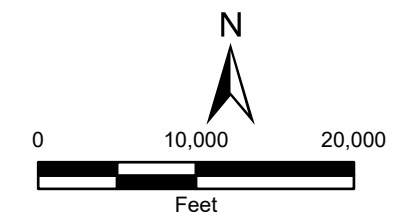
Figure 2: AIRPORT ZONES
APPLICANT ID: PR-RGRW-02463

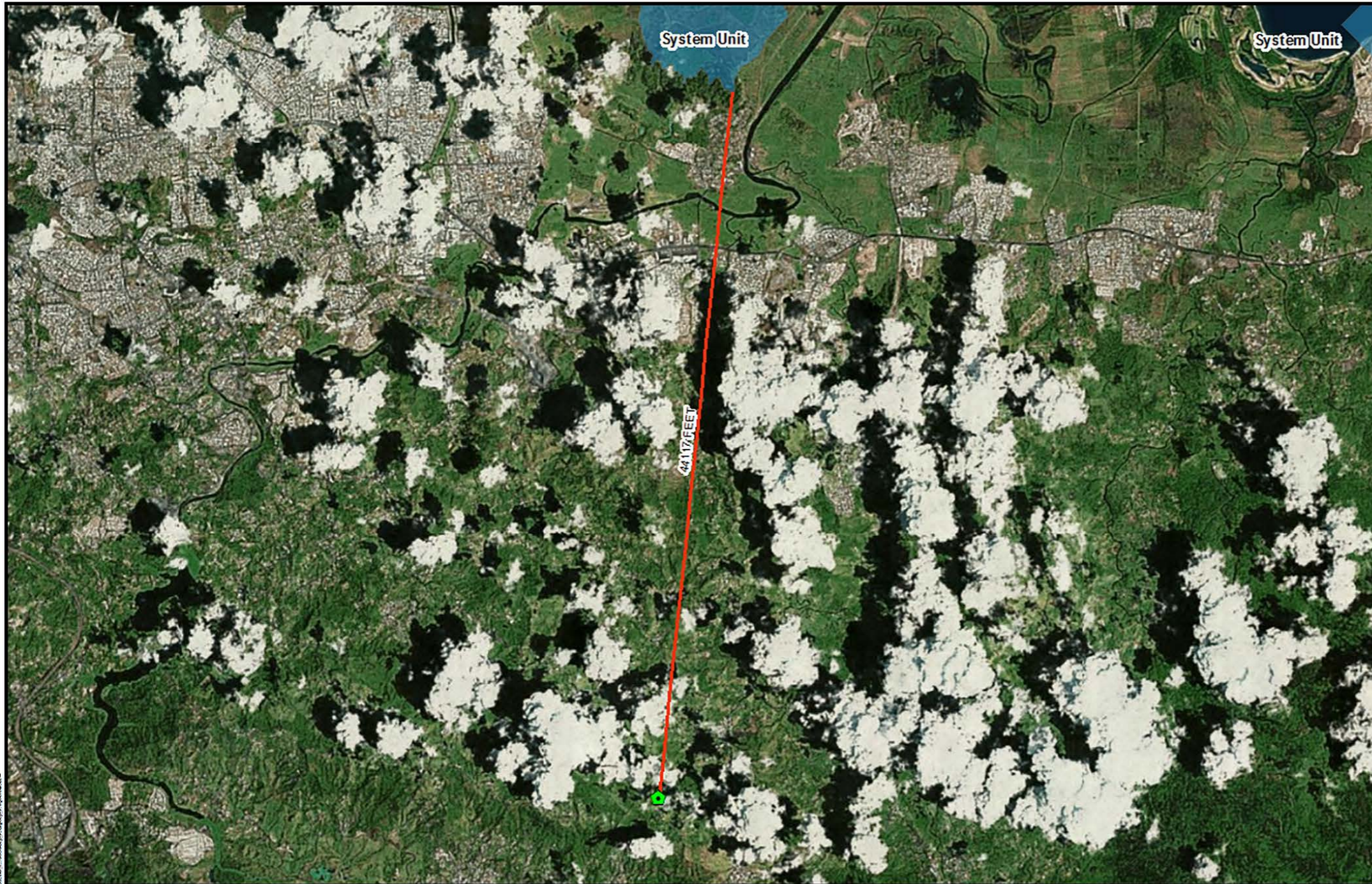
ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987
Name of Development: FINCA TERRA VERDE LLC
Parcel Coordinates: 18.283069 , -65.928907



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

Author: TG Date: 3/20/2024





Legend

Project Parcel

Coastal Barrier Resources System Unit Type

Otherwise Protected

System Unit

Distance to Nearest Coastal Barrier Resources System in Feet: 44117 FEET

PUERTO RICO



**Figure 3: COASTAL BARRIERS IMPROVEMENT ACT
APPLICANT ID: PR-RGRW-02463**

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

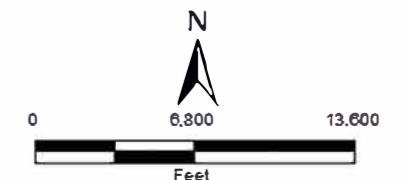
Name of Development: FINCATERRA VERDE LLC

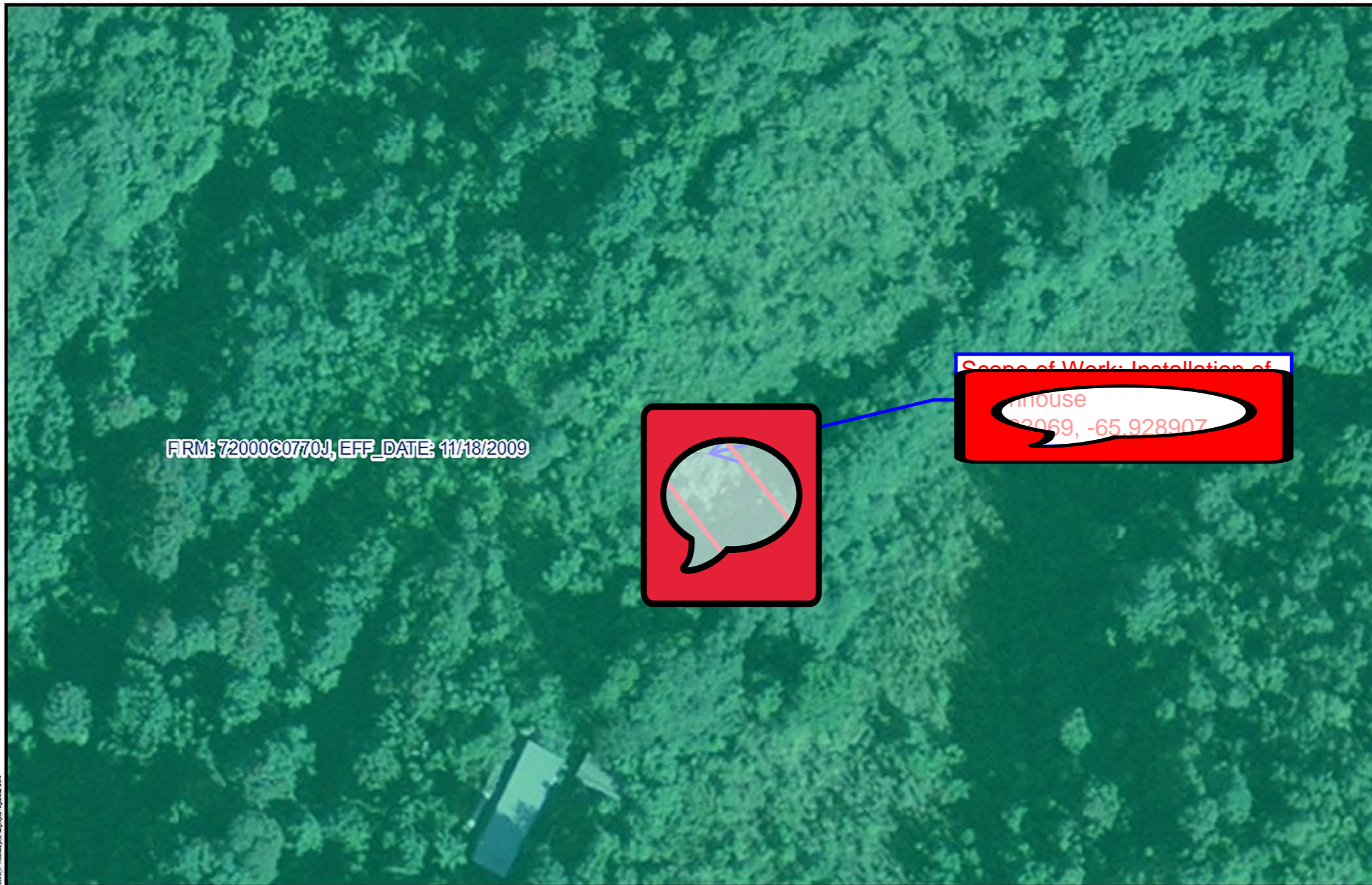
Parcel Coordinates: 18.283069, -65.928907



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

Author: TG





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

PUERTO RICO



**Figure 4: FLOODPLAIN MANAGEMENT
 APPLICANT ID: PR-RGRW-02463**

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

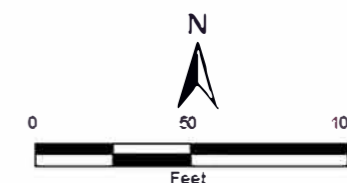
Name of Development: FINCATERRA VERDE LLC

Parcel Coordinates: 18.283069, -65.928907



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

Author: TG Date: 6/1/2023



The data on this map was derived from the National Flood Hazard Data Center and the National Flood Insurance Program.



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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



FIGURE 5: NATIONAL FLOOD HAZARD LAYER FIRMETTE

APPLICANT ID: PR-RGRW-02463

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

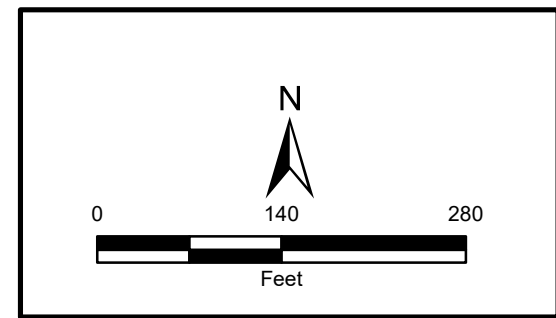
Name of Development: FINCA TERRA VERDE LLC

Parcel Coordinates: 18.283069 , -65.928907

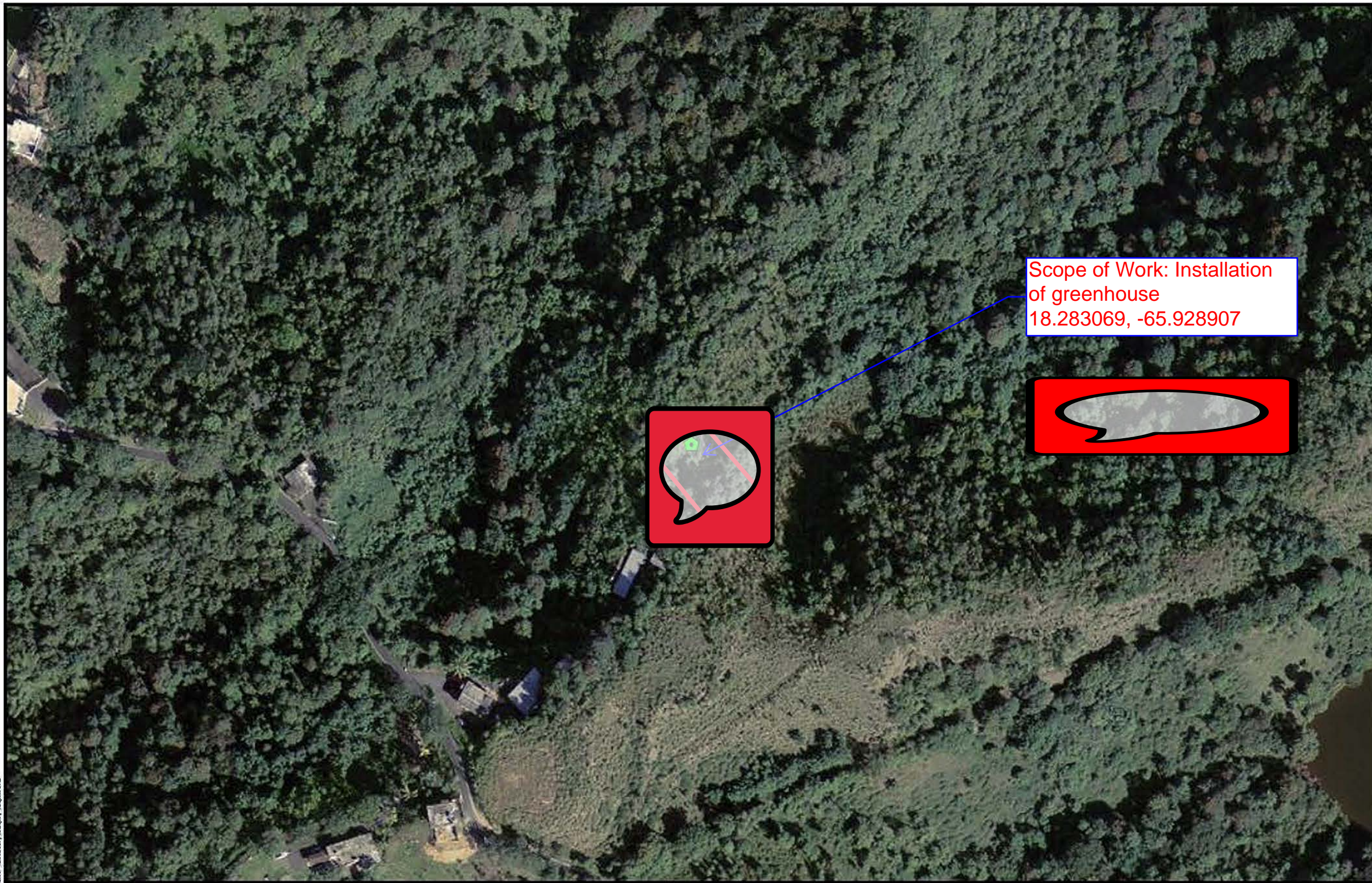


Source: FEMA
<https://www.msc.fema.gov>

Author: TG Date: 5/31/2023



File Path: \\sala206\gis\GIS\CDR\PR\Acc\GIS\SHAPE\TDR\DATA\USFIRM\FIRM\LOC_Regrow_Secondary_Imagery.mxd



Legend

PuertoRico_ABFE_1PCT
Advisory Base Flood Elevation (zoom in to make visible)
—

Flood Hazard Boundary (zoom in to make visible)
Limit of Moderate Wave Action (LiMWA)
▲

Flood Hazard Extent
— 1% Annual Chance Flood
— 0.2% Annual Chance Flood

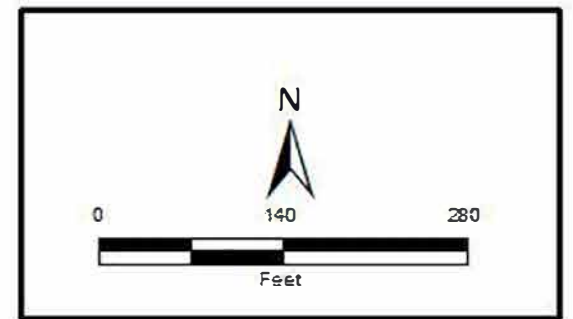
Zone/BFE Boundary
□

Flood Hazard Area (zoom in to make visible)
Flood Hazard Zone
 ■ A
 ■ AO
 ■ AE
 ■ Coastal A Zone
 ■ VE
 ■ X 0.2% Annual Chance Flood
 ■ A-Floodway
 ■ AE-Floodway
 ■ Coastal A Zone and Floodway

□ Area of Potential Effect

🏠 Project Parcel

PUERTO RICO



**Figure 6: ADVISORY BASE FLOOD ELEVATION
APPLICANT ID: PR-RGRW-02463**

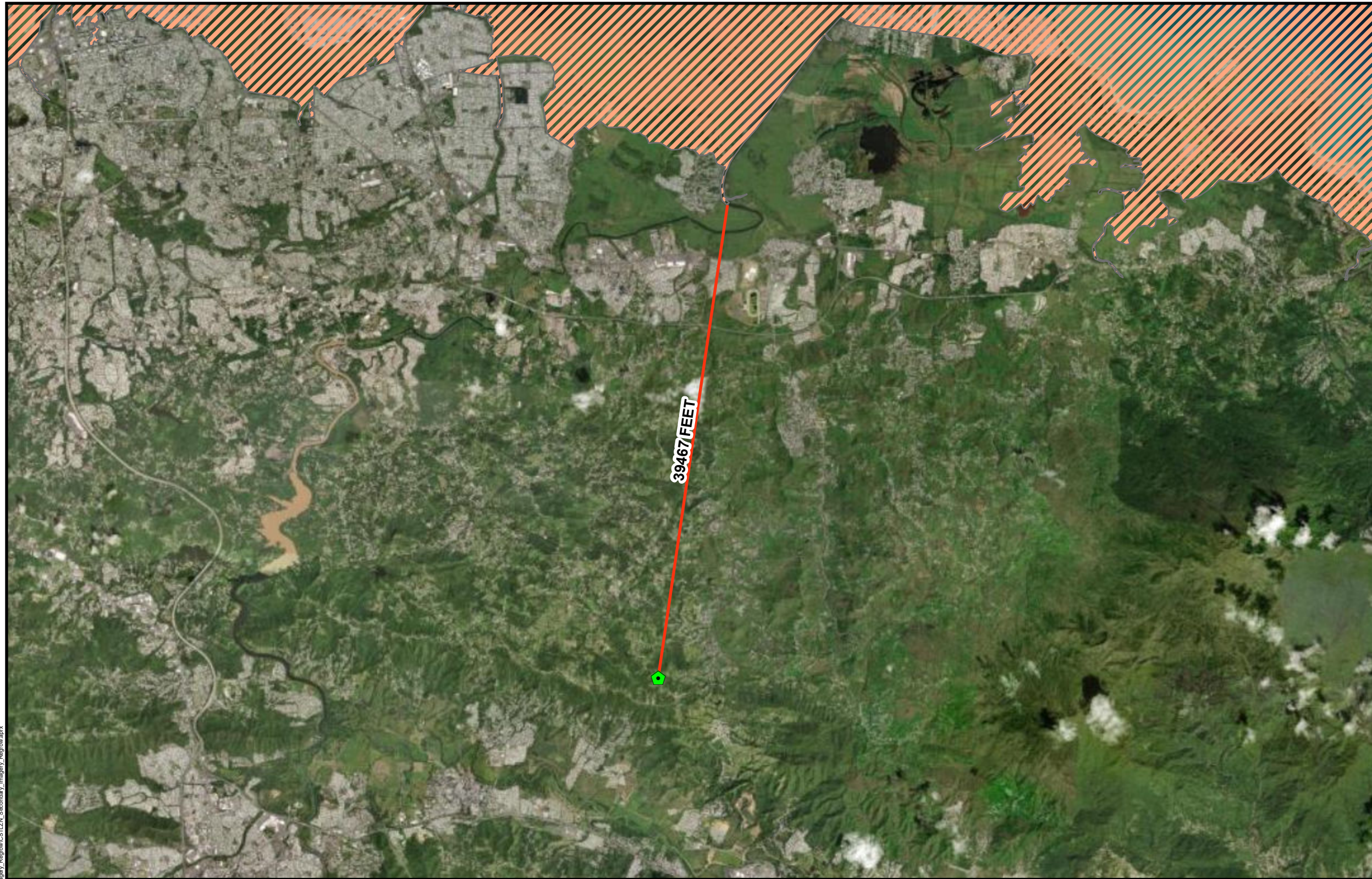
ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987
 Name of Development: FINCATERRA VERDE LLC
 Parcel Coordinates :18.283069 , -65.928907





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

Date: 6/7/2023

File Path: \\netapp01\GIS\Projects\2023\PR-RGRW-02463\Figure 6: ADVISORY BASE FLOOD ELEVATION.aprx
 Created by: TG
 Date: 6/7/2023



Legend

-  Project Parcel
-  Coastal Zone Management Boundary

Distance to Nearest Coastal Zone:
39467 Feet

PUERTO RICO



**Figure 7: COASTAL ZONE MANAGEMENT
APPLICANT ID: PR-RGRW-02463**

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

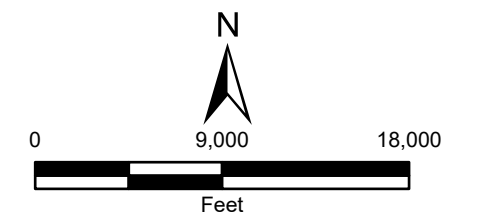
Name of Development: FINCATERRA VERDE LLC

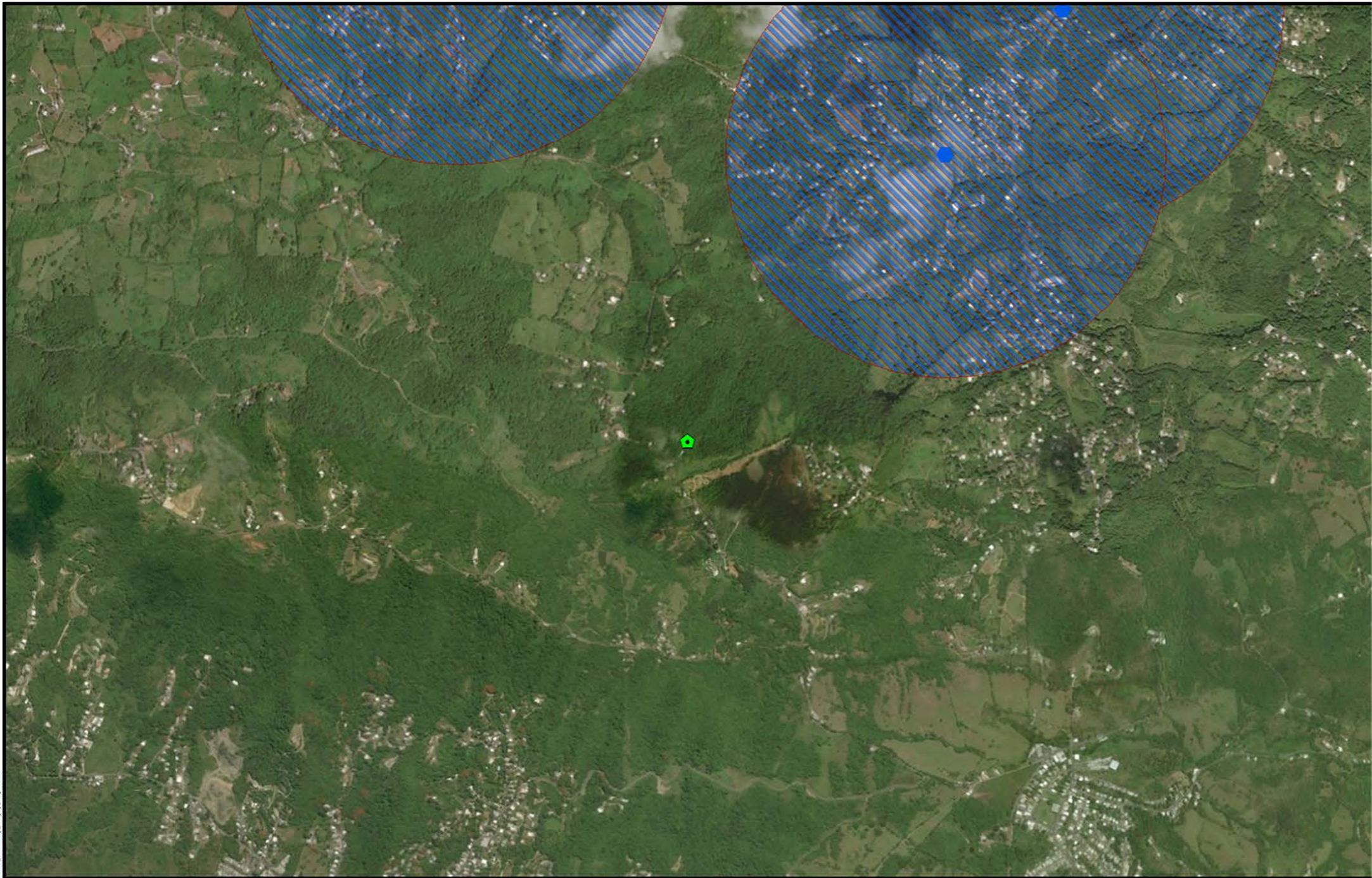
Parcel Coordinates :18.283069 , -65.928907



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

Author: TG Date: 10/17/2023





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

PUERTO RICO

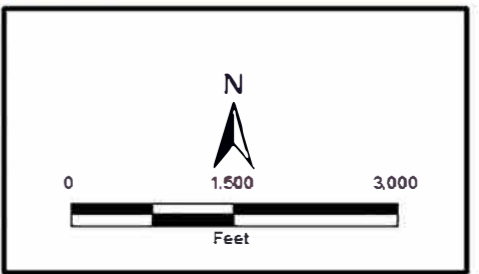


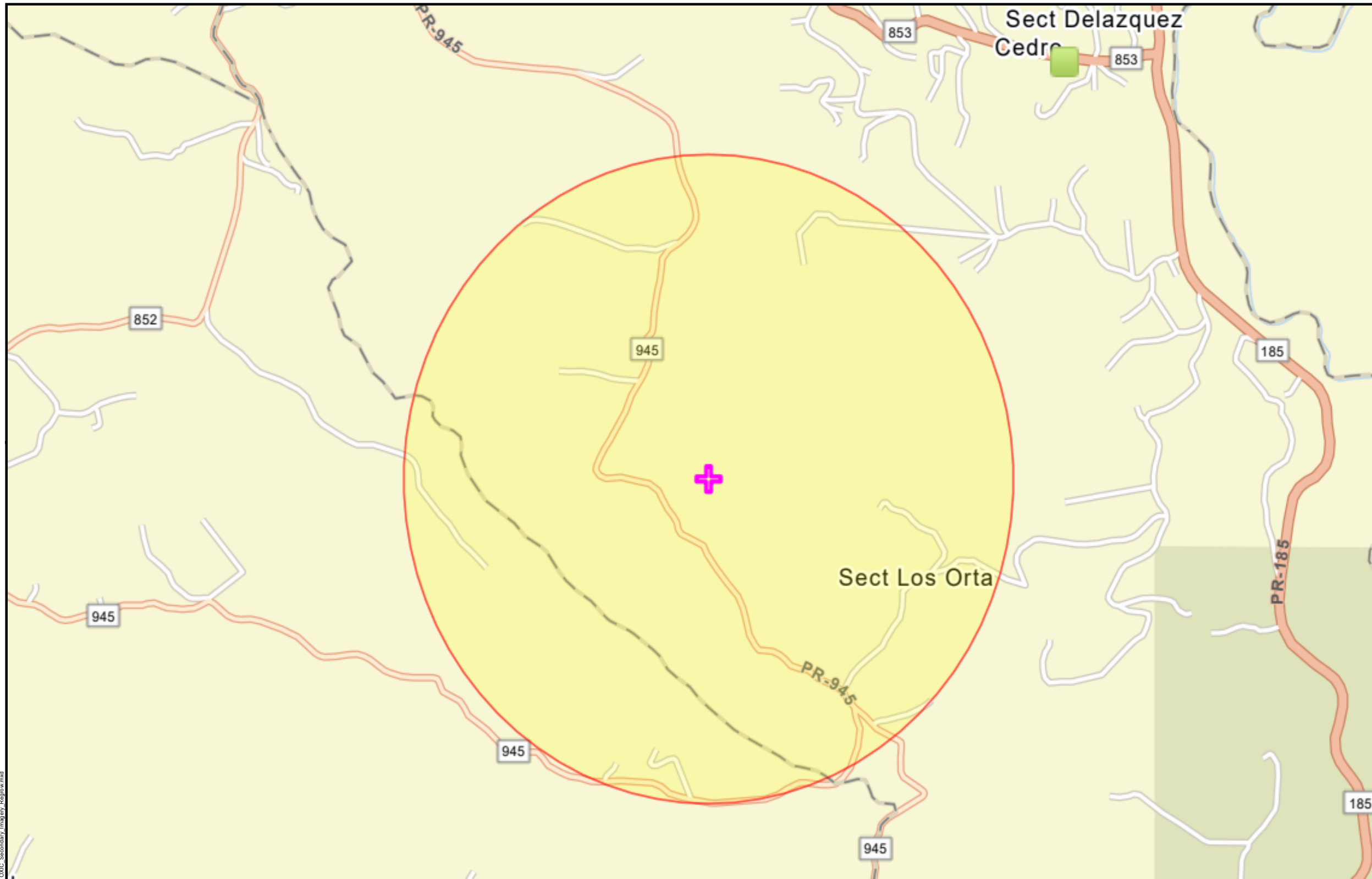
Figure 8: TOXIC CHEMICALS AND GASES, HAZARDOUS MATERIALS, CONTAMINATION, AND RADIOACTIVE SUBSTANCES
APPLICANT ID: PR-RGRW-02463

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987
 Name of Development: FINCATERRA VERDE LLC
 Parcel Coordinates: 18.283069, -65.928907



Source: E.P.A.
<https://www.epa.gov/fs/geospatial-data-download-service>
 Date: 6/1/2023

This map was generated using data from the National Geospatial Data Archive and other sources. The map is for informational purposes only and does not constitute a warranty or representation of any kind.



Legend

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

Buffer: 3,000 ft

PUERTO RICO



Figure 9: NEPA Assist Map

APPLICANT ID: PR-RGRW-02463

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

Name of Development: FINCA TERRA VERDE LLC

Parcel Coordinates: 18.283069 , -65.928907

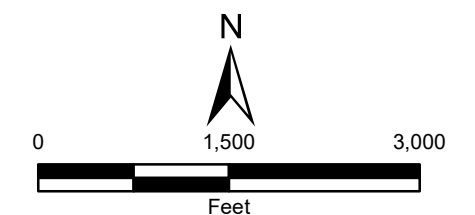


Source: E.P.A.

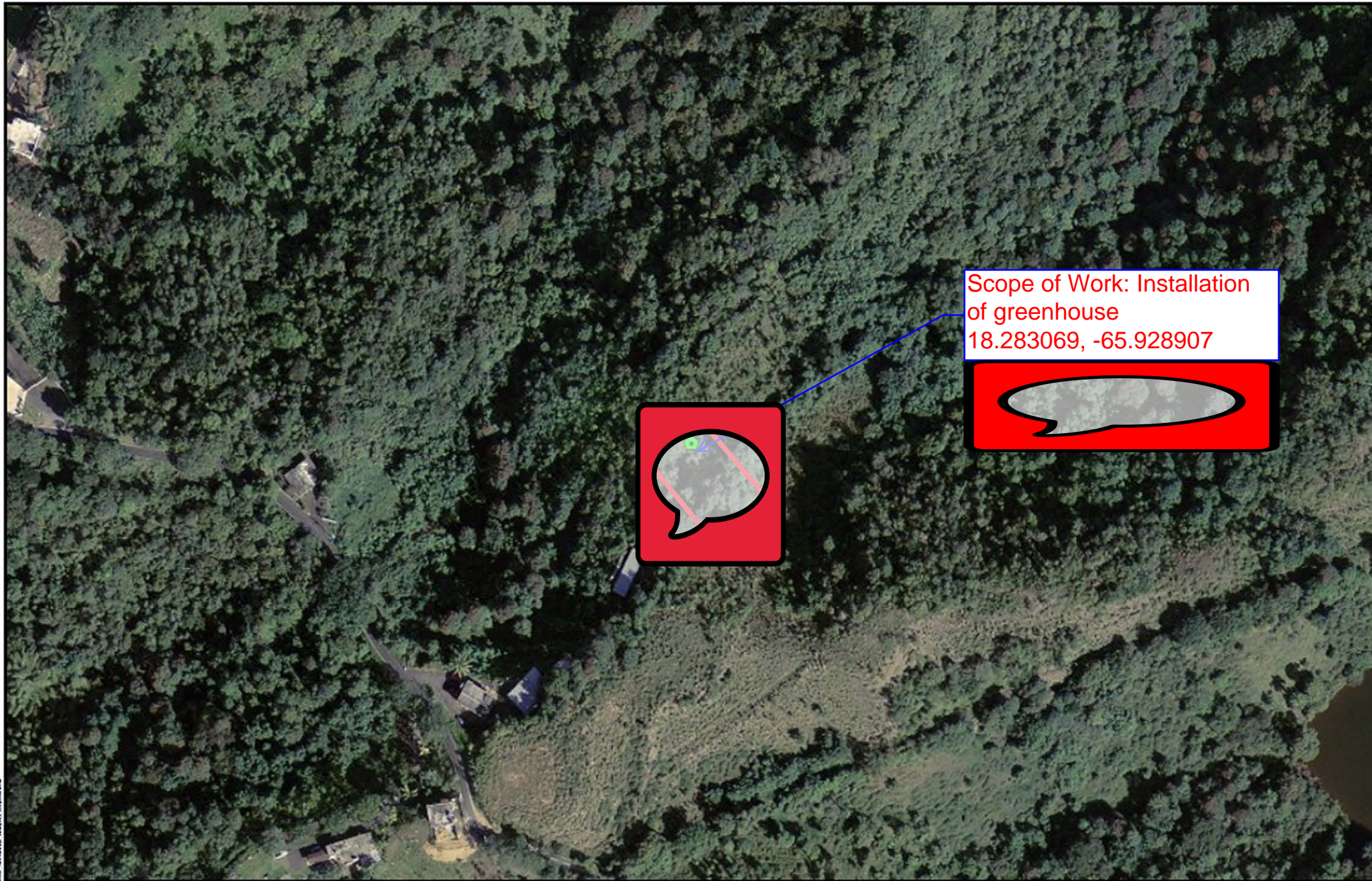
<https://www.epa.gov/frs/geospatial-data-download-service>

Author: JB/AK


Date: 5/18/2023



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Legend

-  Project Parcel
-  Area of Critical Hábitat
-  Area of Potential Effect

PUERTO RICO



**Figure 10: ENDANGERED SPECIES ACT
APPLICANT ID: PR-RGRW-02463**

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

Name of Development: FINCATERRA VERDE LLC

Parcel Coordinates: 18.283069, -65.928907

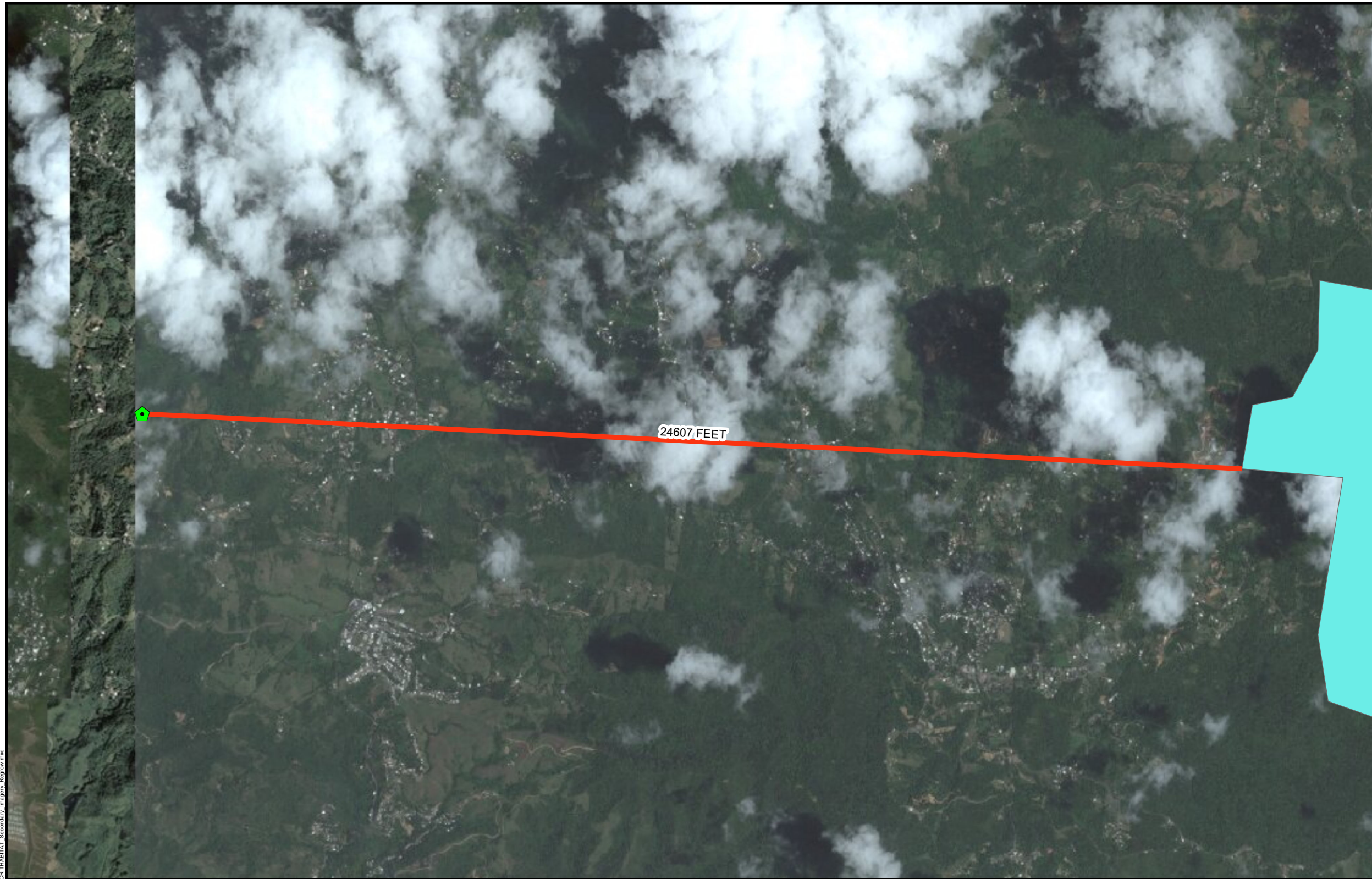


Source: U.S. FISH & WILDLIFE SERVICE
<https://ecos.fws.gov>

Author: TG

Date: 6/12/2023






Legend

 Project Parcel

comname

 Elfin-woods warbler

Distance to Nearest Critical Habitat in Feet: 24607 FEET

24607 FEET

PUERTO RICO



Figure 11: CRITICAL HABITATS
APPLICANT ID: PR-RGRW-02463

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

Name of Development: FINCA TERRA VERDE LLC

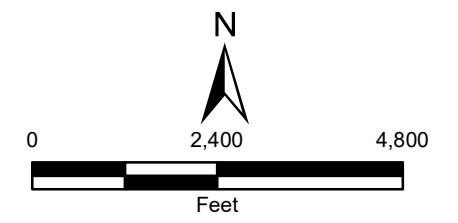
Parcel Coordinates: 18.283069, -65.928907



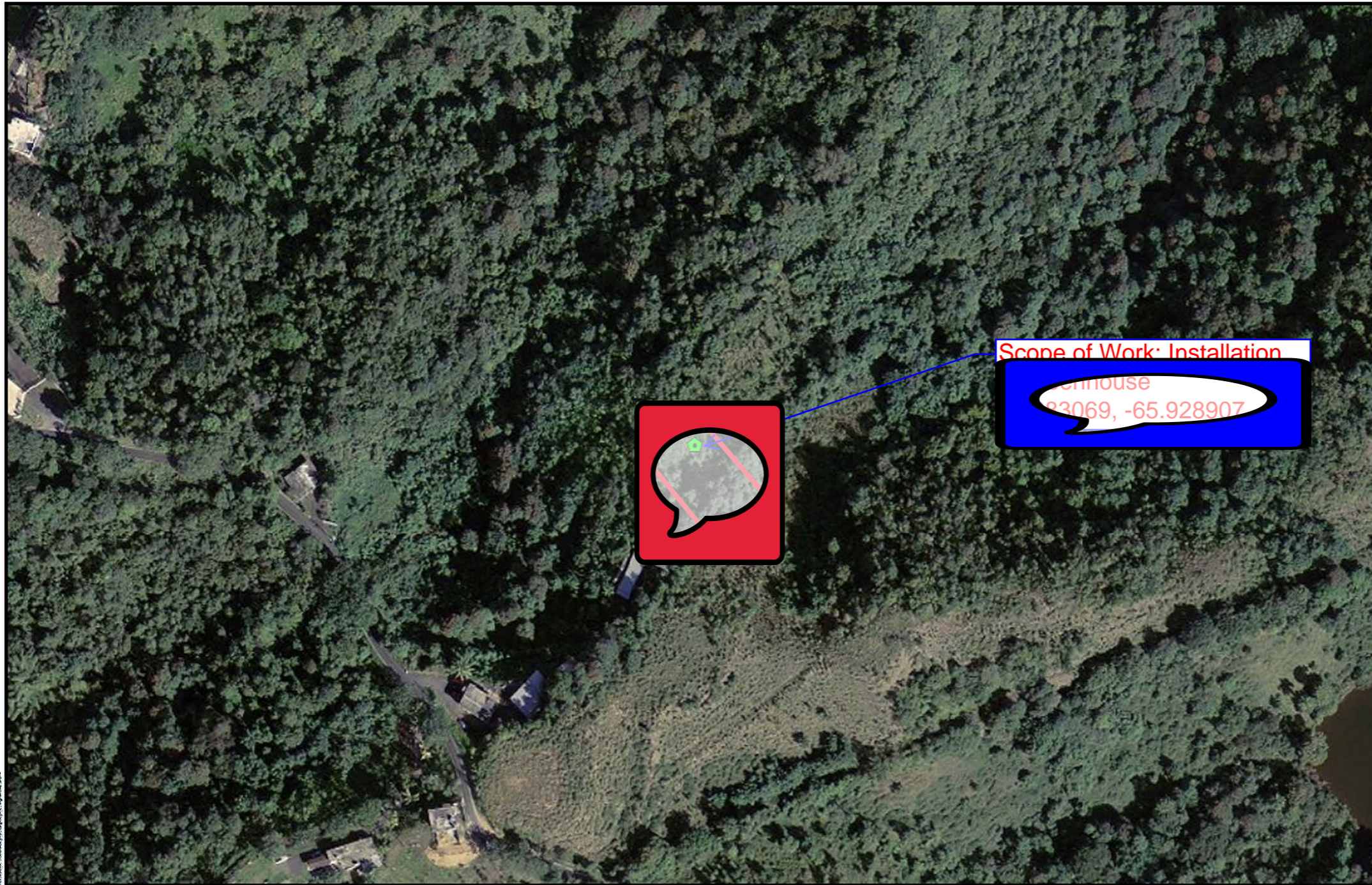
Source: U.S. FISH & WILDLIFE SERVICE
<https://ecos.fws.gov>

Author: TG

Date: 6/1/2023



File Path: \\nas202\gis\GIS\CDR\PR\Acc\Shane\TDR\Map\USPRT\Fig\CRITICALHABITAT_Secordary_Imagery_Export.mxd



- Legend**
- Project Parcel
 - Farm Class**
 - All areas are prime farmland
 - Farmland of statewide importance
 - Farmland of statewide importance, if irrigated
 - Prime farmland if drained
 - Prime farmland if irrigated
 - Prime farmland if irrigated and reclaimed of excess salts and sodium
 - Prime farmland if protected from flooding or not frequently flooded during the growing season
 - Area of Potential Effect

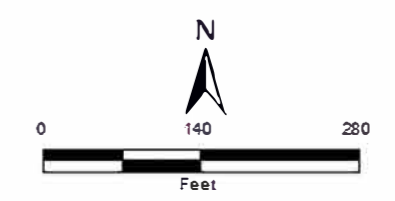
PUERTO RICO

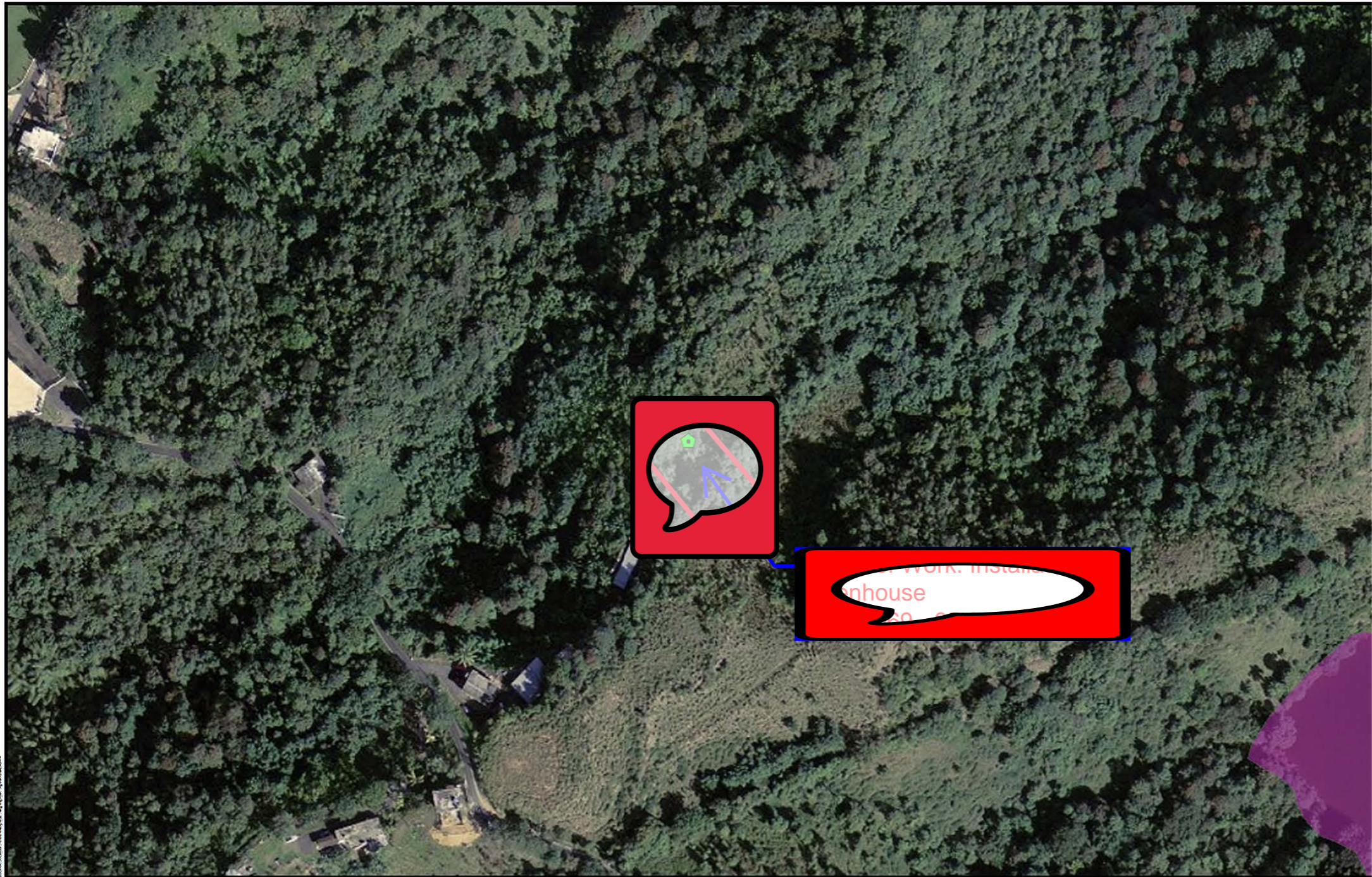


Source: USDA
<https://websoilsurvey.sc.egov.usda.gov/>
 Author: TG Date: 6/1/2023

Figure 12: FARMLAND PROTECTION
APPLICANT ID: PR-RGRW-02463

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987
 Name of Development: FINCATERRA VERDE LLC
 Parcel Coordinates: 18.283069, -65.928907





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

PUERTO RICO



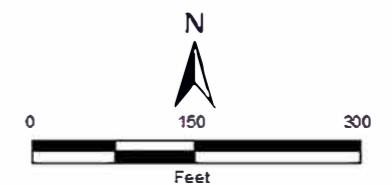
Figure 14: WETLANDS
APPLICANT ID: PR-RGRW-02463
 ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987
 Name of Development: FINCATERRAVERDE LLC
 Parcel Coordinates: 18.283069, -65.928907

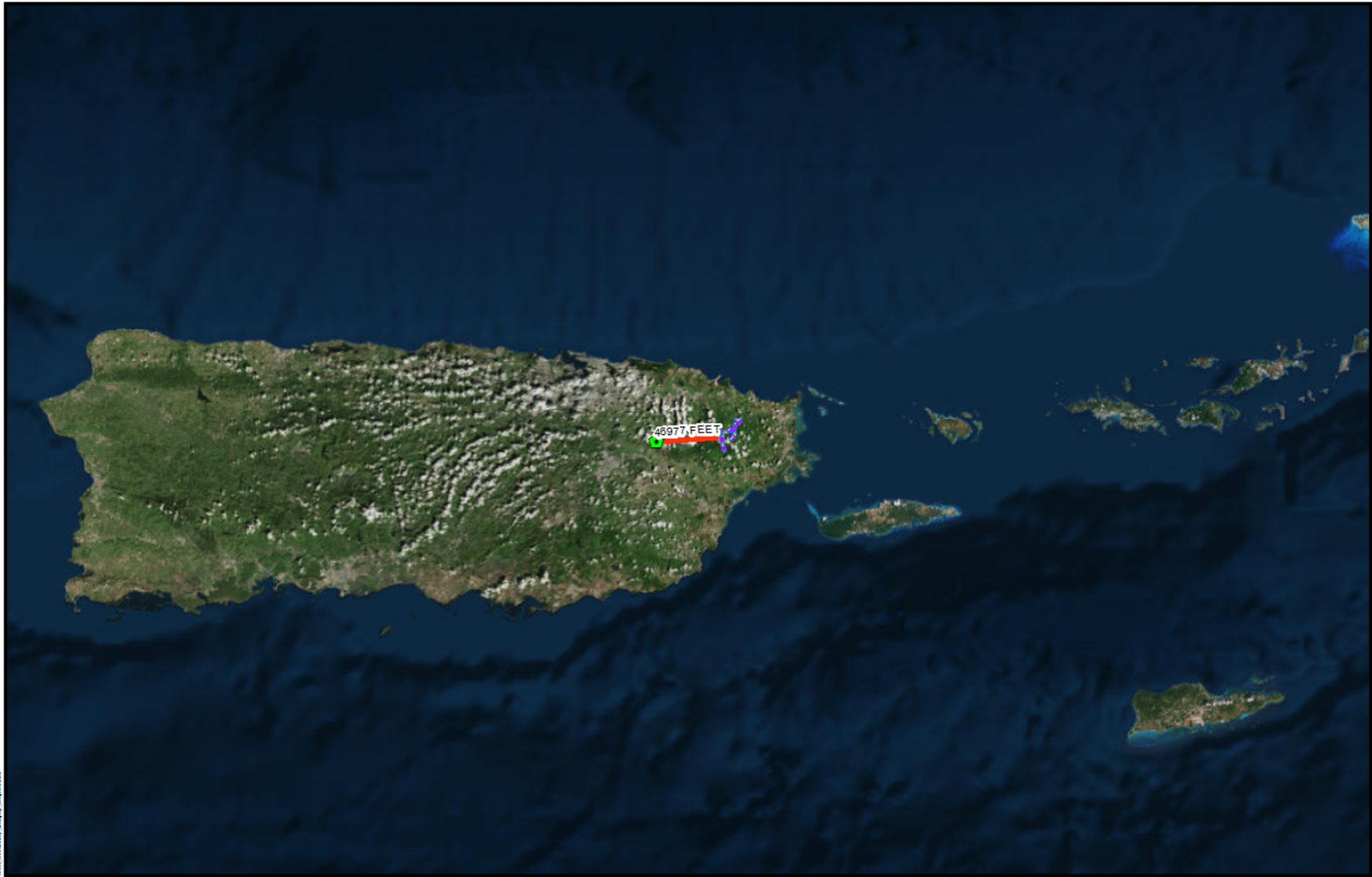




Source: U. S. Fish & Wildlife Service
<https://www.fws.gov>

Author: TG

Date: 6/1/2023





- Legend**
-  Project Parcel
 -  Wild and Scenic Rivers

Distance to Nearest Wild and Scenic River in Feet: 46977 FEET

PUERTO RICO



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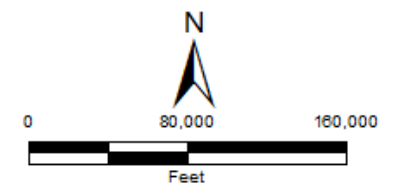


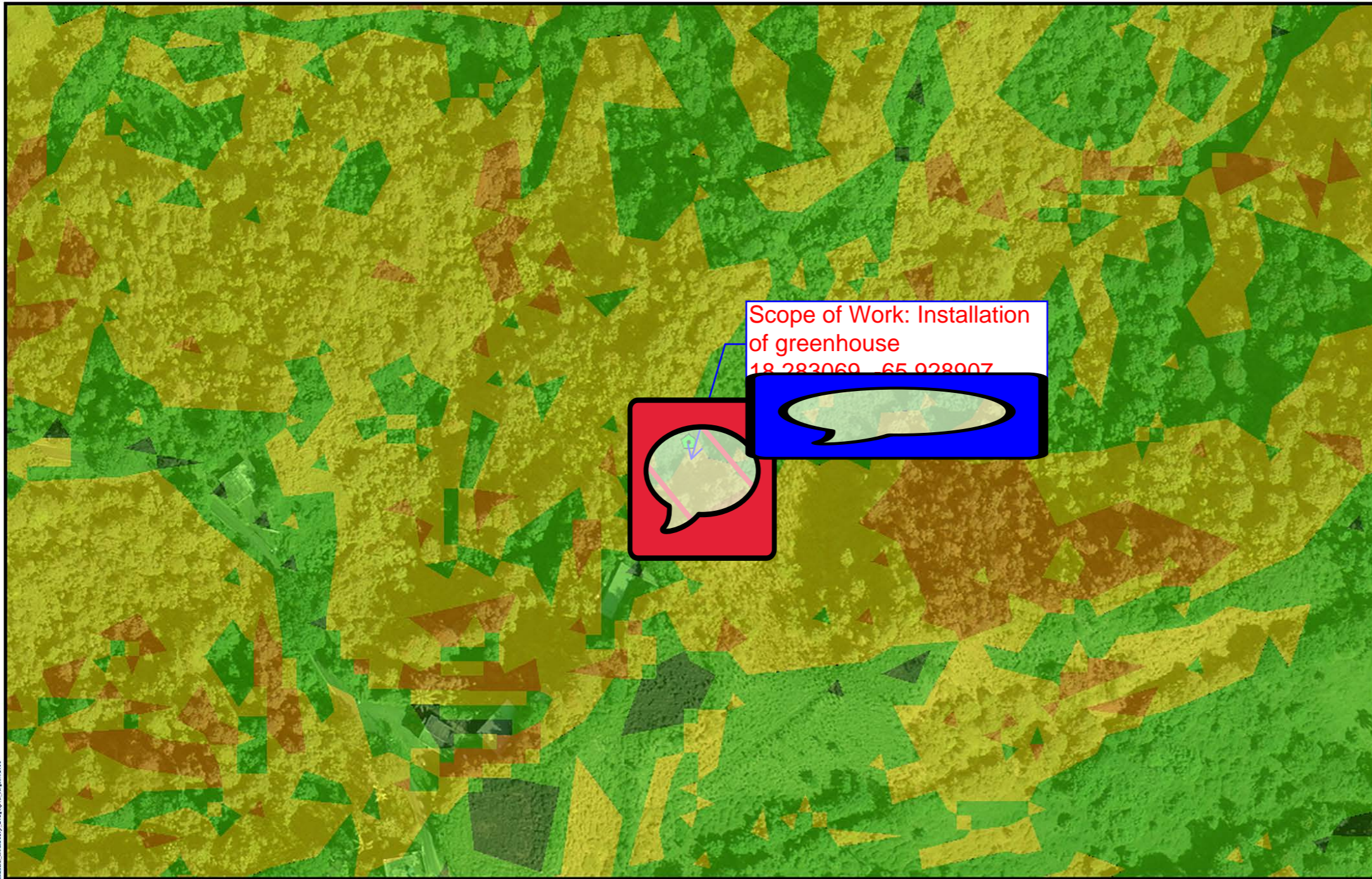
Source: U. S. Forest Service
<https://www.fs.usda.gov>








Author: TG Date: 6/1/2023

**Figure 15: WILD AND SCENIC RIVERS ACT
 APPLICANT ID: PR-RGRW-02463**

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas , Carolina, PR 00987
 Name of Development: FINCA TERRA VERDE LLC
 Parcel Coordinates: 18.283069, -65.928907





- Legend**
-  Project Parcel
 - Landslide Susceptibility**
 -  Extremely High
 -  Very High
 -  High
 -  Moderate
 -  Low
 -  Area of Potential Effect

PUERTO RICO

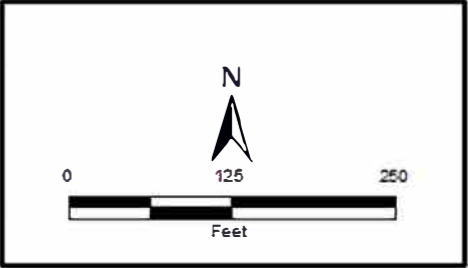


**Figure 16: SLOPE AND EROSION
 APPLICANT ID: PR-RGRW-02463**

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

Name of Development: FINCATERRA VERDE LLC

Parcel Coordinates: 18 283069, -65 928907



Source: PRDOH
<http://www.usgs.maps.a.rojfs.com>
<https://www.bas.pr.gov/lewa/r/lewa.html?d=10506ecc7115491d&e=17647119248ee>
 Author: TG Date: 6/1/2023



- Legend**
- ◆ Project Parcel
 - Streamflow and Recharge Source Zones
 - Sole Source Aquifer
 - Biscayne Aquifer SSA

Distance to Nearest Aquifer:
5,510,754 FT

PUERTO RICO



File Path: Z:\data\USRT\Tier2\Regw\pr\SSA\QUIFER_Sec\Secondary_Imagery_Regrow\QUIFER_Regrow_1.aprx



Source: USGS
<https://catalog.data.gov/dataset/epa-sole-source-aquifers>

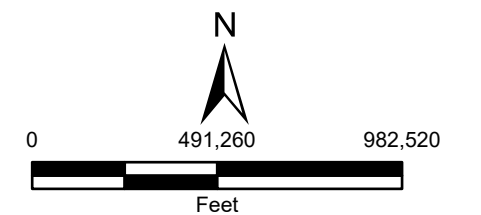
Author: TG Date: 2/27/2024

**Figure 17: SOLE SOURCE AQUIFERS
APPLICANT ID: PR-RGRW-02463**

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

Name of Development: FINCA TERRA VERDE LLC

Parcel Coordinates: 18.283069, -65.928907



APPENDIX C

Additional Information



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

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

Data is current as of April 30, 2023

Listed by State, County, NAAQS (W=Whole County,P=Partial County designated nonattainment as of report date)
 The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

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

Change the State:

Important Notes

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

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

Important Notes

Discover.

Connect.

Ask.

Follow.

2023-04-30

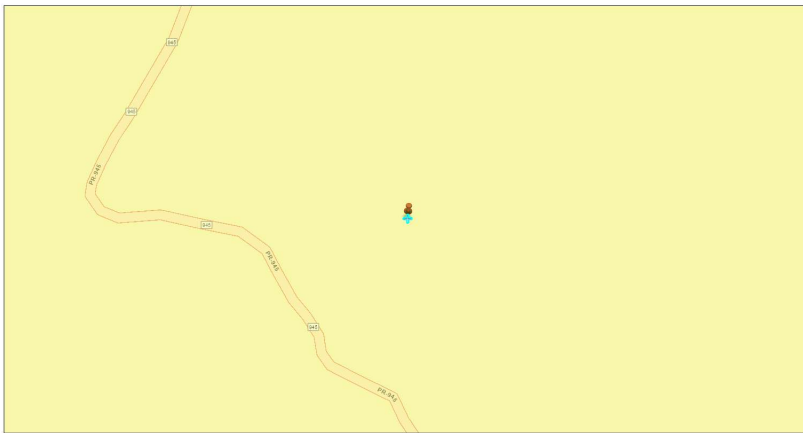
EJScreen Community Report

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

Carolina Municipio, PR

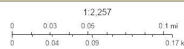
1 mile Ring Centered at 18.283073,-65.928907
 Population: 2,308
 Area in square miles: 3.14

A3 Landscape



December 12, 2023

PR-RGRW-02463
 Search Result (point)

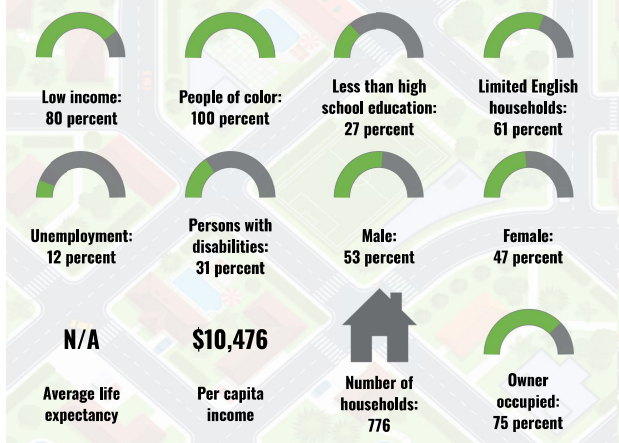


Map Community Map Contributors, Esri, HERE, DeLorme, Mapbox, Swire, Garmin, Bing, Microsoft, NASA, USGS, NPS, US Census Bureau

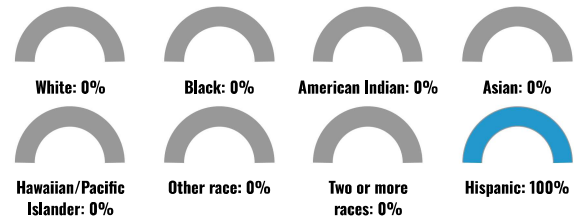
LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	12%
Spanish	88%
Total Non-English	88%

COMMUNITY INFORMATION



BREAKDOWN BY RACE



BREAKDOWN BY AGE



LIMITED ENGLISH SPEAKING BREAKDOWN



Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race. Source: U.S. Census Bureau, American Community Survey (ACS) 2017-2021. Life expectancy data comes from the Centers for Disease Control.

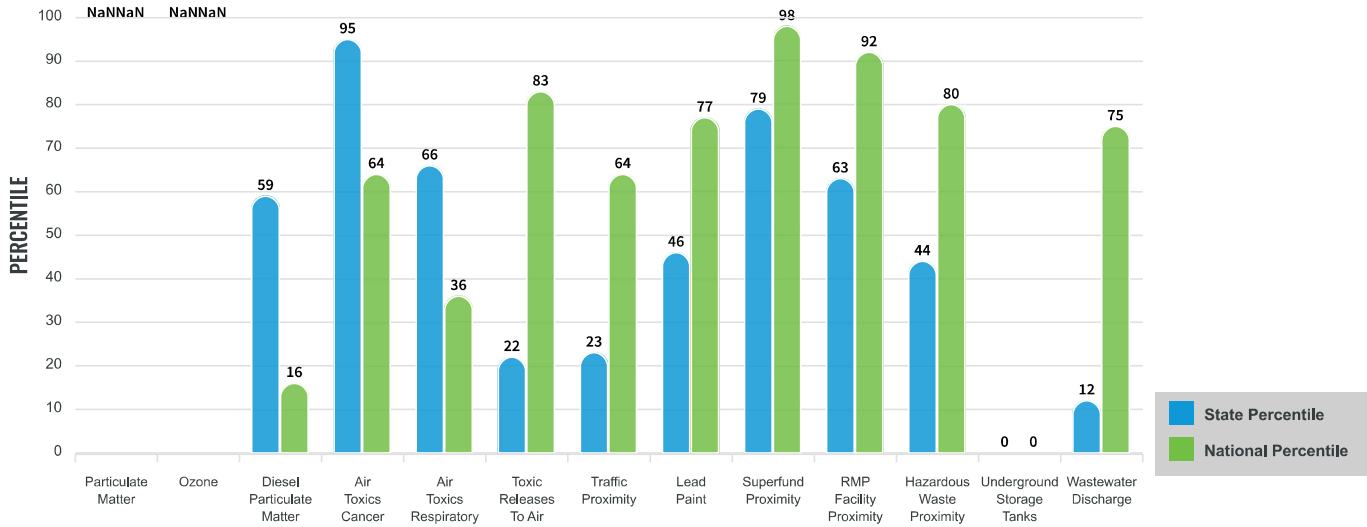
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the [EJScreen website](#).

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

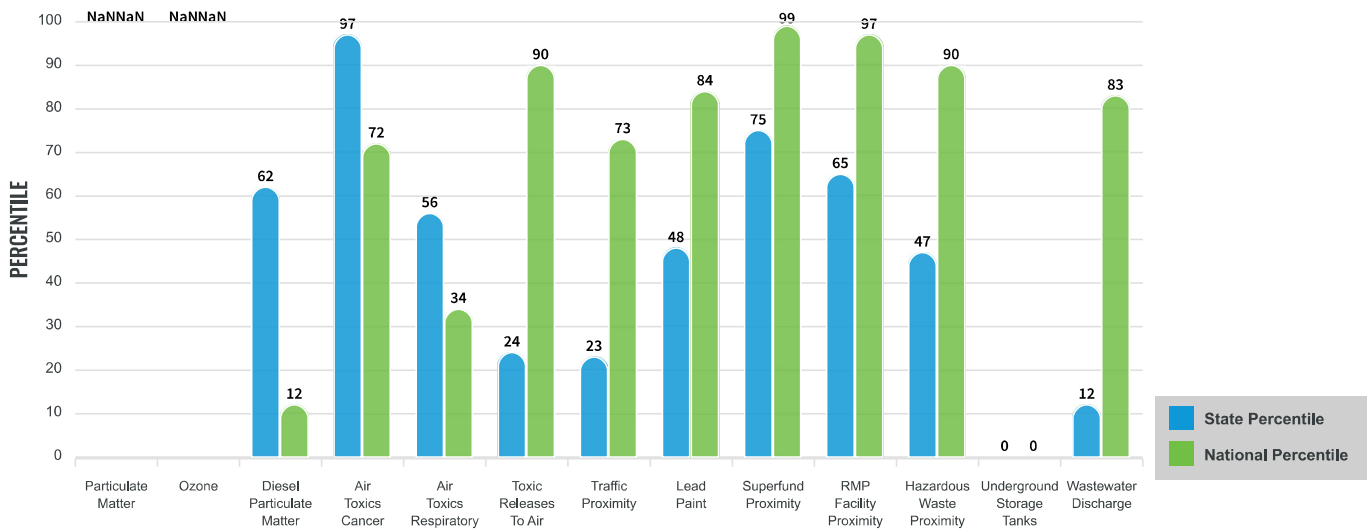
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



These percentiles provide perspective on how the selected block group or buffer area compares to the entire state or nation.

Report for 1 mile Ring Centered at 18.283073,-65.928907

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter ($\mu\text{g}/\text{m}^3$)	N/A	N/A	N/A	8.08	N/A
Ozone (ppb)	N/A	N/A	N/A	61.6	N/A
Diesel Particulate Matter ($\mu\text{g}/\text{m}^3$)	0.0426	0.0667	54	0.261	3
Air Toxics Cancer Risk* (lifetime risk per million)	22	20	15	25	5
Air Toxics Respiratory HI*	0.2	0.19	17	0.31	4
Toxic Releases to Air	290	4,300	20	4,600	38
Traffic Proximity (daily traffic count/distance to road)	19	180	23	210	24
Lead Paint (% Pre-1960 Housing)	0.074	0.16	43	0.3	31
Superfund Proximity (site count/km distance)	0.14	0.15	75	0.13	77
RMP Facility Proximity (facility count/km distance)	0.22	0.47	57	0.43	60
Hazardous Waste Proximity (facility count/km distance)	0.25	0.76	42	1.9	40
Underground Storage Tanks (count/km ²)	0	1.7	0	3.9	0
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.0001	2.3	11	22	30
SOCIOECONOMIC INDICATORS					
Demographic Index	90%	83%	61	35%	98
Supplemental Demographic Index	45%	43%	48	14%	99
People of Color	100%	96%	31	39%	98
Low Income	80%	70%	59	31%	97
Unemployment Rate	12%	15%	51	6%	87
Limited English Speaking Households	61%	67%	30	5%	99
Less Than High School Education	27%	21%	66	12%	89
Under Age 5	2%	4%	39	6%	22
Over Age 64	23%	22%	56	17%	76
Low Life Expectancy	N/A	N/A%	N/A	20%	N/A

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

Sites reporting to EPA within defined area:

Superfund	0
Hazardous Waste, Treatment, Storage, and Disposal Facilities	0
Water Dischargers	0
Air Pollution	0
Brownfields	0
Toxic Release Inventory	0

Other community features within defined area:

Schools	0
Hospitals	0
Places of Worship	0

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

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

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	N/A	N/A	N/A	20%	N/A
Heart Disease	N/A	N/A	N/A	6.1	N/A
Asthma	N/A	N/A	N/A	10	N/A
Cancer	N/A	N/A	N/A	6.1	N/A
Persons with Disabilities	26.8%	21.6%	76	13.4%	96

CLIMATE INDICATORS

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

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	25%	32%	41	14%	83
Lack of Health Insurance	7%	7%	61	9%	53
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	No	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring Centered at 18.283073,-65.928907

APPENDIX D

IPaC Report



October 17, 2023

Edwin E Muñiz
Field Supervisor
U.S. Fish and Wildlife Service
PO Box 491
Boquerón, Puerto Rico 00622
Email: caribbean_es@fws.gov

Re: Puerto Rico Department of Housing Re-Grow PR-RGRW-02463 Project – Finca Terra Verde LLC – Endangered Species Concurrence

Dear Mr. Muñiz:

The Puerto Rico Department of Housing (PRDOH) is requesting an informal consultation under Section 7 (a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) for the proposed project PR-RGRW-02463, located on carr. PR-853 km 7.8 ln, calle #945, bo. Barrazas, Carolina, PR 00987 (Parcel ID# 174-000-006-09). The coordinates of the project site are 18.283069, -65.928907.

The proposed project in question, PR-RGRW-02463, is requesting funding under the Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) which aims to increase agricultural capacity while promoting and increasing food security island wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities.

The project consists in the installation of a greenhouse with an approximate footprint of 100-feet by 30-feet. Available terrace is approximately 180-feet x 60-feet. The greenhouse will be metal framed with plastic and saran cover sheet. The greenhouse will be located at 18.283069, - 65.928907. Water will be supplied to the new greenhouse from the existing connection to the other greenhouses via above ground PVC tubing. No electricity will be needed or required for the greenhouse operations.

The surrounding landscape of the scope of work is heavily vegetated, with a forested tree line that runs along the north, east and west sides of the proposed area, to the south, the land has been cleared. Vegetation and trees will have to be removed for the construction of the greenhouse. During the removal of vegetation, the best practices should be followed in accordance with USFWS Puerto Rican Boa Conservation Measures 2020 to avoid potential disturbance. Before any tree removal, a visual survey must be

CDBG-DR FUNDS

conducted to confirm no birds nest are present. Tree removal work should not take place between the months of April to August to avoid disturbing the Puerto Rican Broad-winged Hawk and Puerto Rican Parrot during nesting season. The National Wetlands Inventory indicated that there are no NWI mapped wetlands within the proposed scope of work area or parcel (Appendix E).

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

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

No Critical Habitats for any species were noted within the parcel. Upon review of iNaturalist.org, no sightings of the Puerto Rican Boa, Puerto Rican Broad Winged Hawk, or Puerto Rican Parrot have been recorded within at least 3 miles of the proposed project area. Based on the nature of the project, scope of work, information available, and a careful analysis of the Project Site, and IPaC species list, we have made the following effects determinations:

Species	Effect Determination	Conservation Measures to be implemented (if needed)
Puerto Rican Broad-winged Hawk (<i>Buteo platypterus brunnescens</i>)	Not Likely to Adversely Affect (NLAA)	Conservation Measures for the Broad-winged hawk 2023
Puerto Rican Parrot (<i>Amazona vittata</i>)	Not Likely to Adversely Affect (NLAA)	Conservation Measures for the Puerto Rican Amazon 2023
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Not Likely to Adversely Affect (NLAA)	USFWS Puerto Rican Boa Conservation Measures 2020

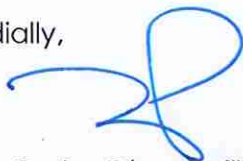
Given the current and previous land use and lack of sightings of the listed species within the immediate vicinity, PRDOH has determined that the project is not likely to adversely affect the listed species provided the attached Conservation Measures are implemented as part of the proposed project as well as training construction staff to identify and avoid the species (Appendix F & Appendix G).

In order to complete the informal consultation process, we are requesting your concurrence for the NLAA determinations included in this letter. Attached to this letter, we are including the documents used to reach our effect determinations for the listed

species. For any questions or clarifications, please do not hesitate to contact us at the information below.

Thank you in advance for your consideration of this issue.

Cordially,



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

Attachments:

- Appendix A – IPaC Resource List
- Appendix B – Site Photos
- Appendix C – Project Location Map
- Appendix D – Area of Potential Effect Map
- Appendix E – Wetland Map
- Appendix F – Conservation Measures for the Broad-winged hawk 2023
- Appendix G – Conservation Measures for the Puerto Rican Amazon 2023
- Appendix H – USFWS Puerto Rican Boa Conservation Measures 2020

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

Appendix A:
IPaC Resource List

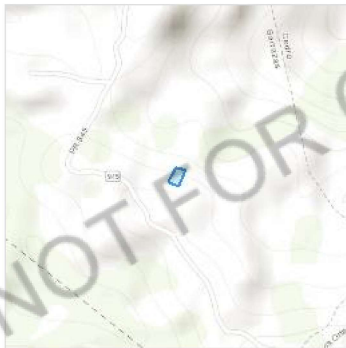
IPaC resource list

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

Carolina 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

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

Reptiles

NAME	STATUS
<p>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</p>	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.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

There are no documented cases of eagles being present at this location. However, if you believe eagles may be using your site, please reach out to the local Fish and Wildlife Service office.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence 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). To see 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 of bald and golden eagles 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 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. Please contact your local Fish and Wildlife Service Field Office if you have questions.

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:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The [data](#) in this location indicates there are no migratory [birds of conservation concern](#) expected to occur in this area.

There may be migratory birds in your project area, but we don't have any survey data available to provide further direction. For additional information, please refer to the links above for recommendations to minimize impacts to migratory birds or contact your local FWS office.

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

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

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

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

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

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the

existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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](#).

This location did not intersect any wetlands mapped by NWI.

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.

Appendix B:
Site Photos

Front of Structure

Photo Direction: East



Facing Away From Front

Photo Direction: West



Side #1 of Structure

Photo Direction: West



Facing Away From Side #1

Photo Direction: East



Back of Structure

Photo Direction: East



Facing Away From Back

Photo Direction: West



Side #2 of Structure

Photo Direction: East



Facing Away From Side #2

Photo Direction: West



Streetscape #1

Photo Direction: South



Streetscape #2

Photo Direction: North



Address

Photo Direction: South



Outbuildings

Photo Description: Greenhouse

Photo Direction: Southwest



Outbuildings

Photo Description: Greenhouse

Photo Direction: North



Outbuildings

Photo Description: Greenhouse

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: Southeast



Structural Details

Photo Description: Architectural details

Photo Direction: Northeast



Structural Details

Photo Description: Architectural details

Photo Direction: East



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

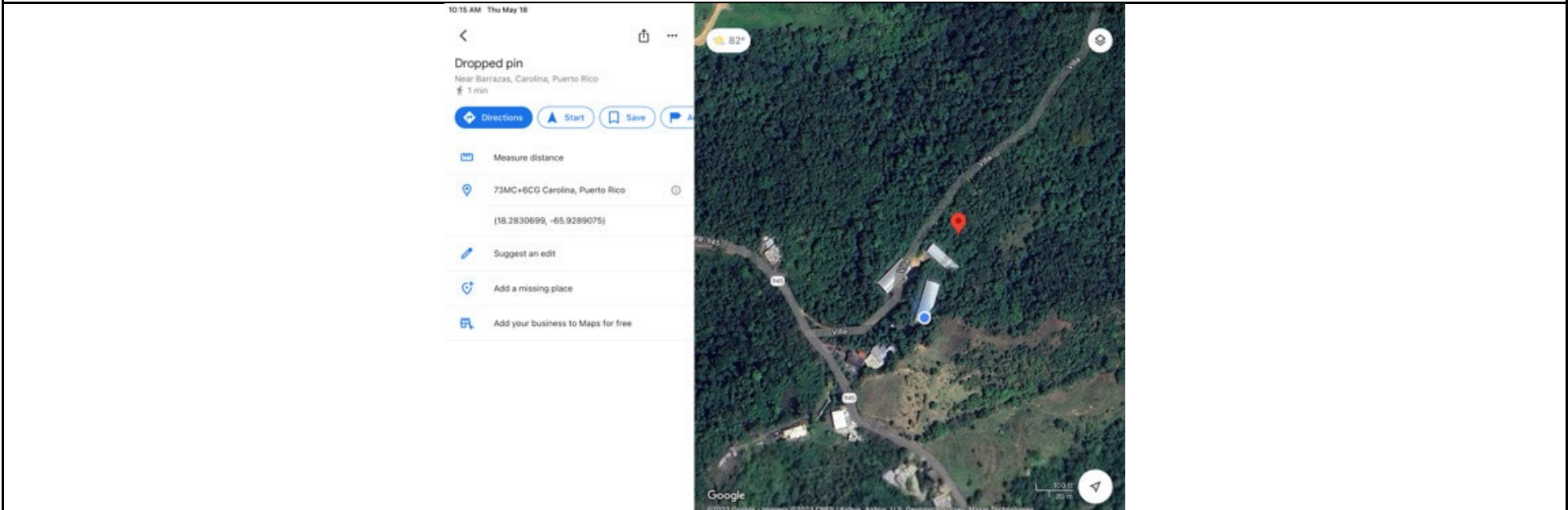
Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: North



Structural Details

Photo Description: Architectural details

Photo Direction: West



Structure Occupied

Photo Description: 3 greenhouse in use

Photo Direction: North



Greenhouse Photos

Photo Description: Greenhouse

Photo Direction: North



Water Connected

Photo Description: Water connected

Photo Direction: East



Scope Of Work

Photo Description: Scope of work: installation of a greenhouse

Photo Direction: North



Scope Of Work

Photo Description: Scope of work: installation of a greenhouse

Photo Direction: North



Scope Of Work

Photo Description: Scope of work: installation of a greenhouse

Photo Direction: Northeast



Scope Of Work

Photo Description: Scope of work map reference

Photo Direction: North



Appendix C:
Project Location Map



- Legend**
-  Project Parcel
 -  Parcels

PUERTO RICO



Figure 1: PROJECT LOCATION

APPLICANT ID: PR-RGRW-02463

ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987

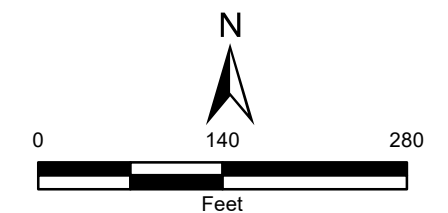
Name of Development: FINCA TERRA VERDE LLC

Parcel Coordinates: 18.283069 , -65.928907



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

Author: TG Date: 6/6/2023



File Path: \\esl102\gis1\CDR\PR\Carroll\USFWS\PR\LOC_Review_Secondary_image\rvr.mxd

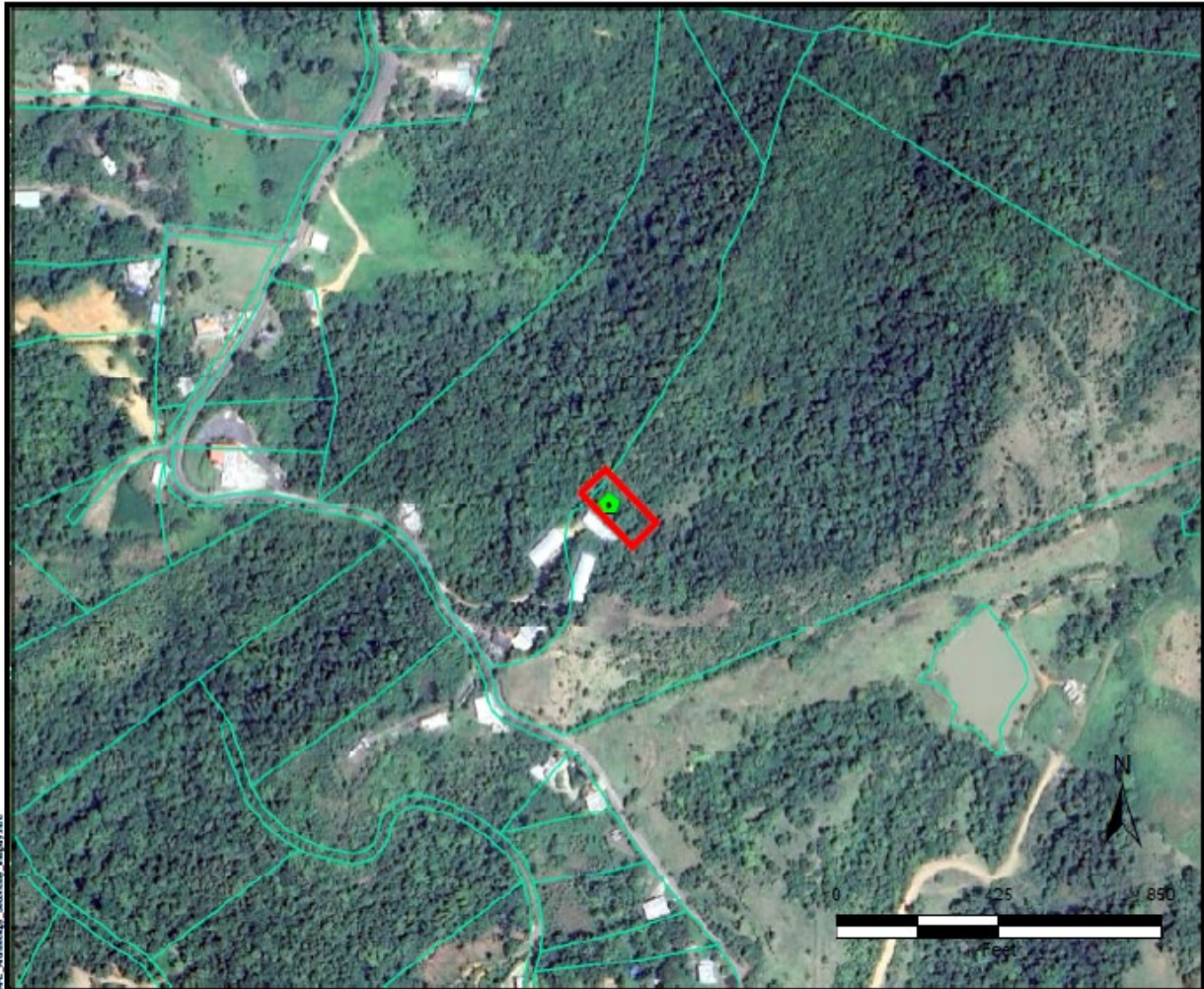
Appendix D:
Area of Potential Effect Map

Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina

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



File Path: I:\GIS\Projects\106\106_02463\106_02463_AerialMap.aprx Source: CRIM, Imagery, etc.






TETRA TECH

Source: CRIM

Author: TG

Date: 10/7/2022

Legend

-  Tier 2 Site
-  Area of Potential Effect
-  Parcelario



Appendix E:
Wetland Map



Legend

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

PUERTO RICO



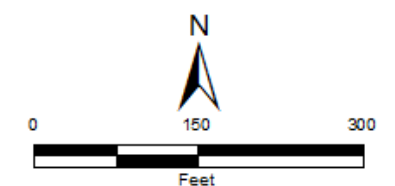
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Source: U. S. Fish & Wildlife Service
<https://www.fws.gov>

Author: TG Date: 6/1/2023

Figure 14: WETLANDS
APPLICANT ID: PR-RGRW-02463
 ADDRESS: Carr 853 km 7.8 Int Calle 945 Bo Barrazas, Carolina, PR 00987
 Name of Development: FINCATERRAVERDE LLC
 Parcel Coordinates: 18.283069, -65.928907



Appendix F:
Conservation Measures for the Broad-
winged hawk 2023

Conservation Measures for the Broad-winged hawk (*Buteo platypterus brunnescens*)

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

The Puerto Rican broad-winged hawk is a small hawk with dark chocolate-brown upperparts, heavily streaked rufous breast, and a broadly banded black and white tail. Adult male and female are similar in appearance, but the female is slightly larger. This species occurs in elfin woodland, sierra palm, caimitillo-granadillo, and tabonuco forest types of the Río Abajo Commonwealth Forest, Carite Commonwealth Forest, and El Yunque National Forest as well as within hardwood plantations, shade coffee plantations, and mature secondary forests. The Puerto Rican broad-winged hawk population is estimated at about 125 individuals island-wide.



The broad-winged hawk was federally listed in 1994. The broad-wing prefers to hunt from a perch under the forest canopy for a better view of potential prey in a forest clearing, trail or river below. Each hunting pair requires a range of 40 hectares (98 acres). The Broad-wing builds a nest of sticks in February and March, laying 2 to 4 white/brown-spotted eggs. The female incubates the eggs for almost a month while the male searches for food. The young fledge around April or May about 1 month after hatching and can fly about 6 weeks after hatching. The parents feed the young for a few weeks after they leave the nest. The voice is a high-pitched whistle.

The hawk is an uncommon and local resident in the El Yunque National Forest, the Río Abajo State Forest, and the Toro Negro State Forest.

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

1. For any project activity that involves construction or tree-disturbing activities, all construction workers will be required to participate in environmental awareness training. The training will educate workers on: (a) special-status species that may occur in the work area, (b) procedures

to follow in the event a species is observed, and (c) other environmental BMPs and emergency spill response protocols.

2. All non-emergency work activities will be confined to daylight hours (i.e., sunrise to sunset), unless necessary for assessing or protecting biological resources.
3. Whenever possible, impacts to native nesting birds will be avoided by not conducting Project activities that involve clearing of vegetation, generation of mechanical noise, or tree disturbance during the typical breeding season for this hawk (February and March), if the hawk is determined to be present.
4. If Project activities must be conducted during the nesting bird season, the Contractor will conduct surveys for nesting birds within a 1,000-ft radius of the construction area. If nests are detected, the Contractor will notify the USFWS and establish buffers around nests that are sufficient to ensure that breeding is not likely to be disrupted or adversely impacted by construction. Buffers around active nests will be a minimum of 250 feet, unless a qualified biologist determines that smaller buffers would be sufficient to avoid impacts to nesting birds. Factors to be considered for determining buffer size will include: the presence of natural buffers provided by vegetation or topography; nest height; locations of foraging territory; and baseline levels of noise and human activity. Buffers will be maintained until young have fledged or the nests become inactive.
5. If a broad-winged hawk is found within any of the working or construction areas, activities should stop at that area and information recorded. Designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for additional directions (PRDNER phone #s: ((787) 724-5700, (787) 230-5550, (787) 771-1124).
6. Designated critical habitat within the vicinity of project activities will be identified. All Proposed Project actions will be designed to avoid direct and indirect adverse modifications to these areas. Minimization measures, such as establishing and maintaining buffers around areas of designated critical habitat will be implemented in the event that avoidance is not feasible.
7. If critical habitat may be adversely modified by the implementation of Proposed Project actions, the area to be modified will be evaluated by a qualified biologist to determine the potential magnitude of the project effects (e.g., description of primary constituent elements present and quantification of those affected) at a level of detail necessary to satisfy applicable environmental compliance and permitting requirements. This information shall be submitted to the PRDNER as shown in Number 5 above.
8. Projects must comply with all state laws and regulations. Please contact PRDNER for further guidance.

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

- Marelisa Rivera, Deputy Field Supervisor
Email: marelisa_rivera@fws.gov
Office phone (786) 244-0081 or mobile (305) 304-1814
- José Cruz-Burgos, Endangered Species Coordinator
Email: jose_cruz-burgos@fws.gov
Office phone (786) 244-0081 or mobile (305) 304-1386

Appendix G:
Conservation Measures for the Puerto
Rican Amazon 2023

Conservation Measures for the Puerto Rican Amazon (Parrot) (*Amazona vittata*)

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

The Puerto Rican amazon (*Amazona vittata*), also known as the Puerto Rican parrot (Puerto Rican Spanish: cotorra puertorriqueña) or iguaca, is the only extant parrot endemic to the archipelago of Puerto Rico and belongs to the Neotropical genus *Amazona*. Measuring 28–30 cm (11.0–11.8 in), the bird is a predominantly green parrot with a red forehead and white rings around the eyes.



The parrot was federally listed as endangered in 1967. The parrot reaches sexual maturity at between three and four years of age. It reproduces once a year (between the months of February to June) and is a cavity nester. Once the female lays eggs, she will remain in the nest and continuously incubate them until hatching (about 24 to 28 days). The chicks are fed by both parents and will fledge 60 to 65 days after hatching. This parrot's diet is varied and consists of flowers, fruits, leaves, bark and nectar obtained from the forest canopy.

The species is the only remaining native parrot to Puerto Rico and has been listed as critically endangered by the World Conservation Union since 1994. Once widespread and abundant, the population declined drastically in the 19th and early 20th centuries with the removal of most of its native habitat; the species has completely vanished from Vieques and Mona Island. Conservation efforts commenced in 1968 to save the bird from extinction. The habitat of the parrot is generally identified as

the Palo Colorado, Palma de Sierra, and Tabonuco forests types of the upper zones of the Luquillo Mountains within the El Yunque National Forest.

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

1. For any project activity that involves construction or tree-disturbing activities, all construction workers will be required to participate in environmental awareness training. The training will educate workers on: (a) special-status species that may occur in the work area, (b) procedures to follow in the event a species is observed, and (c) other environmental BMPs and emergency spill response protocols.
2. All non-emergency work activities will be confined to daylight hours (i.e., sunrise to sunset), unless necessary for assessing or protecting biological resources.
3. Whenever possible, impacts to native nesting birds will be avoided by not conducting Project activities that involve clearing of vegetation, generation of mechanical noise, or tree disturbance during the typical breeding season for this parrot (January to July), if the parrot is determined to be present. The parrot selects a large, deep tree cavity, usually in a Palo Colorado tree. The parrot normally does not build its own nest but, many times, parrot biologists do build artificial cavities that are accepted by the parrot. A check with DNER should occur if large Palo Colorado trees are in the general construction area.
4. If Project activities must be conducted during the nesting bird season, the Contractor will conduct surveys for nesting birds within a 1,000-ft radius of the construction area. If nests are detected, the Contractor will notify the DNER and establish buffers around nests that are sufficient to ensure that breeding is not likely to be disrupted or adversely impacted by construction. Buffers around active nests will be a minimum of 250 feet, unless a qualified biologist determines that smaller buffers would be sufficient to avoid impacts to nesting birds. Factors to be considered for determining buffer size will include: the presence of natural buffers provided by vegetation or topography; nest height; locations of foraging territory; and baseline levels of noise and human activity. Buffers will be maintained until young have fledged or the nests become inactive.
5. If a parrot is found within any of the working or construction areas, activities should stop at that area and information recorded. Designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for additional directions (PRDNER phone #s: ((787) 724-5700, (787) 230-5550, (787) 771-1124).
6. Designated critical habitat within the vicinity of project activities will be identified. All Proposed Project actions will be designed to avoid direct and indirect adverse modifications to these

areas. Minimization measures, such as establishing and maintaining buffers around areas of designated critical habitat will be implemented in the event that avoidance is not feasible.

7. If critical habitat may be adversely modified by the implementation of Proposed Project actions, the area to be modified will be evaluated by a qualified biologist to determine the potential magnitude of the project effects (e.g., description of primary constituent elements present and quantification of those affected) at a level of detail necessary to satisfy applicable environmental compliance and permitting requirements. This information shall be submitted to the PRDNER as shown in Number 5 above.
8. Projects must comply with all state laws and regulations. Please contact PRDNER for further guidance.

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

- Marelisa Rivera, Deputy Field Supervisor
Email: marelisa_rivera@fws.gov
Office phone (786) 244-0081 or mobile (305) 304-1814
- José Cruz-Burgos, Endangered Species Coordinator
Email: jose_cruz-burgos@fws.gov
Office phone (786) 244-0081 or mobile (305) 304-1386

Appendix H:
USFWS Puerto Rican Boa Conservation
Measures 2020

USFWS Puerto Rican boa Conservation Measures

Puerto Rican Boa

Generated September 18, 2023 11:05 PM UTC, IPaC v6.98.0-rc2





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

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

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

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



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

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

Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. The PR boa is considered more active at night. Thus, in order to maximize its detection, the species should be searched at nights prior to habitat disturbance.
5. Once the area has been searched for PR boas, vegetation should first be cleared by hand to the maximum extent possible. Vegetation should be cut about one meter above ground prior to the use of heavy machinery for land clearing. Cutting vegetation by hand will allow boas present on site to move away on their own to adjacent available habitat. Any stone walls or naturally occurring rock piles must be carefully dismantled by hand as these are refuges for the snake. This will allow any boas present to vacate the site without injury.
6. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.

7. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #6). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #: ((787) 724-5700, (787) 230-5550, (787) 771-1124). If immediate relocation is not an option, project-related activities at this area must stop until the boa moves out of harm's way on its own. Activities at other work sites, where no boas have been found after surveying the area, may continue.
8. If a PR boa is captured by the PRDNER, record the name of the PRDNER staff and information on where the PR boa will be taken. This information should be reported to the Service.
9. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #7). If not possible, the animal should be left alone until it leaves the vehicle on its own.
10. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
11. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #6). If the PR boa was accidentally? killed as part of the project actions, please include information on what conservation measures had been implemented and what actions that will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
12. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

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

- Marelisa Rivera, Deputy Field Supervisor
 - Email: marelisa_rivera@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1814
- José Cruz-Burgos, Endangered Species Coordinator
 - Email: jose_cruz-burgos@fws.gov
 - Office phone (786) 244-0081 or mobile (305) 304-1386

APPENDIX E

Section 106 Consultation



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

September 15, 2023

Lauren Bair Poche

HORNE

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

SHPO 09-08-23-06 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:
PR-RGRW-02463 – FINCA TERRA VERDE, LLC - CARR. 853, KM 7.8 INTERIOR,
CALLE 945, BO. BARRAZAS, CAROLINA, 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



September 8, 2023

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

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

Section 106 NHPA Effect Determination Submittal: PR-RGRW-02463 – Finca Terra Verde LLC – Carr. 853 Km 7.8 Int., Calle 945, Bo. Barrazas, Carolina, Puerto Rico – *No Historic Properties Affected*

Dear Architect Rubio Cancela,

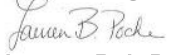
In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced projects on behalf of the Puerto Rico Department of Housing (PRDOH). On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (Housing) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents.

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, HORNE is submitting documentation for activities proposed by Finca Terra Verde LLC. at the property located at Carr 853 Km 7.8 Int., Calle 945, Bo. Barrazas in the municipality of Carolina. The proposed activities for this project include the purchase and installation of a greenhouse for the growing of recaó. This farm was used in the past for the growth of tobacco and coffee. Currently this land has 3 greenhouses. The applicant wants to install a new green house with a footprint of 100' x 30' in an available terrace of approximately 180' x 60'. The greenhouse structure will be constructed in metal with plastic (Saran) cover sheet. The water supply for the new greenhouse will be achieved by connecting the new to the current water supply of the in-place greenhouses using an aboveground PVC tube pipeline. No power connection is needed for the proposed scope of work.

Based on the submitted documentation, the Program requests a concurrence that a finding of no historic properties affected is appropriate for this proposed project.


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

Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, Historic Preservation Senior Manager
Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM		
REGRW PUERTO RICO PROGRAM		
Section 106 NHPA Effect Determination		
Subrecipient: FINCA TERRA VERDE LLC		
Case ID: PR-RGRW-02463	City: Carolina	

Project Location: Carr 853 km 7.8 Int Calle 945 Bo Barrazas	
Project Coordinates: 18.283069, -65.928907	
TPID (Número de Catastro): 174-000-006-09	
Type of Undertaking:	
<input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): c1990	Property Size (acres): 29.1

SOI-Qualified Architect/Architectural Historian: Maria Schmid
Date Reviewed: August 10, 2023
SOI-Qualified Archaeologist: Roberto G. Muñoz-Pando, PhD
Date Reviewed: August 10, 2023


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

Project Description (Undertaking)

The Scope of Work (SOW) for this project includes the purchase and installation of a greenhouse for the growing of "recao". This farm was used in the past for the growth of tobacco and coffee. Currently this land has 3 greenhouses used for the "recao" growing. The applicant wants to install a new green house with a footprint of 100' x 30' at coordinates 18.283069, - 65.928907 in an available terrace of approximately 180' x 60'. The greenhouse structure will be in metal with plastic (Saran) cover sheet. The water supply for the new greenhouse will be achieved by connecting the new to the current water supply of the in-place greenhouses using an aboveground PVC tube pipeline. No power connection is needed for the proposed SOW.

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 available terrace space identified at coordinates 18.283069, -65.928907 and the visual APE is the viewshed of the proposed project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REgROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: FINCA TERRA VERDE LLC	
Case ID: PR-RGRW-02463	City: Carolina

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area has no archaeological sites within 0.5 miles of the APE. There is a "Documentation of some archaeological sites located in the Gurabo cuadrangle, Carolina, Puerto Rico." In the project area GIS Code EAP3851; IPRC code: ICP/CAT-CA-03-19-01 year 2003, author Madeliz Gutiérrez, Phase 1B analog study in the municipality of Carolina. Most of the APE lies on soils called Sabana Silty Clay Loam (SaF2) 40 to 60 slopes, eroded, and Caguabo clay loam (CbF) 20 to 60 percent slopes. These soils make the probability of finding new, significant, and *in situ* archaeological sites in this area low to moderate.

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area is **not** within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. Additionally, there are **no** NRHP-listed historic properties within the quarter mile buffer zone from the APE.

The proposed project is located in a rural, mountainous terrain with crop lands to the southeast and mature vegetation to the northwest. The property lies south of the Camino Real Route PR-945 in Carolina, near the limit with the town of Gurabo to the west. Two circa 1990 buildings are located southwest of the APE geocoordinates. The buildings, shown below, appear on a 2004 aerial image, but not on a 1977 aerial image. From 2004 to recently, these buildings have changed with added footprints of other attached structures. Additionally, there are three metal, saran, and net greenhouses on the property.




Figures 1 & 2. Detail of 2004 aerial image and from 2023 Google Maps aerial image indicating the location of the buildings on the property.

These buildings (shown below) consist of a two-story reinforced concrete house with a split gable concrete roof. A projecting front porch for both levels is on the left side of the façade with two concrete columns supporting the porch roof enclosed metal railings. At the rear of this house a series of metal roof structures have been added since the original construction. The property entrance is via a metal fence with gate. These buildings are modern and **do not** meet the requirements to be eligible for listing on the National Register of Historic Places.



Figures 3 & 4. Image of the buildings on the property, view to the southwest. Image of one of the greenhouses on the property, view to the southwest.


PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: FINCA TERRA VERDE LLC	
Case ID: PR-RGRW-02463	City: Carolina

Determination

The following historic properties have been identified within the APE:

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

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect the historic properties that compose the Area of Potential Effect. As stated in the Identification of Historic Properties- Archaeology section of this form: the consulted evidence shows that the project area has no archaeological sites within 0.5 miles of the APE. There is a "Documentation of some archaeological sites located in the Gurabo cuadrangle, Carolina, Puerto Rico." In the project area GIS Code EAP3851; IPRC code: ICP/CAT-CA-03-19-01 year 2003, author Madeliz Gutiérrez, Phase 1B analog study in the municipality of Carolina. Most of the APE lies on soils called Sabana Silty Clay Loam (SaF2) 40 to 60 slopes, eroded, and Caguabo clay loam (CbF) 20 to 60 percent slopes. These soils make the probability of finding new, significant, and *in situ* archaeological sites in this area low to moderate. Based on this information, the program has determined that No Historic Properties will be Affected by the project (NHPA).

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGrow PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Subrecipient: FINCA TERRA VERDE LLC	
Case ID: PR-RGRW-02463	City: Carolina

Recommendation

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

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

This Section is to be Completed by SHPO Staff Only

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

Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina

Project (Parcel) Location - Aerial Map



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM, SECTION 106 NHPA EFFECT DETERMINATION, FINCA TERRA VERDE LLC, PR-RGRW-02463



TETRA TECH

Source: CRIM

Author: TG

Date: 1/23/2023

Legend

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



Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina

Project (Parcel) Location - USGS Topographic Map







Source: USGS

Author: TG

Date: 9/29/2022

Legend

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

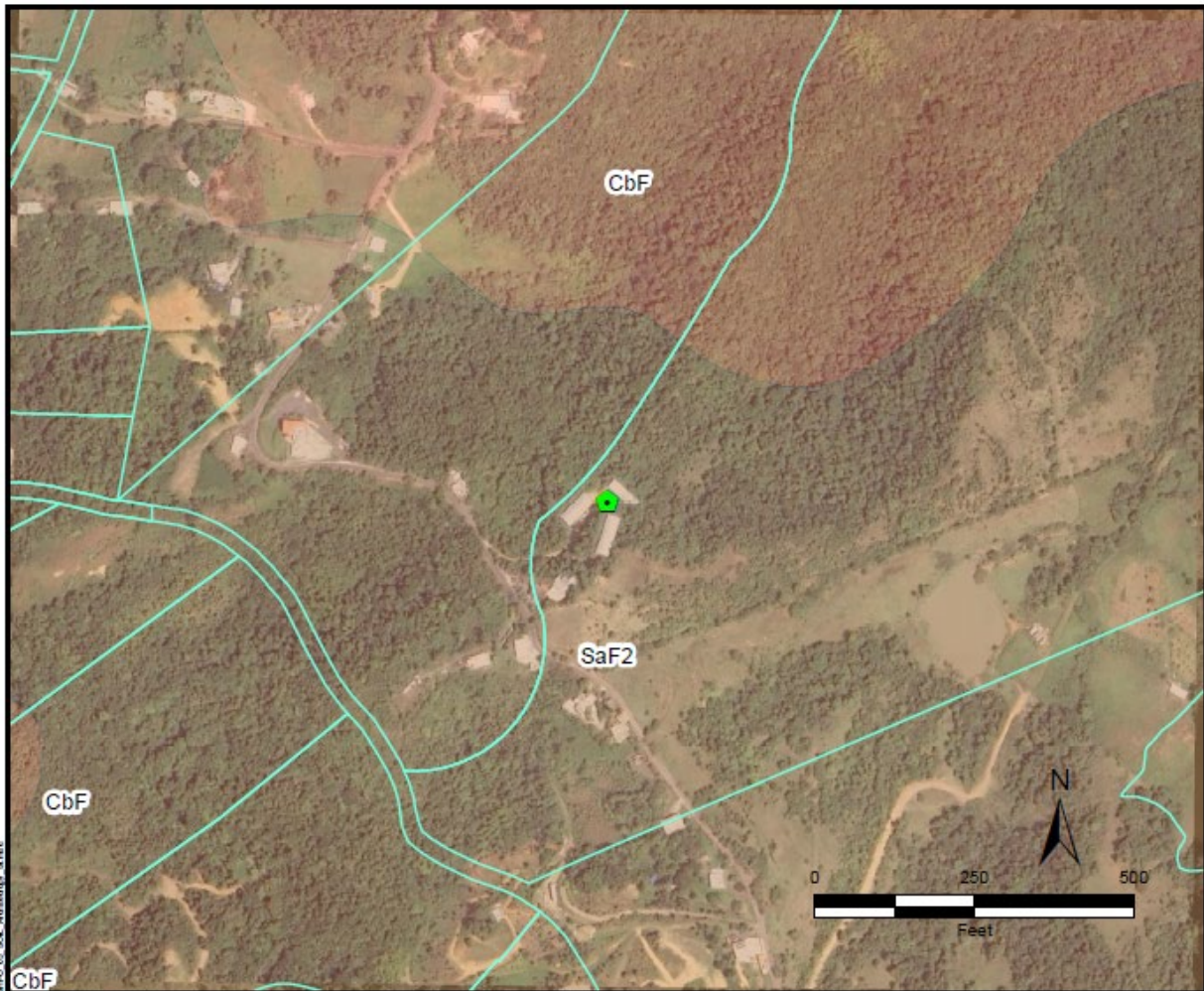


Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina

Project (Parcel) Location – Soils Map







TETRA TECH

Source:USDA

Author: TG

Date: 9/30/2022

Legend

-  Tier 2 Site
-  Parcelario
- Soil Type**
-  CbF; Caguabo clay loam, 20 to 60 percent slopes
-  SaF2; Sabana silty clay loam, 40 to 60 percent slopes, eroded

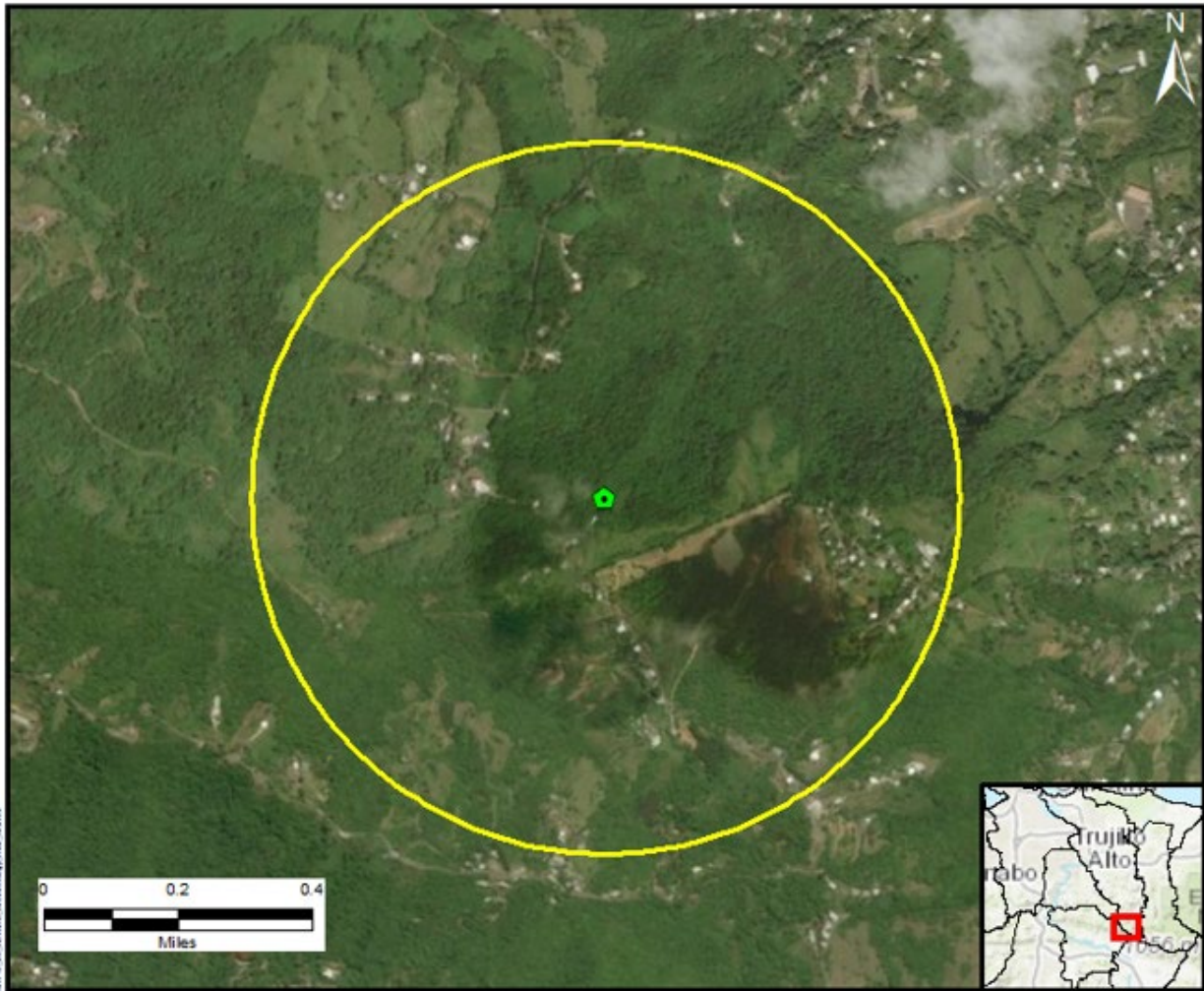


Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina

Project (Parcel) Location with Previous Investigations - Aerial Map



Source: National Park Service

Author: TG

Date: 9/29/2022

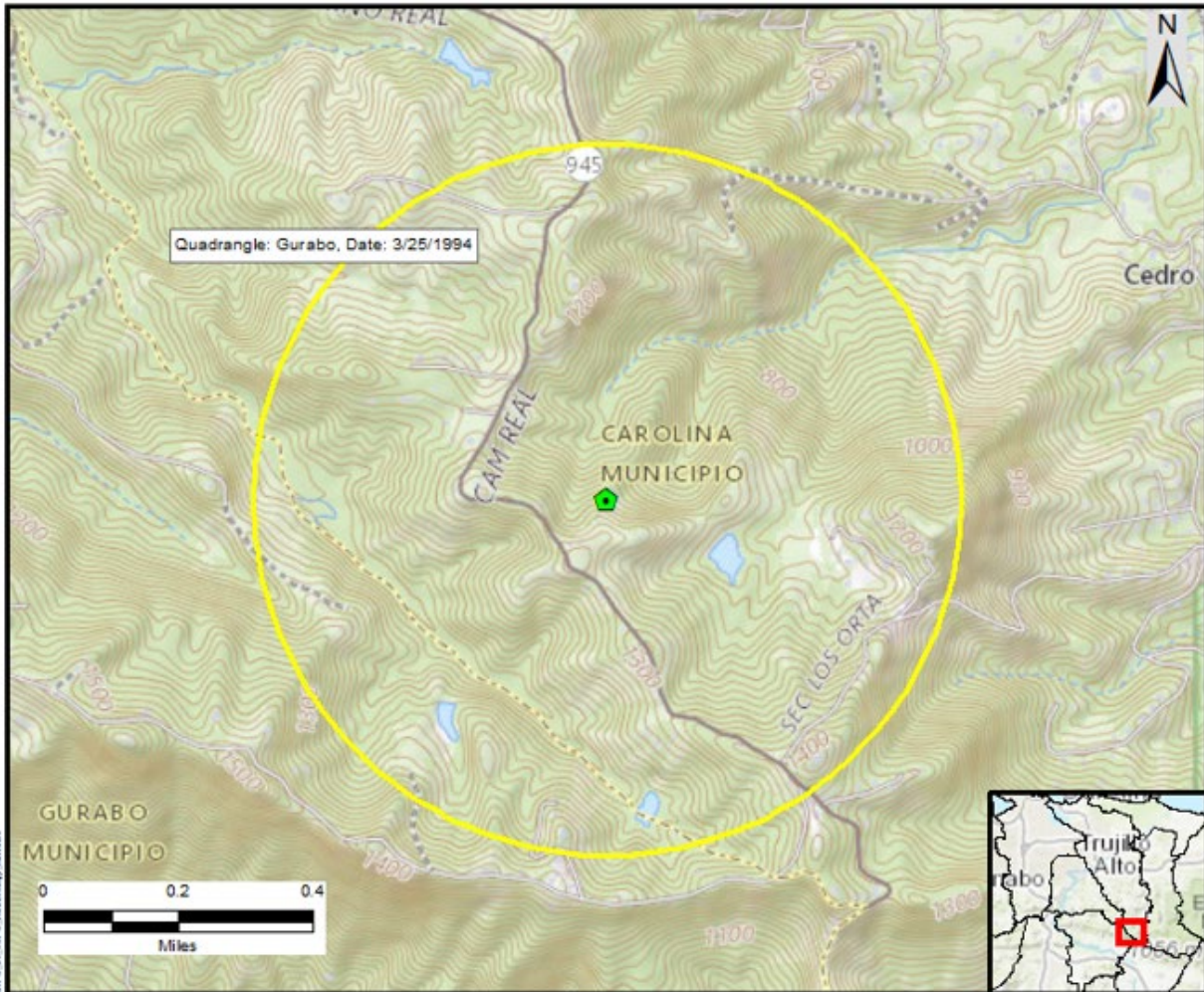
- Legend
- Tier 2 Site
 - Half Mile Buffer
 - Historic Comunidades
 - Traditional Urban Centers
 - Cultural Resource District Polygon

Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina

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



Source: National Park Service

Author: TG

Date: 9/29/2022

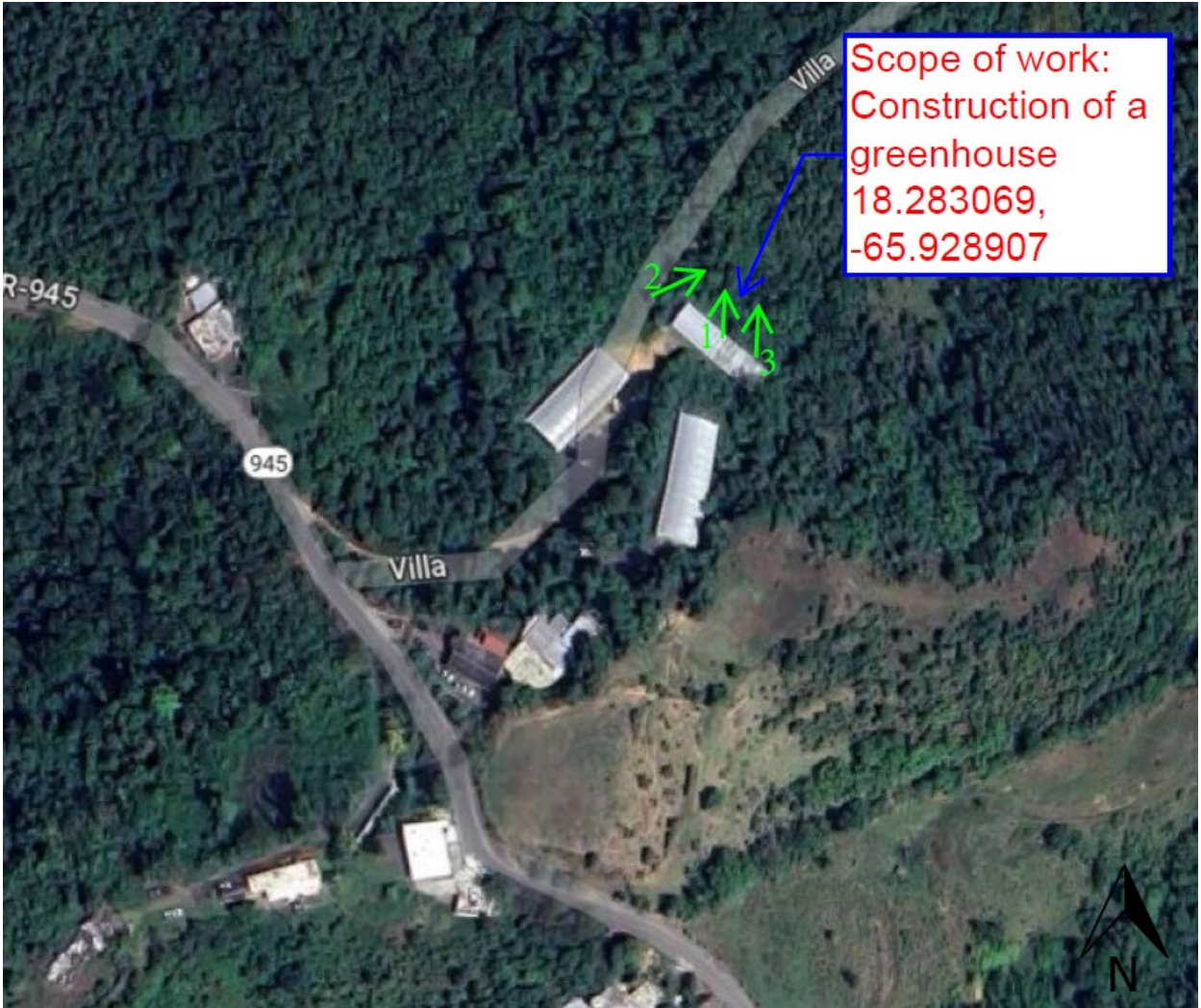
- Legend
- Tier 2 Site
 - Half Mile Buffer
 - Historic Comunidades
 - Traditional Urban Centers
 - Cultural Resource District Polygon

Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina

Photograph Key



Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina



Photo #: 1

Description (include direction): View to the North

Date: 5/18/2023

Scope Of Work: Construction of a greenhouse



Photo #: 2

Description (include direction): View to the Northeast

Date: 5/18/2023

Scope Of Work: Construction of a greenhouse

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

REGrow PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Subrecipient: FINCA TERRA VERDE LLC

Case ID: PR-RGRW-02463

City: Carolina



Photo #: 3

Description (include direction): View to the North

Date: 5/18/2023

Scope Of Work: Construction of a greenhouse



October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

The U.S. Department of Housing (HUD) approved the allocations of Community Development Block Grant (CDBG-DR) funds on February 9, 2018. It also approved the allocation of Community Development Block Grant Mitigation (CDBG-MIT) funds on January 27, 2020. The purpose of these allocations is to address unsatisfied needs as a result of Hurricanes Irma and Maria in September 2017; and to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

To comply with the environmental requirements established by HUD, the Department of Housing of Puerto Rico (PRDOH) contracted Horne Federal LLC to provide environmental registry review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

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

Cordially,

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT