



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: PR-RGRW-02082-W

HEROS Number: 900000010465493

Start Date: 04/17/2025

State / Local Identifier:

Project Location: , Juana Diaz, PR 00795

Additional Location Information:

Location centroid: Latitude 18.094197, longitude -66.491908 at the address given above. Cadastral: 319-000-006-05 and 319-000-006-09

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project (PR-RGRW-02082-W) entails the award of a grant to Serrant Farms, LLC, an agricultural business, at Bo. Guayabal, Sector Lajitas, Carr. 557 Km 6.3, Juana Diaz, PR 00795. Tax ID Numbers: 319-000-006-05 and 319-000-006-09. Coordinates (latitude 18.094197, longitude -66.491908). The proposed project includes the purchase of tables, beehive boxes, and materials to construct a new greenhouse as well as the installation of a new water well. The new greenhouse will be 2,100 square feet (sf) in area (30 feet [ft] by 70 ft) and 14 ft in height. The greenhouse will be secured to the ground using concrete footers extending 2 ft below ground surface. The greenhouse will require connection to an existing electrical source located in the eastern portion of the parcel, approximately 1,400 ft southeast of the greenhouse. Cables to connect the greenhouse to the existing electrical connection will run aboveground on the ground surface such that no ground disturbance nor excavation is necessary. The new well will be drilled approximately 450 ft deep and will have a 6-inch (in)-wide diameter. The new well will consist of 120 ft of polyvinyl chloride (PVC) piping, also with a 6-in-wide diameter. The new well will consist of a solid concrete base that will be between 16 sf (4 ft by 4 ft) and 36 sf (6 ft by 6 ft) in area. The new well will be equipped with a submersible water pump. Associated well accessories (e.g., pressurized tank, control box, etc.) at a cost of \$38,000.00 funded by the applicant will be placed on the concrete base. The greenhouse will require connection to the proposed water well and associated pump located in the eastern portion of the project site, approximately 1,300 ft southeast of the greenhouse. PVC pipes to connect the greenhouse to the water pump will be aboveground and no ground disturbance or excavation would be necessary. The beehive boxes will be placed in the northern portion of the project site, approximately 600 ft northeast of the proposed greenhouse. A total of 170 beehive boxes will be placed on 14 tables within the greenhouse. Each table will be 17.5 sf in size (1.75 ft by 10 ft) and approximately 2 ft in height. The tables will be placed on the ground surface and will not be secured to the ground to allow the Applicant to rearrange the tables as needed. The applicant owns the property and

currently uses it for agricultural use; therefore, no acquisition or conversion is required. The project Serrant Farms, LLC, PR-RGRW-02082-W has been evaluated in accordance with FR-6492-N-01. The activities identified CE: #7 - 7. 7 CFR 799.32(e) (2) (iii): Construction of a new farm storage facility. HUD Level of Review: CEST. Potential application to HUD activities: Construction of a new farm storage facility with ground disturbance, and CE: #11 - 11. 7 CFR 799.32(e) (2) (xxxvi11): Wells. HUD Level of Review: CEST. Potential application to HUD activities: Well installation and repairs for agricultural needs, with ground disturbance. have been classified as CEST under the waiver.

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

Grant Number	HUD Program	Program Name	
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,507,179,000.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,932,347,000.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$8,220,783,000.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

Estimated Total HUD Funded Amount: \$98,816.40

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$136,816.40

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

Summarized below are 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 or Condition	Comments on Completed Measures	Complete
Endangered Species Act	The United States Fish and Wildlife Service (USFWS) Caribbean Ecological Services Field Office reviewed the information provided and their files, and on December 16, 2024, concurred with the determination that the proposed project actions May Affect, but is Not Likely to Adversely Affect (NLAA) the Puerto Rican Boa and Palo De Ramon. The USFWS NLAA concurrence is conditioned to	N/A	

	<p>the following: (1) if a Boa is encountered, the Conservation Measures will be in accordance with the USFWS Puerto Rican Boa Conservation Measures 2024, (2) if a Palo De Ramon is encountered on the site, the USFWS Caribbean Office will be notified immediately (3) pre-construction surveys will be conducted for the Palo de Ramon prior to any vegetation or earth removal activities. Obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.</p> <p>In conclusion, the USFWS concurred with the CDBG-DR/MIT Permits and Environmental Compliance Division NLAA determination. However, the applicant must be informed about the conditions of the determination of concurrence and implement them as described.</p>			
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Determination:

<input type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
<input checked="" type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: _____


Date: August 1, 2025

Name / Title/ Organization: Ricardo Espiet Lopez // / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature:  **Date:** 8/11/2025

Name/ Title: Pedro A. de León Rodríguez, MSEM/Permits and Environmental Compliance Specialist

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

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: PR-RGRW-02082-W

HEROS Number: 900000010465493

Start Date: 04/17/2025

Responsible Entity (RE): Department of Housing - Puerto Rico, P.O. Box 21365 San
Juan PR, 00928

State / Local Identifier:

RE Preparer: Ricardo Espiet Lopez

Certifying Office
r:

Grant Recipient (if different than Responsible Ent
ity):

Point of Contact:

Point of Contact: Justin Neely
Consultant (if applicable): HORNE LLP

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: , Juana Diaz, PR 00795

Additional Location Information:

Location centroid: Latitude 18.094197, longitude -66.491908 at the address given above. Cadastral: 319-000-006-05 and 319-000-006-09

Direct Comments to: environmentcdbg@vivienda.pr.gov

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project (PR-RGRW-02082-W) entails the award of a grant to Serrant Farms, LLC, an agricultural business, at Bo. Guayabal, Sector Lajitas, Carr. 557 Km 6.3, Juana Diaz, PR 00795. Tax ID Numbers: 319-000-006-05 and 319-000-006-09. Coordinates (latitude 18.094197, longitude -66.491908). The proposed project includes the purchase of tables, beehive boxes, and materials to construct a new greenhouse as well as the installation of a new water well. The new greenhouse will be 2,100 square feet (sf) in area (30 feet [ft] by 70 ft) and 14 ft in height. The greenhouse will be secured to the ground using concrete footers extending 2 ft below ground surface. The greenhouse will require connection to an existing electrical source located in the eastern portion of the parcel, approximately 1,400 ft southeast of the greenhouse. Cables to connect the greenhouse to the existing electrical connection will run aboveground on the ground surface such that no ground disturbance nor excavation is necessary. The new well will be drilled approximately 450 ft deep and will have a 6-inch (in)-wide diameter. The new well will consist of 120 ft of polyvinyl chloride (PVC) piping, also with a 6-in-wide diameter. The new well will consist of a solid concrete base that will be between 16 sf (4 ft by 4 ft) and 36 sf (6 ft by 6 ft) in area. The new well will be equipped with a submersible water pump. Associated well accessories (e.g., pressurized tank, control box, etc.) at a cost of \$38,000.00 funded by the applicant will be placed on the concrete base. The greenhouse will require connection to the proposed water well and associated pump located in the eastern portion of the project site, approximately 1,300 ft southeast of the greenhouse. PVC pipes to connect the greenhouse to the water pump will be aboveground and no ground disturbance or excavation would be necessary. The beehive boxes will be placed in the northern portion of the project site, approximately 600 ft northeast of the proposed greenhouse. A total of 170 beehive boxes will be placed on 14 tables within the greenhouse. Each table will be 17.5 sf in size (1.75 ft by 10 ft) and approximately 2 ft in height. The tables will be placed on the ground surface and will not be secured to the ground to allow the Applicant to rearrange the tables as needed. The applicant owns the property and currently uses it for agricultural use; therefore, no acquisition or conversion is required. The project Serrant Farms, LLC, PR-RGRW-02082-W has been evaluated in accordance with FR-6492-N-01. The activities identified CE: #7 - 7. 7 CFR 799.32(e) (2) (iii): Construction of a new farm storage facility. HUD Level of Review: CEST. Potential application to HUD activities: Construction of a new farm storage facility with ground disturbance, and CE: #11 - 11. 7 CFR 799.32(e) (2)

(xxxvi11): Wells. HUD Level of Review: CEST. Potential application to HUD activities: Well installation and repairs for agricultural needs, with ground disturbance. have been classified as CEST under the waiver.

Maps, photographs, and other documentation of project location and description:

[PR-RGRW-02082-W Site Map.pdf](#)

[PR-RGRW-02082-W IUGF.pdf](#)

[PRDOH Regrow Puerto Rico Program - 5836 Waiver \(002\).pdf](#)

[Farm Service Agency Adopted Categorical Exclusions Identified in FR-6492-N-01.pdf](#)

[PR-RGRW-02082-W EFOR.docx](#)

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:

58.35(a)(3)(iii)

Determination:

	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
✓	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Approval Documents:

[02082-SIG-PAGE.pdf](#)

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,507,179,000.00
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B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

Estimated Total HUD Funded, Assisted or Insured Amount: \$98,816.40

Estimated Total Project Cost: \$136,816.40

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest civil primary or commercial service airport, Mercedita International Airport, is located 38,762 ft (7 miles [mi]) southwest of the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 206,483 ft (39 mi) northeast of the

		project site. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. It is 37,376 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1680J (effective date 11/18/2009), shows that the majority of the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA); however, the proposed beehive is located in Zone A, which is an area with 1 percent chance of annual flood and a SFHA. The proposed beehive is limited to beehive boxes placed on moveable tables and does not include any insurable buildings or structures; therefore, flood insurance is not required. The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 31,945 feet from the coastal zone. The project is in

		compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Flood Map Number 72000C1680J, effective on 11/18/2009 : This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. Preliminary Flood Insurance Rate Maps (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 Juana Diaz; therefore, the proposed project is not within an

		area where a PFIRM was developed and PFIRM was not considered in the review. An Advisory Base Flood Elevation (ABFE) map was developed by FEMA for this FIRM, which shows that the majority of the project site is in Flood Zone X, which is not in a SFHA; however, the proposed beehive location is in Zone A, which is an area with 1 percent chance of annual flood and a SFHA. However, the proposed beehive is limited to beehive boxes placed on movable tables and does not include any insurable buildings or structures. The beehive is considered moveable equipment and not subject to 24 CFR 58.5; therefore, the project would be exempt from the 8-step process and no further review is required.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(c. 1967) Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. This project does not involve new construction, so a visual wetlands survey was not conducted.

Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is located 250,767 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

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

Summarized below are 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 or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	The United States Fish and Wildlife Service (USFWS) Caribbean Ecological Services Field Office reviewed the information provided and their files, and on December 16, 2024, concurred with the	N/A		

	<p>determination that the proposed project actions May Affect, but is Not Likely to Adversely Affect (NLAA) the Puerto Rican Boa and Palo De Ramon. The USFWS NLAA concurrence is conditioned to the following: (1) if a Boa is encountered, the Conservation Measures will be in accordance with the USFWS Puerto Rican Boa Conservation Measures 2024, (2) if a Palo De Ramon is encountered on the site, the USFWS Caribbean Office will be notified immediately (3) pre-construction surveys will be conducted for the Palo de Ramon prior to any vegetation or earth removal activities. Obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.</p> <p>In conclusion, the USFWS concurred with the CDBG-DR/MIT Permits and Environmental Compliance Division NLAA determination. However, the applicant must be informed about the conditions of the determination of concurrence and implement them as described.</p>			
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Project Mitigation Plan

Should new ground disturbance occur the Karst zone must be evaluated and when necessary DNER must be consulted prior to construction activities. The United States Fish and Wildlife Service (USFWS) Caribbean Ecological Services Field Office reviewed the information provided and their files, and on December 16, 2024, concurred with the determination that the proposed project actions May Affect, but is Not Likely to Adversely Affect (NLAA) the Puerto Rican Boa and Palo De Ramon. The USFWS NLAA concurrence is conditioned to the following: (1) if a Boa is encountered, the Conservation Measures will be in accordance with the USFWS Puerto Rican Boa Conservation Measures 2024, (2) if a Palo De Ramon is encountered on the site, the USFWS Caribbean Office will be notified immediately (3) pre-construction surveys will be conducted for the Palo de Ramon prior to any vegetation or earth removal activities. Obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action. In conclusion, the USFWS concurred with the CDBG-DR/MIT Permits and Environmental Compliance Division NLAA determination. However, the applicant must be informed about the conditions of the determination of concurrence and implement them as described.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

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

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary**Compliance Determination**

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest civil primary or commercial service airport, Mercedita International Airport, is located 38,762 ft (7 miles [mi]) southwest of the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 206,483 ft (39 mi) northeast of the project site. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PR-RGRW-02082-W Airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Screen Summary**Compliance Determination**

This project is not located in a CBRS Unit. It is 37,376 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[PR-RGRW-02082-W CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

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

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[PR-RGRW-02082-W FIRM.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

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

✓ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary

Compliance Determination

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1680J (effective date 11/18/2009), shows that the majority of the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA); however, the proposed beehive is located in Zone A, which is an area with 1 percent chance of annual flood and a SFHA. The proposed beehive is limited to beehive boxes placed on moveable tables and does not include any insurable buildings or structures; therefore, flood insurance is not required. The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

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

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

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

Yes

☒ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 31,945 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation[PR-RGRW-02082-W CZM.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

☒ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

☒ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

☒ No

Explain:

Based on ECHO reports for the facilities, there is no impact for the intended use of this project. See attached table. The environmental field observation did not note any items of concern. See the attached environmental field observation report. A google earth review of the area shows no visible hazards. The past land use for the last 10-15 year is agricultural.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

Yes

✓ No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

Radon testing is not feasible or practicable for this case, please see the attached Radon Memo.

File Upload:

[Radon Attachments.pdf](#)
[PR-RGRW-02082-W Radon Memo.docx](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

Screen Summary**Compliance Determination**

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[PR-RGRW-02082-W EFOR\(1\).docx](#)

[PR-RGRW-02082-W Toxics\(1\).pdf](#)

[PR-RGRW-02082-W Toxics Table.xlsx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

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

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

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

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

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

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

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

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

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

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

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

The United States Fish and Wildlife Service (USFWS) Caribbean Ecological Services Field Office reviewed the information provided and their files, and on December 16, 2024, concurred with the determination that the proposed project actions May Affect, but is Not Likely to Adversely Affect (NLAA) the Puerto Rican Boa and Palo De Ramon. The USFWS NLAA concurrence is conditioned to the following: (1) if a Boa is encountered, the Conservation Measures will be in accordance with the USFWS Puerto Rican Boa Conservation Measures 2024, (2) if a Palo De Ramon is encountered on the site, the USFWS Caribbean Office will be notified immediately (3) pre-construction surveys will be conducted for the Palo de Ramon prior to any vegetation or earth removal activities. Obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action. In conclusion, the USFWS concurred with the CDBG-DR/MIT Permits and Environmental Compliance Division NLAA determination. However, the applicant must be informed about the conditions of the determination of concurrence and implement them as described.

No mitigation is necessary.

Screen Summary

Compliance Determination

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

Supporting documentation

[PR-RGRW-02082-W USFWS Consultation Package.pdf](#)
[PR-RGRW-02082-W USFWS Conservation Measures.pdf](#)
[PR-RGRW-02082-W USFWS Concurrence Letter.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

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

☒ No

Yes

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

☒ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

☒ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

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

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

This project does not include any activities that could potentially convert agricultural land to non-agricultural use. Per the USGS/NRCS Web Soil Survey, the project area crosses one mapped soil series: CdF (Caguabo-Rock outcrop complex, 20 to 60 percent slopes), MsC (Montegrando clay, 2 to 12 percent slopes), MtE (Morado clay loam, 20 to 40 percent slopes), and QeF2 (Quebrada silty clay loam, 40 to 60 percent slopes, eroded). There is prime farmland underlying the western half of the proposed beehive area; however, no other areas of prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary

Compliance Determination

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[PR-RGRW-02082-W Farmlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool , data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

Flood Map Number 72000C1680J, effective on 11/18/2009 : This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. Preliminary Flood Insurance Rate Maps (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 Juana Diaz; therefore, the proposed project is not within an area where a PFIRM was developed and PFIRM was not considered in the review. An Advisory Base Flood Elevation (ABFE) map was developed by FEMA for this FIRM, which shows that the majority of the project site is in Flood Zone X, which is not in a SFHA; however, the proposed beehive location is in Zone A, which is an area with 1 percent chance of annual flood and a SFHA. However, the proposed beehive is limited to beehive boxes placed on movable tables and does not include any insurable buildings or structures. The beehive is considered moveable equipment and not subject to 24 CFR 58.5; therefore, the project would be exempt from the 8-step process and no further review is required.

Supporting documentation

[PR-RGRW-02082-W ABFE.pdf](#)

Are formal compliance steps or mitigation required?

✓ Yes

No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

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

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Only SHPO was consulted as No Historic Properties Affected was determined and no Tribal Lands were identified.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

No Historic Properties present within the APE

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

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

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

per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

☒ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

Document reason for finding:

☒ No historic properties present.

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

No Adverse Effect

Adverse Effect

Screen Summary

Compliance Determination

(c. 1967) Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

Supporting documentation

[PR-RGRW-02082-W Historic.pdf](#)

[PR-RGRW-02082-W SHPO Consultation Package.pdf](#)

Are formal compliance steps or mitigation required?

☒ Yes

No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

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

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

☒ None of the above

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

☒ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

Yes

✓ No

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

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

< No

✓

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

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

Yes

No

Screen Summary**Compliance Determination**

The project is not located on a sole source aquifer area. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[PR-RGRW-02082-W Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. This project does not involve new construction, so a visual wetlands survey was not conducted.

Supporting documentation

[PR-RGRW-02082-W Wetlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

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

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

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

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

Screen Summary**Compliance Determination**

This project is not within proximity of a NWSRS river. The project is located 250,767 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[PR-RGRW-02082-W Wild and Scenic.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

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

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

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxics Sites Summary
Bo Guayabal Sector Lajitas Carr 557 Km 3.5, Juana Diaz, PR 00795

Database	Primary ID	Facility Name	Facility Address	Secondary ID	Latitude	Longitude	Distance (ft)	Status
Water Dischargers	PR0026891	PRASA VILLALBA REGIONAL PUMP STATION WTP	PR 150 KM 5 6 VILLALBA PR 00766	110064623046	18.1	-66.49	1,665.5 ft	Non-Major: NPDES Individual Permit expires August 31, 2026. No Violation Identified.



United States Department of the Interior

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



In Reply Refer to:
FWS/R4/CESFO/72075-Gen

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

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

Re: CDBG-DR PR-RGRW-02082 Serrant Farms,
LLC, Juana Díaz, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated October 22, 2024, requesting informal consultation on the above referenced project. As per your request, our comments are provided under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) is proposing the purchase of tables, beehive boxes, materials to construct a new greenhouse (30 feet (Ft) by 70 Ft) and the installation of a new water well (6 inches diameter x 450 Ft depth). Three locations are being evaluated for the three project activities in the western portion of the 24.6-acre property. The project will be located on State Road PR-157, Bo Guayabal, Sect Hato Puerco Abajo (18°05'41.3"N 66°29'36.6"W) in the municipality of Santa Isabel. According to PRDOH, the project activities will require some vegetation clearing and removal of up to 15 small trees.

Using the U.S. Fish and Wildlife Service's (Service) Information for Planning and Consultation (IPaC) system, the PRDOH has determined that the proposed project site is located within the range of the Puerto Rican boa (*Chilabothrus inornatus*) and Palo de Ramón (*Banara vanderbiltii*).

The Caribbean Determination Key (DKey) in the IPaC application was used to evaluate the potential impacts to federally listed species for this project (Project code: 2024-0130336). Based on the answers provided, a consistency letter was obtained for the Puerto Rican boa, which determined that the proposed actions for this project may affect and are likely to adversely affect (MLAA) this species.

Based on the nature of the project, scope of work, information available, and analysis of the site, which consists of dense scrub-shrub, vegetation interspersed with trees and forested areas around project location, PRDOH has determined that the proposed project may affect, but is not likely to adversely affect (NLAA) the Puerto Rican boa instead of the MLAA obtained by using the DKey. Conservation measures will be implemented in case an encounter with this species occur. As for Palo de Ramón, PRDOH has determined that the proposed project is NLAA this species due to dense vegetation present and forested habitat surrounding the project area. According to PRDOH, the applicant will conduct pre-construction surveys for Palo de Ramón prior to any vegetation or earth removal activities, which will be conducted by a qualified biologist or other personnel with the knowledge and ability to identify the species. If any Palo de Ramón individuals are found, the applicant will stop clearing activities and notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER) and the Service to re-initiate consultation.

We have reviewed the information provided and in our files, and concur with PRDOH's determination that the proposed project may affect, but is not likely to adversely affect the above mentioned species with the implementation of the conservation measures for the Puerto Rican boa and the conditions established by PRDOH Palo de Ramón.

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

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

Sincerely,

**LOURDES
MENA**

Lourdes Mena
Field Supervisor

Digitally signed by
LOURDES MENA
Date: 2024.12.16 07:07:20
-04'00'

drr

cc:
HUD
DNER



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

Friday, October 18, 2024

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-10-11-24-06 PR-RGRW-02082 (Juana Diaz), Serrant Farms, LLC.

Dear Ms. Poche,

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



Cuartel de Ballajá (Tercer Piso), Calle Norzagaray, Esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela

Executive Director

Puerto Rico State Historic Preservation Office

Cuartel de Ballajá, Third Floor

San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

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 review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

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,

Aldo A. Rivera Vázquez, PE

Director

Division of Environmental Permitting and Compliance

Office of Disaster Recovery

October 11, 2024

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-02082 – Serrant Farms, LLC. – Bo. Guayabal, Sector Lajitas, Carr. 557 Km 6.3, Juana Diaz, 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 were 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 Serrant Farm LLC located at Bo. Guayabal, Sector Lajitas, Carr. 557 Km 6.3, in the municipality of Juana Díaz. The undertaking for this project includes the purchase of tables, beehive boxes, and materials to construct a new greenhouse as well as the installation of a new water well.

The greenhouse will be constructed in the western portion of the project, the beehive will be located on tables to be situated in the northern portion of the project site, and the water well will be installed in the southeastern portion of the site. The new greenhouse will be 2,100 square feet (sf) in area (30 feet [ft] by 70 ft) and 14 ft in height. The greenhouse will be secured to the ground using concrete footers extending 2 ft below ground surface. The greenhouse will require connection to an existing electrical source located in the eastern portion of the parcel,

approximately 1,400 ft southeast of the greenhouse through aboveground connections on the ground surface. Minor vegetation removal or trimming is anticipated for installation of the electrical connection.

The new water well will be constructed in the southeastern portion of the property to provide water to existing crops on the project site and to provide a water reserve during the dry season and/or a natural disaster. The new well will be drilled approximately 450 ft deep and will have a 6-inch (in)-wide diameter. The new well will consist of 120 ft of polyvinyl chloride (PVC) piping, also with a 6-in-wide diameter. The new well location will include a new solid concrete base that will be between 16 sf (4 ft by 4 ft) and 36 sf (6 ft by 6 ft) in area. The greenhouse will be to the proposed water well and associated pump by above ground PVC pipes. Minor vegetation removal or trimming might be necessary for installation of the water connection.

The beehive boxes will be placed in the northern portion of the project site, approximately 600 ft northeast of the proposed greenhouse. A total of 170 beehive boxes will be placed on 14 tables within the greenhouse. Each table will be 17.5 sf in size (1.75 ft by 10 ft) and approximately 2 ft in height. The tables will be placed on the ground surface and will not be secured to the ground to allow the Applicant to rearrange the tables as needed.

Minimal ground disturbance would be required for the installation of the greenhouse, beehives, and water well and associated concrete base. Minor roadway improvements to the existing access road may be necessary to address safety concerns at the project site; however, any roadway improvements will be conducted using the Applicant's own funds.

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, EHP Senior Manager
LBP/JLE

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Serrant Farms, LLC		
Case ID: PR-RGRW-02082		City: Juana Díaz

Project Location: Bo. Guayabal, Sector Lajitas, Carr. 557 Km 6.3, Juana Diaz, PR 00795	
Project Coordinates: (as provided by applicant during field visit) Beehive Area: 18.095509, -66.491902 Greenhouse: 18.094816, -66.493512 Water Well: 18.093432, -66.489688 Above Ground Electrical Line: 18.093652, -66.489724	
TPID (Número de Catastro): 319-000-006-05 and 319-000-006-09	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): ca. 1967	Property Size (acres): 24.57 total acres Beehive Area: 0.0242 acre (1,056 sq. ft.) Greenhouse: 0.0482 acre (2,100 sq. ft.) Water Well: 0.0006 acre (28 sq. ft.) Above Ground Electrical Line: 0.0036 acre (156 sq. ft.)


SOI-Qualified Architect/Architectural Historian: Julia Russ M.U.R.P. and Ella McIntire, M.A.
Date Reviewed: 8/13/2024
SOI-Qualified Archaeologist: Delise Torres Ortiz, M.A.
Date Reviewed: August 15, 2024

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

Project Description (Undertaking)

The proposed project includes the purchase of tables, beehive boxes, and materials to construct a new greenhouse as well as the installation of a new water well. The greenhouse will be constructed in the western portion of the project site, the beehive will be located on tables to be situated in the northern portion of the project site, and the water well will be installed in the southeastern portion of the project site.

The new greenhouse will be 2,100 square feet (sf) in area (30 feet [ft] by 70 ft) and 14 ft in height. The greenhouse will be secured to the ground using concrete footers extending 2 ft below ground surface. The greenhouse roof will consist of plastic material. Minor ground disturbance is anticipated throughout the 2,100-sf footprint of the proposed greenhouse.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Serrant Farms, LLC	
Case ID: PR-RGRW-02082	City: Juana Díaz

The greenhouse will require connection to an existing electrical source located in the eastern portion of the parcel, approximately 1,400 ft southeast of the greenhouse. Cables to connect the greenhouse to the existing electrical connection will run aboveground on the ground surface such that no ground disturbance nor excavation is necessary. Minor vegetation removal or trimming is anticipated for installation of the electrical connection.


The new water well will be constructed in the southeastern portion of the property to provide water to existing crops on the project site and to provide a water reserve during the dry season and/or a natural disaster. The new well will be drilled approximately 450 ft deep and will have a 6-inch (in)-wide diameter. The new well will consist of 120 ft of polyvinyl chloride (PVC) piping, also with a 6-in-wide diameter. The new well will consist of a solid concrete base that will be between 16 sf (4 ft by 4 ft) and 36 sf (6 ft by 6 ft) in area. The new well will be equipped with a submersible water pump. Associated well accessories (e.g., pressurized tank, control box, etc.) will be placed on the concrete base. The greenhouse will require connection to the proposed water well and associated pump located in the eastern portion of the project site, approximately 1,300 ft southeast of the greenhouse. PVC pipes to connect the greenhouse to the water pump will be aboveground and no ground disturbance or excavation would be necessary. However, minor vegetation removal or trimming might be necessary for installation of the water connection.

The beehive boxes will be placed in the northern portion of the project site, approximately 600 ft northeast of the proposed greenhouse. A total of 170 beehive boxes will be placed on 14 tables within the greenhouse. Each table will be 17.5 sf in size (1.75 ft by 10 ft) and approximately 2 ft in height. The tables will be placed on the ground surface and will not be secured to the ground to allow the Applicant to rearrange the tables as needed.

Minimal ground disturbance would be required for the installation of the greenhouse, beehives, and water well and associated concrete base. Minor roadway improvements to the existing access road may be necessary to address safety concerns at the project site; however, any roadway improvements will be conducted using the Applicant's own funds. No tree clearing or vegetation pruning is required for construction. The applicant owns the property and currently uses it for agricultural use; therefore, no acquisition or conversion is required.

Area of Potential Effects

As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the location of the greenhouse and water well plus a 15-meter

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Serrant Farms, LLC		
Case ID: PR-RGRW-02082	City: Juana Díaz	

horizontal buffer to allow for some variation in final placement during construction and the visual APE is the viewshed of the proposed project.


Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information by a Program contracted archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there are no previously recorded archaeological sites or Section 106 studies within a half-mile (mi) radius of the project location. One (1) archaeological evaluation has been conducted within the 0.5-mi review radius with no cultural resources found. Phase IA-IB survey ICP-CAT-VL-99-03-01 was conducted in 1999, and it intersects the western third of the property with no cultural resources found.

The proposed project is located in a rural, mountainous area in the southern portion of the island at an elevation of 388 feet (ft; 118 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses four (4) mapped soil series: CdF (Caguabo-Rock outcrop complex, 20 to 60 percent slopes); MsC (Montegrando clay, 2 to 12 percent slopes); MtE (Morado clay loam, 20 to 40 percent slopes); and QeF2 (Quebrada silty clay loam, 40 to 60 percent slopes, eroded). The project area APE is in north portion of the municipality of Juana Díaz. The general project area is located on a hill slope with wetlands northeast extending southwest and west where Lago Guayabal is located, steeper slopes and dense vegetation south, and residential neighborhoods northeast, east, and southwest. The closest freshwater source is Río Toa Vaca, located 0.18 mi (0.29 kilometer [km]) northwest of the project area. The south coast is approximately 7.08 mi (11.4 km) from the project area.

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is not within the boundaries of the National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. No previous Section 106 surveys have occurred within 0.5 mi of the project area.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Serrant Farms, LLC	
Case ID: PR-RGRW-02082	City: Juana Díaz


The surrounding area is mountainous and suburban in nature. There are several structures on the northeast corner of the project area, some of which are of historic age. Historic Aerials imagery (<https://www.historicaerials.com/viewer>) from 1958 shows the presence of roads around the project area, but no structures are present. Aerial imagery from 1967 shows the presence of a single structure on the project parcel. Earth Explorer (<https://earthexplorer.usgs.gov/>) imagery from 1977 shows two more structures on the project parcel, adjacent to the original structure. Two additional structures are visible on Google Earth Pro Imagery from 1995, suggesting construction sometime in the 1980s or early 1990s. Thus, there are three historic-age properties present in the APE. However, the vegetation in the area is quite dense, the proposed installations should not be visible from these structures. Therefore, it is determined that there are no direct effects to historic properties in the APE.

Determination

The following historic properties have been identified within the APE:

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

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP) eligible or listed historic district or Traditional Urban Center. There are no reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. No known archaeological sites or NRHP listed/eligible historic properties are within or adjacent to the property or the parcel in which the Area of Potential Effect of case PR-RGRW-02082 is located. The closest freshwater body is approximately 0.18 mi (0.29 km) of the project area. The size of the proposed project activities are small (0.0767 acres or 3,340 sq. ft.) and construction of public roads, residential structures, agricultural infrastructure and practices has impacted the surrounding terrain. Therefore, no historic properties will be affected by the proposed project activities.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Serrant Farms, LLC		
Case ID: PR-RGRW-02082		City: Juana Díaz

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

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

☒ No Historic Properties Affected

☐ No Adverse Effect

Condition (if applicable):

☐ Adverse Effect

Proposed Resolution (if applicable)

This Section is to be Completed by SHPO Staff Only

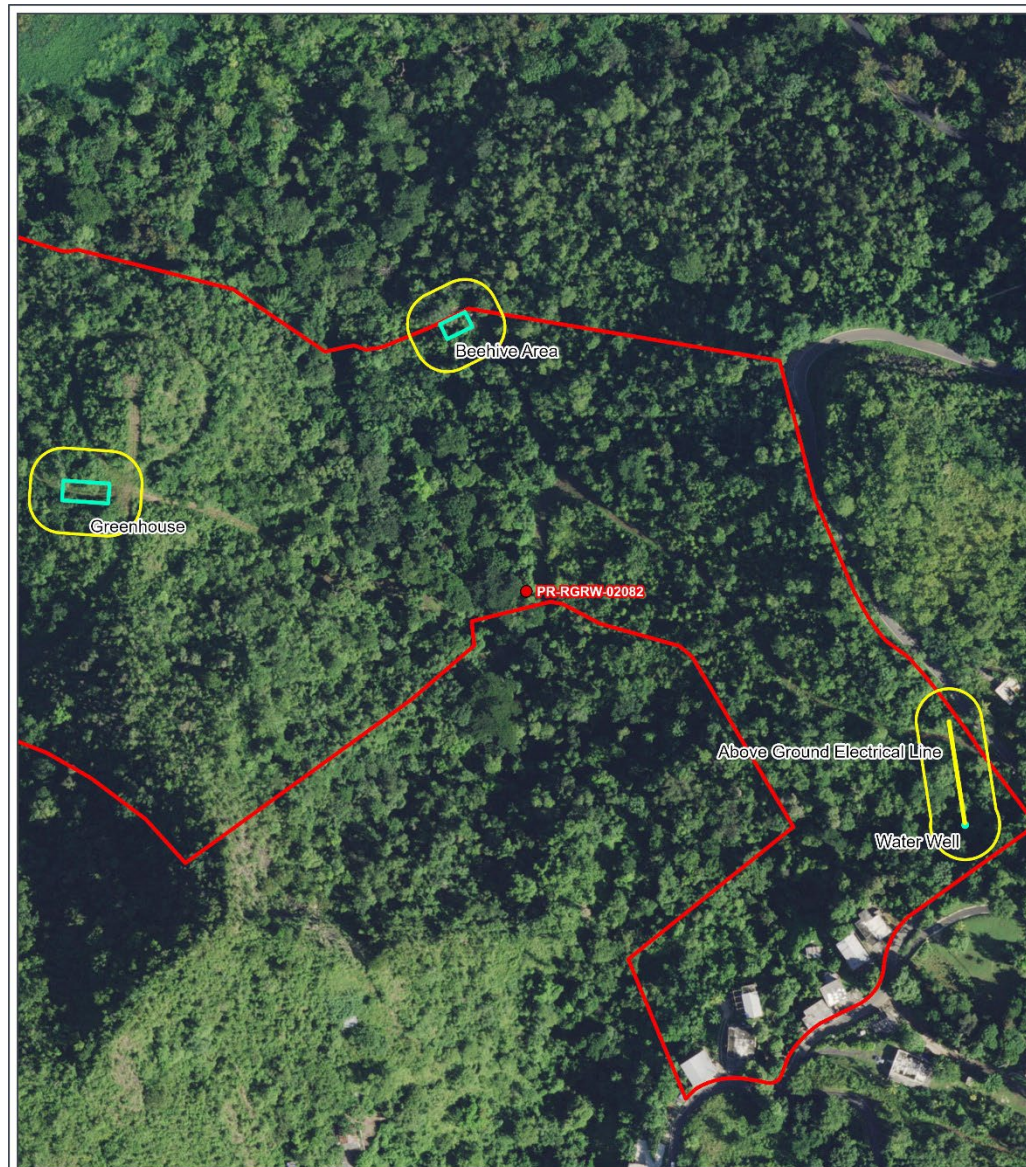
The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
<input type="checkbox"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided.	
Comments:	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

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



REGROW PROGRAM

**Project Location
Area of Potential
Effects (APE) Map**

Applicant ID: PR-RGRW-02082

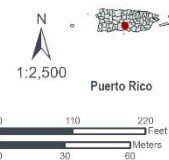
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Above Ground Utilities Location
- ▭ APE (Buffer (15-meters))

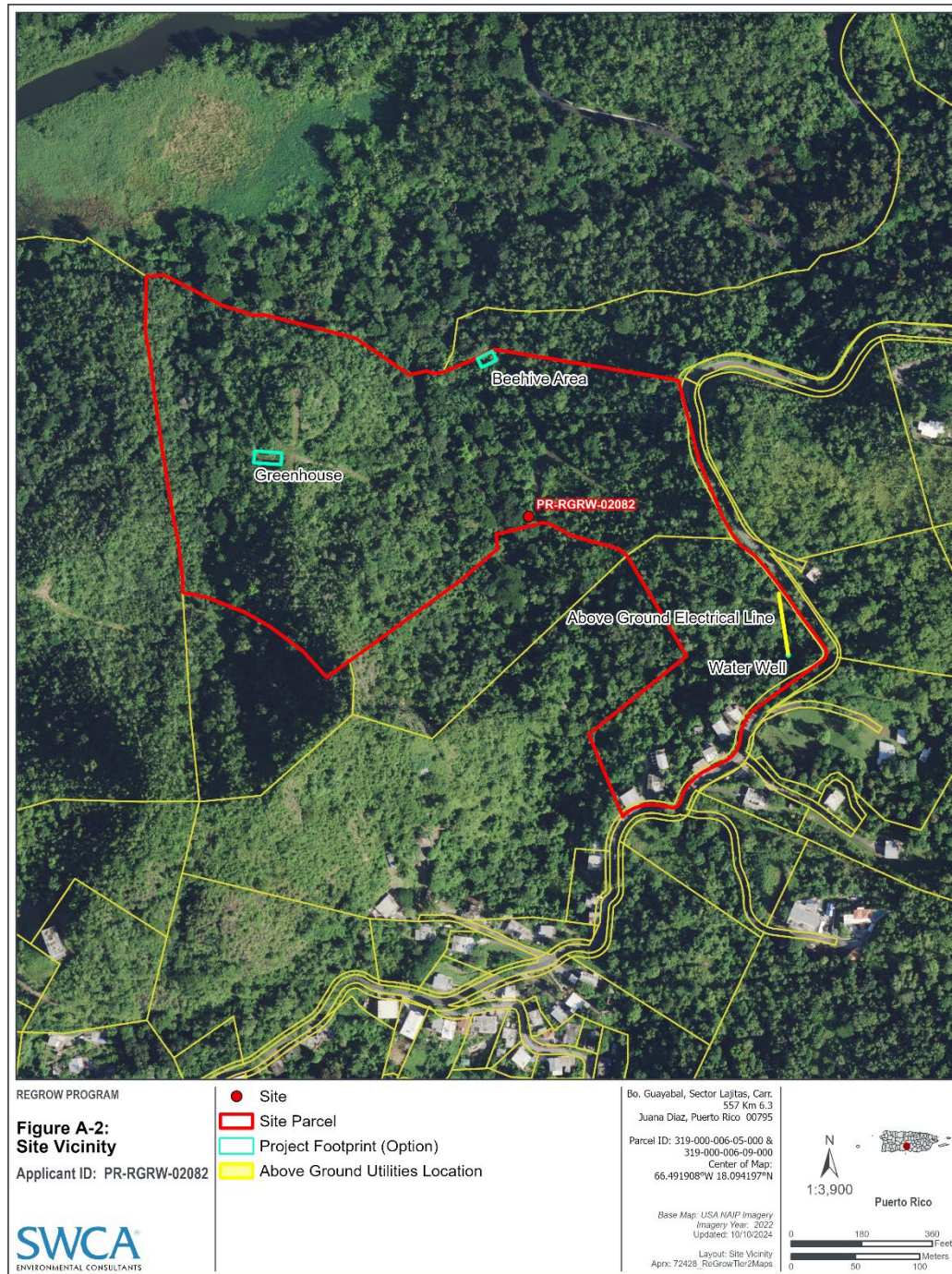
Bo. Guayabal, Sector Lajitas, Carr.
557 Km 6.3
Juana Díaz, Puerto Rico 00795

Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491596°W 18.094403°N

Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 10/10/2024
Layout: APE
Aprx: 72428_ReGrowTier2Maps



Project (Parcel) Location - Aerial Map



Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

**Figure A-1:
Site Location**

Applicant ID: PR-RGRW-02082

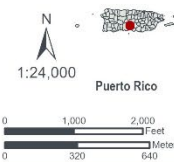
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

Bo. Guayabal, Sector Lajitas, Carr.
557 Km 6.3
Juana Díaz, Puerto Rico 00795

Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491596°W 18.094403°N

Base Map: ESRI ArcGIS Online,
accessed October 2024
Updated: 10/10/2024
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps

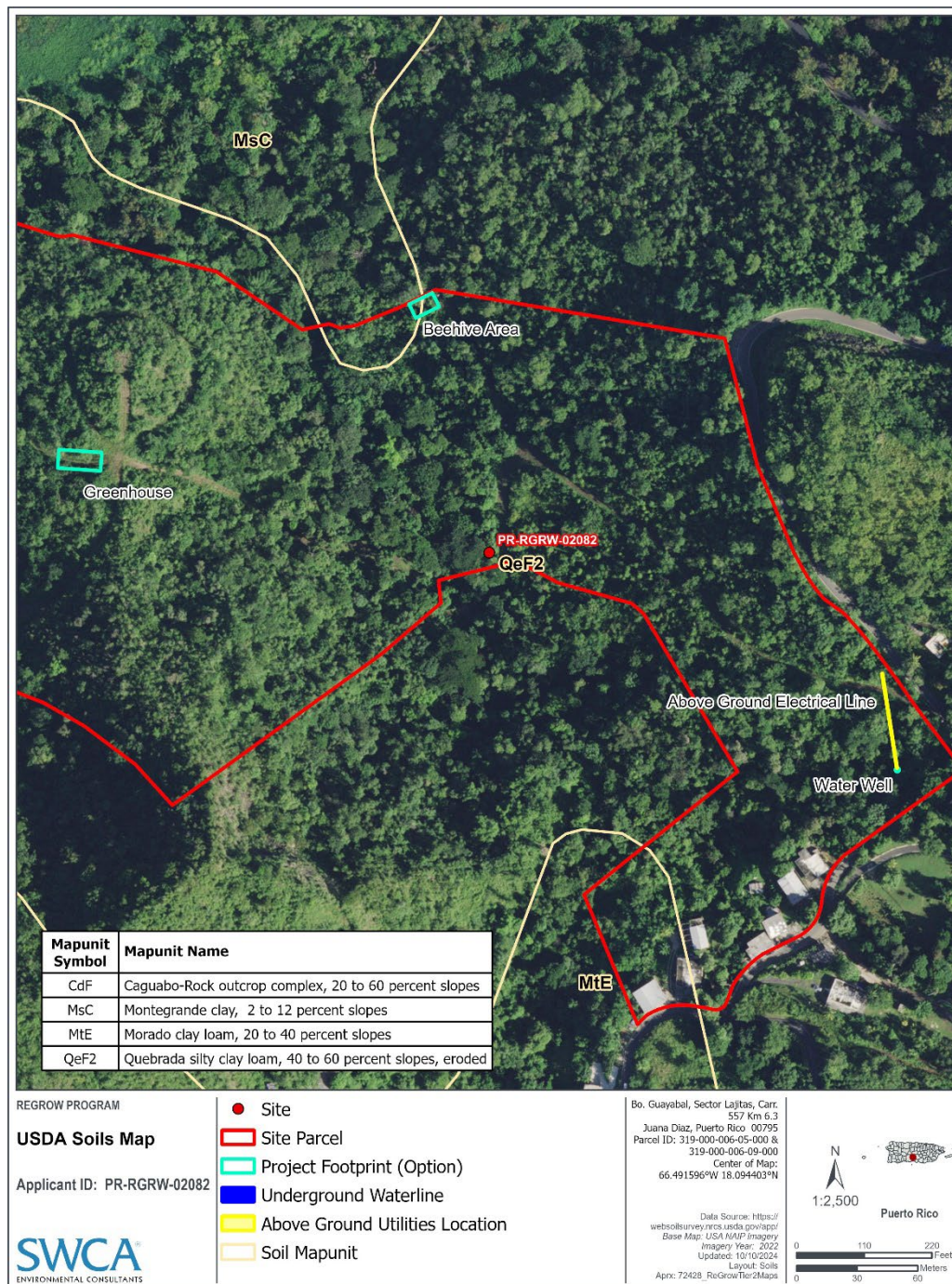


Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

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

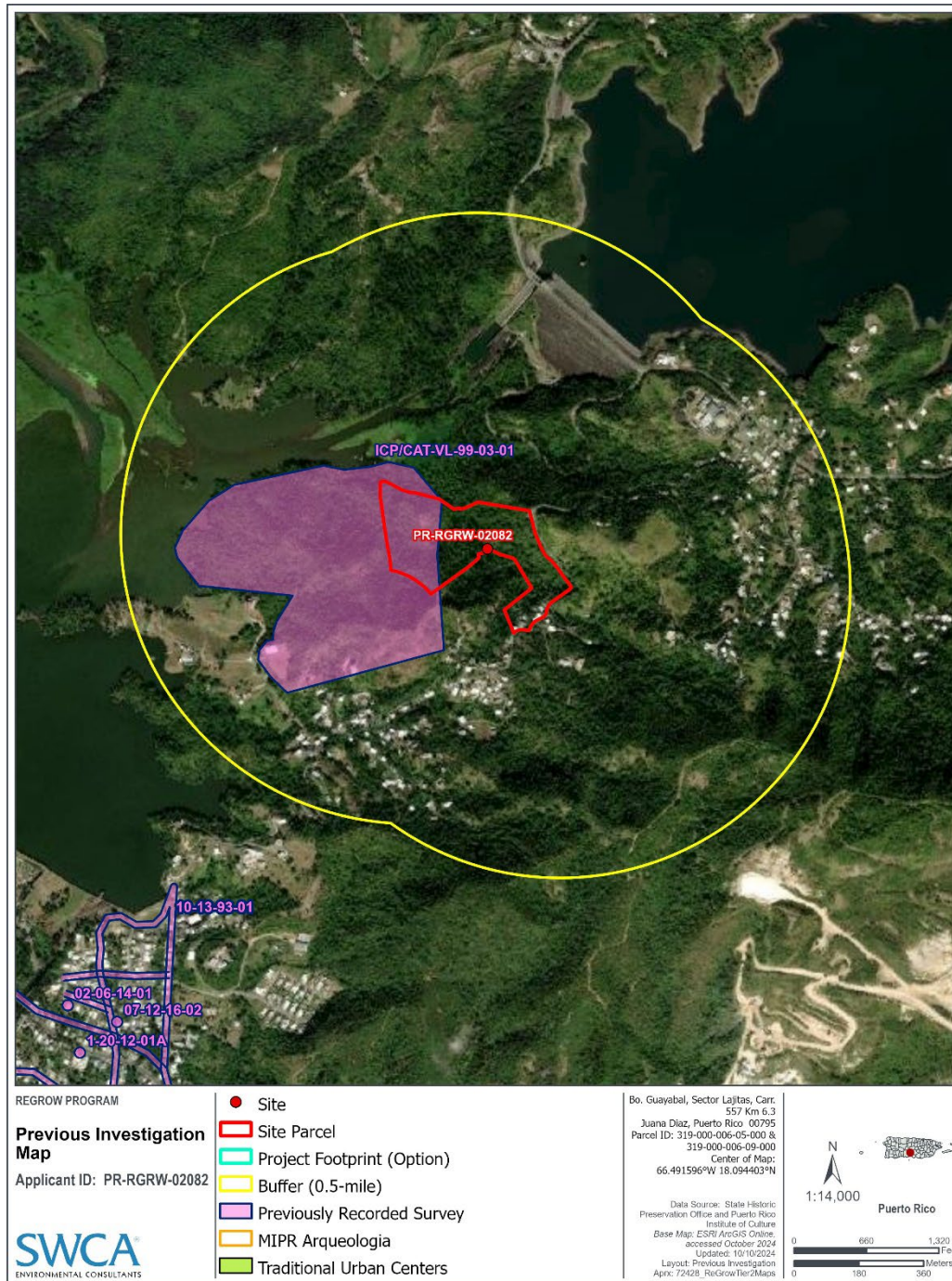


Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Project (Parcel) Location with Previous Investigations - Aerial Map

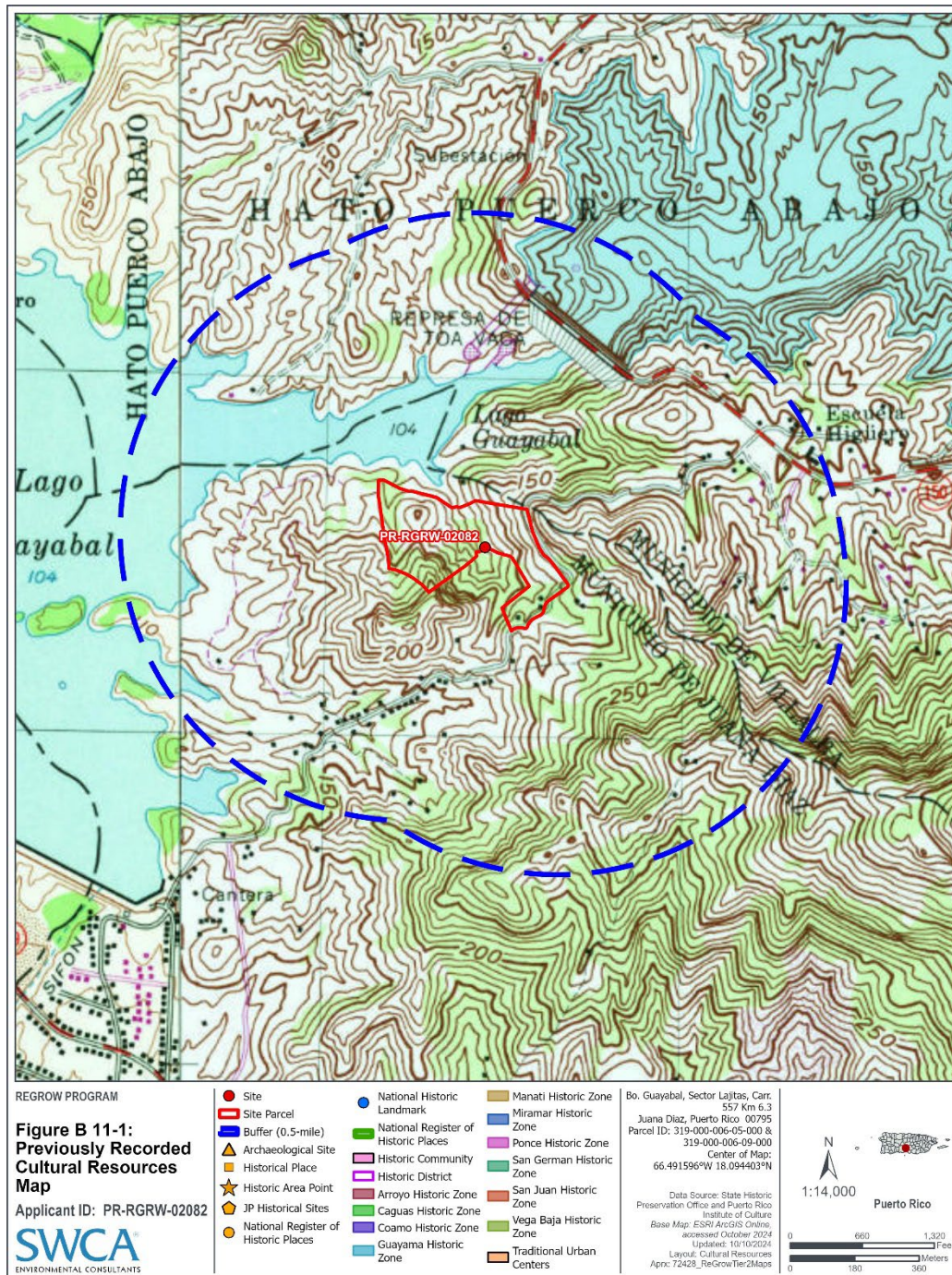


Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

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

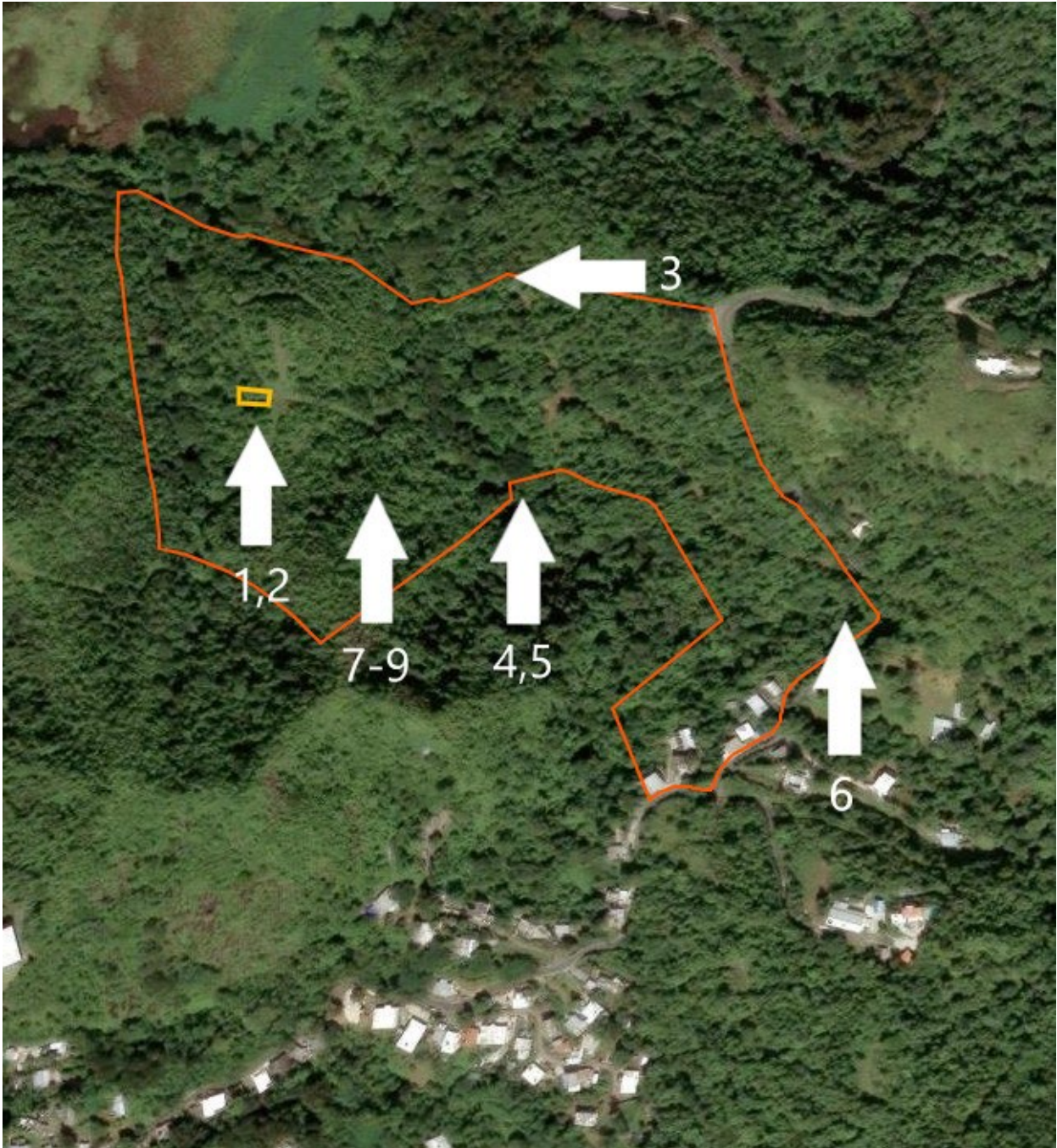


Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Photograph Key



Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Photo #:
01

Date:
12/4/23

Photo Direction:
Northwest

Description:
Overview of site location for greenhouse 70x30x14ft.



Photo #:
02

Date:
12/4/23

Photo Direction:
Northwest

Description:
Overview of site location for greenhouse 70x30x14ft.



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

ReGROW PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Photo #:
03

Date:
12/4/23

Photo Direction:
Northwest

Description:
Overview of site location for 170 wooden beehive boxes that will go on 14 tables 10ft long and 21in high and wide. Applicant will clear trees behind existing beehive boxes.



Photo #:
04

Date:
12/4/23

Photo Direction:
Northwest

Description:
Creek that passes through applicant's property.



Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Photo #:
05

Date:
12/4/23

Photo Direction:
South

Description:
Creek that passes through applicant's property.



Photo #:
06

Date:
12/4/23

Photo Direction:
West

Description:
Cistern. Currently not in use.



Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Photo #:
07

Date:
12/4/23

Photo Direction:
West

Description:
Big hole that makes road inaccessible to vehicles. So, the area where applicant plans to build greenhouse cannot be accessed by vehicles at the moment.



Photo #:
08

Date:
12/4/23

Photo Direction:
Southwest

Description:
Big hole that makes road inaccessible to vehicles. So, the area where applicant plans to build greenhouse cannot be accessed by vehicles at the moment.



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

ReGROW PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Applicant: Serrant Farms, LLC

Case ID: PR-RGRW-02082

City: Juana Díaz

Photo #:
09

Date:
12/4/23

Photo Direction:
Southeast

Description:
Big hole that makes road inaccessible to vehicles. So, the area where applicant plans to build greenhouse cannot be accessed by vehicles at the moment.





ENVIRONMENTAL CONSULTANTS

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October 11, 2024

Lourdes Mena
Field Supervisor
Caribbean Ecological Services Field Office
U.S. Fish and Wildlife Service
Office Park I, Suite 303
State Road #2 Km 156.5
Mayagüez, Puerto Rico 00680
Email: [Caribbean es@fws.gov](mailto:Caribbean_es@fws.gov); [Lourdes Mena@fws.gov](mailto:Lourdes_Mena@fws.gov)

**Re: Federally Listed Threatened and Endangered Species Evaluation for the Puerto Rico
Department of Housing ReGrow PR-RGRW-02082 Project/ SWCA Project No. 72428**

Dear Ms. Mena:

SWCA Environmental Consultants (SWCA), on behalf of the Puerto Rico Department of Housing, is requesting 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 ReGrow PR-RGRW-02082 Project (project). The Project is located on 24.6 acres between two neighboring parcels, Parcel ID #319-000-006-05-000 and Parcel ID #319-000-006-09-000. The Project is located on 24.6 acres at Bo Guayabal, Sect Hato Puerco Abajo, CARR 157, Juana Díaz, Puerto Rico 00795 (18.09481594, -66.49351192).

The proposed Project involves the purchase of tables, beehive boxes, materials to construct a new greenhouse and the installation of a new water well. Three locations are being evaluated for the three project activities in the western portion of the property. Construction of the project will require some vegetation clearing and removal of up to 15 small trees.

Using the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system, we have determined that the proposed project lies within the range of the following federally listed species:

Species	Listing Status
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered
Palo De Ramón (<i>Banara vanderbiltii</i>)	Endangered

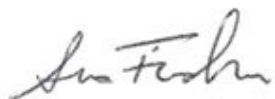
No designated or proposed critical habitat for any listed species was identified within the project area. Based on the nature of the project, scope of work, information available, and a careful analysis of the existing habitat, we have made the following effects determinations:

Species	Effect Determination	Conservation Measures to be Implemented
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Not likely to adversely affect (NLAA)	USFWS Puerto Rican Boa Conservation Measures 2024
Palo De Ramón (<i>Banara vanderbiltii</i>)	Not likely to adversely affect (NLAA)	Preconstruction Surveys

The applicant will conduct pre-construction surveys prior to any vegetation or earth removal activities to determine the presence/absence of Palo de Ramón within the project area. Additionally, the applicant will implement the 2024 Puerto Rican Boa (PR Boa) General Project Design Guidelines. If any federally protected species are identified, the applicant will notify the Puerto Rico Department of Natural and Environmental Resources (PRDNER). If a PR Boa is found in the project action site, work shall cease until the individual moves off on its own. If the PR Boa does not move off, the construction manager shall contact the PRDNER and ask for them to relocate the PR Boa.

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. If you have any questions or require any additional information, please contact me at (346) 388-1157 or susan.fischer@swca.com.

Sincerely,



Susan Fischer
Wildlife Ecologist
SWCA Environmental Consultants

Attachments: Threatened and Endangered Species Technical Memorandum



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.®

10245 West Little York Road, Suite 600
Houston, Texas 77040
Tel 281.617.3217 Fax 713.896.3189
www.swca.com

TECHNICAL MEMORANDUM

To: Caribbean Ecological Services Field Office
U.S. Fish and Wildlife Service
P.O. Box 491
Boquerón, Puerto Rico 00622

From: Susan Fischer, Project Biologist on behalf of the Puerto Rico Department of Housing

Date: October 11, 2024

Re: **Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-02082 Project/ SWCA Project No. 72428**

Project Description

Serrant Farms, LLC, the applicant, is proposing to purchase tables, beehive boxes, materials to construct a new greenhouse and the installation of a new water well on a 24.6-acre property in the Municipio of Juana Diaz, Puerto Rico (project) (Appendix A, Figure 1). The project is located between two neighboring parcels (18.09481594, -66.49351192). Parcel ID #319-000-006-05-000 and Parcel ID #319-000-006-09-000. The parcels are located at Bo Guayabal, Sect Hato Puerco Abajo, CARR 157, Juana Díaz, Puerto Rico 00795, in a rural area. The estimated dimensions of the greenhouse will be approximately 30 feet by 70 feet (2,100 square feet) and will be secured to the ground using concrete footers extending 2 feet below ground surface. The well will be 6 inches in diameter and drilled to approximately 450 feet in depth. There will be a total of 14 tables for the beehive boxes, each will be 17.5 square feet in size and 2 feet high (Appendix A, Figure 2).

Existing conditions

The existing habitat conditions at the proposed greenhouse location consist of dense scrub-shrub vegetation interspersed with trees. Vegetation at the beehive boxes and well locations consist of sparse or mowed grasses with scattered young trees. Forested areas surround all of the project locations. There are no wetlands or waterbodies mapped within or adjacent to the project areas (Appendix A, Figure 3). Some vegetation clearing would be required for the installation of the greenhouse and beehive tables, and removal of up to 15 small trees is proposed at the beehive tables location. Vegetation removal is required for the construction of the well, however no tree removal is necessary. Representative photographs of the proposed locations are provided in Appendix B.

Federally Protected Species

SWCA obtained a federal threatened and endangered species list from the USFWS (2024a) Information for Planning and Consultation ("IPaC") website for a 100-foot buffer around the greenhouse and beehive locations (review area) (Appendix C). The IPaC automatically generates a list of species and other resources

of concern, such as critical habitat, that are known or expected to be in the specified area and could potentially be directly or indirectly affected. According to the IPaC query for the project, two federally listed endangered species has the potential to occur in the review area; the Puerto Rican boa (*Chilabothrus inornatus*) and Palo De Ramón (*Banara vanderbiltii*). SWCA also evaluated the review area for potential habitat for bald eagles (*Haliaeetus leucocephalus*) and golden eagles (*Aquila chrysaetos*) as they are protected by the Bald and Golden Eagle Protection Act of 1940 (“BGEPA”).

The bald and golden eagle’s range do not extend into Puerto Rico (Cornell Lab of Ornithology 2024); therefore, these species were eliminated from further analysis for this project. Table 1 identifies the species carried forward for further evaluation and summarizes each species’ habitat requirements, potential for occurrence in the project area, and determination of effects.

Table 1. Federally Listed Species Range and/or Habitat Requirements

Common Name (Scientific Name)	Status*	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effects/Impacts
Reptiles				
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	FE	Considered to be a habitat generalist, the Puerto Rican boa tolerates a wide variety of terrestrial and arboreal habitats, including rocky areas, haystack hill, trees and branches, rotting stumps, caves, plantations, various types of forested areas such as karst and mangrove forests, forested urban and rural areas, and along streams and road edges (USFWS 2011).	<i>May occur.</i> The project area is located adjacent to forested areas and dense vegetative ground cover and trees are present within the project area.	<i>May affect, not likely to adversely affect.</i> See discussion below.
Plants				
Palo De Ramón (<i>Banara vanderbiltii</i>)	FE	Semi-evergreen forest of the subtropical moist forest life zone on the limestone hills of the northwest coast at elevations of 100 to 150 meters and on the mountains of volcanic origin in central Puerto Rico at elevations of more than 800 meters (USFWS 1991).	<i>May occur.</i> The greenhouse location consists of dense, scrub-shrub vegetation adjacent to forested areas.	<i>May affect, but not likely to adversely affect.</i> See discussion below.

*Status Definitions:
FE = Federally listed endangered

Due to the dense vegetation present and forested habitat surrounding the project areas, the Puerto Rican boa and Palo de Ramón both may occur within the project area. The Caribbean Determination Key (DKey) was completed for the project, which generated a *may affect* determination for the Puerto Rican boa and Palo de Ramón (Appendix D).

The applicant will employ the conservation measures outlined in the 2024 USFWS General Project Design Guidelines for the Puerto Rican boa (Appendix E), including but not limited to issuing a stop work if a Puerto Rican boa were to occur within the project area, and contacting the Puerto Rico Department of Natural and Environmental Resources (PRDNER) for safe capture and relocation of the individual if such action is required. Furthermore, surveys for Palo de Ramón will be conducted by a qualified biologist or other personnel with the knowledge and ability to identify the species, prior to any vegetation or earth removal activities. If any Palo de Ramón individuals are found, the applicant will stop clearing activities and notify PRDNER. As such, it is anticipated that the project *may affect, but is not likely to adversely affect* the Puerto Rican boa and the Palo de Ramón.

Critical Habitat and National Wildlife Refuges

Potential effects to habitat(s) within the project area critical to endangered species must be analyzed along with the endangered species themselves, while any activity proposed on National Wildlife Refuge lands must undergo a compatibility determination conducted by the Refuge. No designated critical habitats are present within 100-feet of any of the proposed project location options (Appendix A, Figure 4) (USFWS 2024b).

LITERATURE CITED

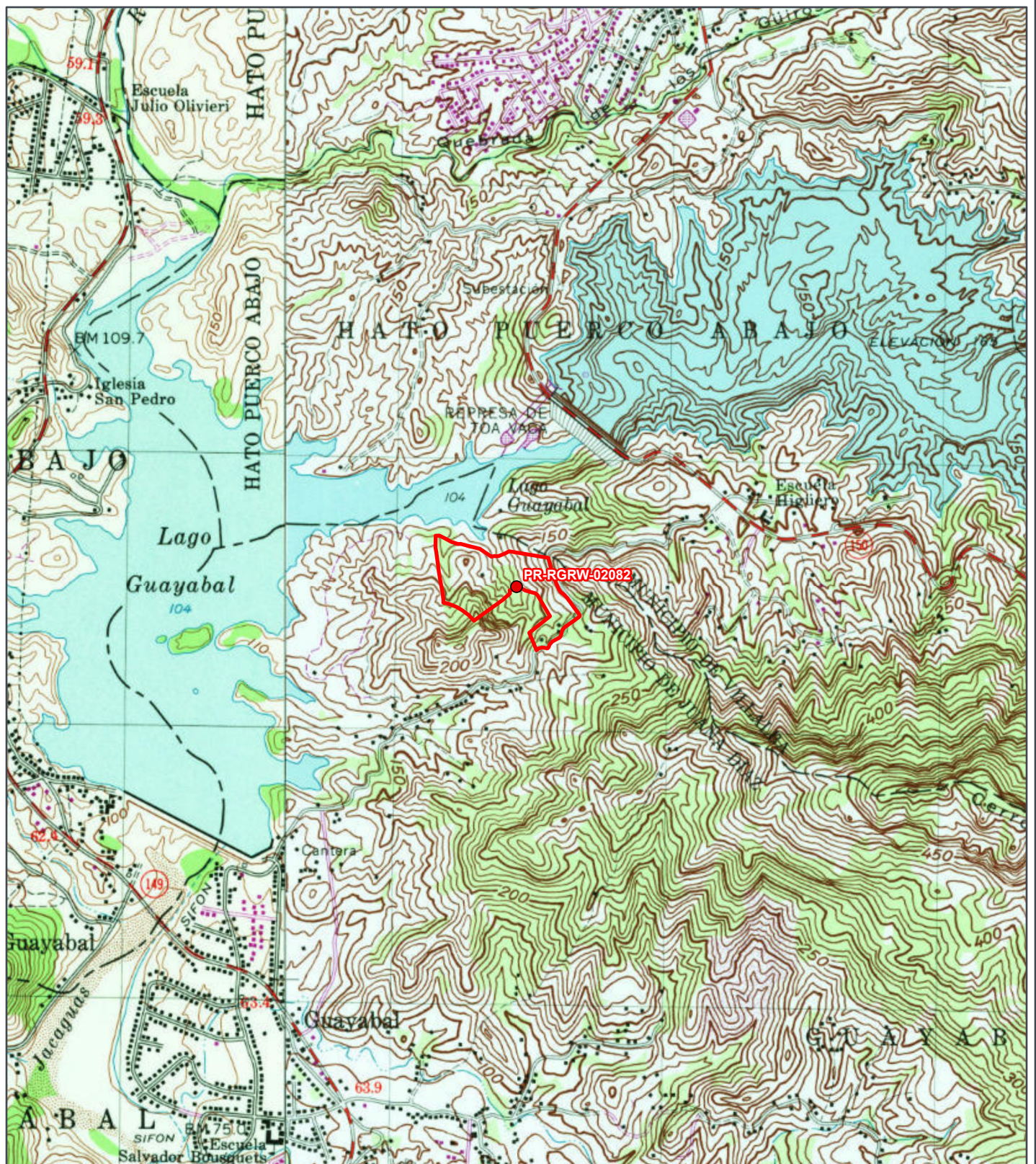
- Cornell Lab of Ornithology. 2024. All About Birds. Available at: <https://www.allaboutbirds.org/guide/>. Accessed August 2024.
- U. S. Fish and Wildlife Service (USFWS). 1991. Recovery Plan *Banara vanderbiltii*. U.S. Fish and Wildlife Service, Southeast Region. Atlanta, Georgia.
- . 2011. *Puerto Rican Boa* (*Epicrates inornatus*) *5-Year Review: Summary and Evaluation*. U.S. Fish and Wildlife Service, Southeast Region. Boquerón, Puerto Rico.
- . 2024a. Information for Planning and Consultation System (IPaC). Available at: <http://ecos.fws.gov/ipac/>. Accessed August 2024.
- . 2024b. Critical Habitat for Threatened & Endangered Species [USFWS]. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>. Accessed August 2024.

APPENDIX A

Maps

Figure 1

USGS Topographic Map



REGROW PROGRAM

USGS Topographic Map

Applicant ID: PR-RGRW-02082

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

Bo Guayabal Sect Hato Puerto Abajo, Carr 157
Juana Diaz, Puerto Rico 00795
Parcel IDs: 319-000-006-05-000 & 319-000-006-09-000
Center of Map:
66.491596°W 18.094403°N

Base Map: ESRI ArcGIS Online,
accessed August 2024
Updated: 8/20/2024

Layout: USGS Topographic Map
Aprx: 72428_ReGrowTier2Maps

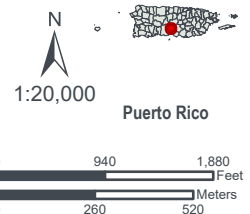
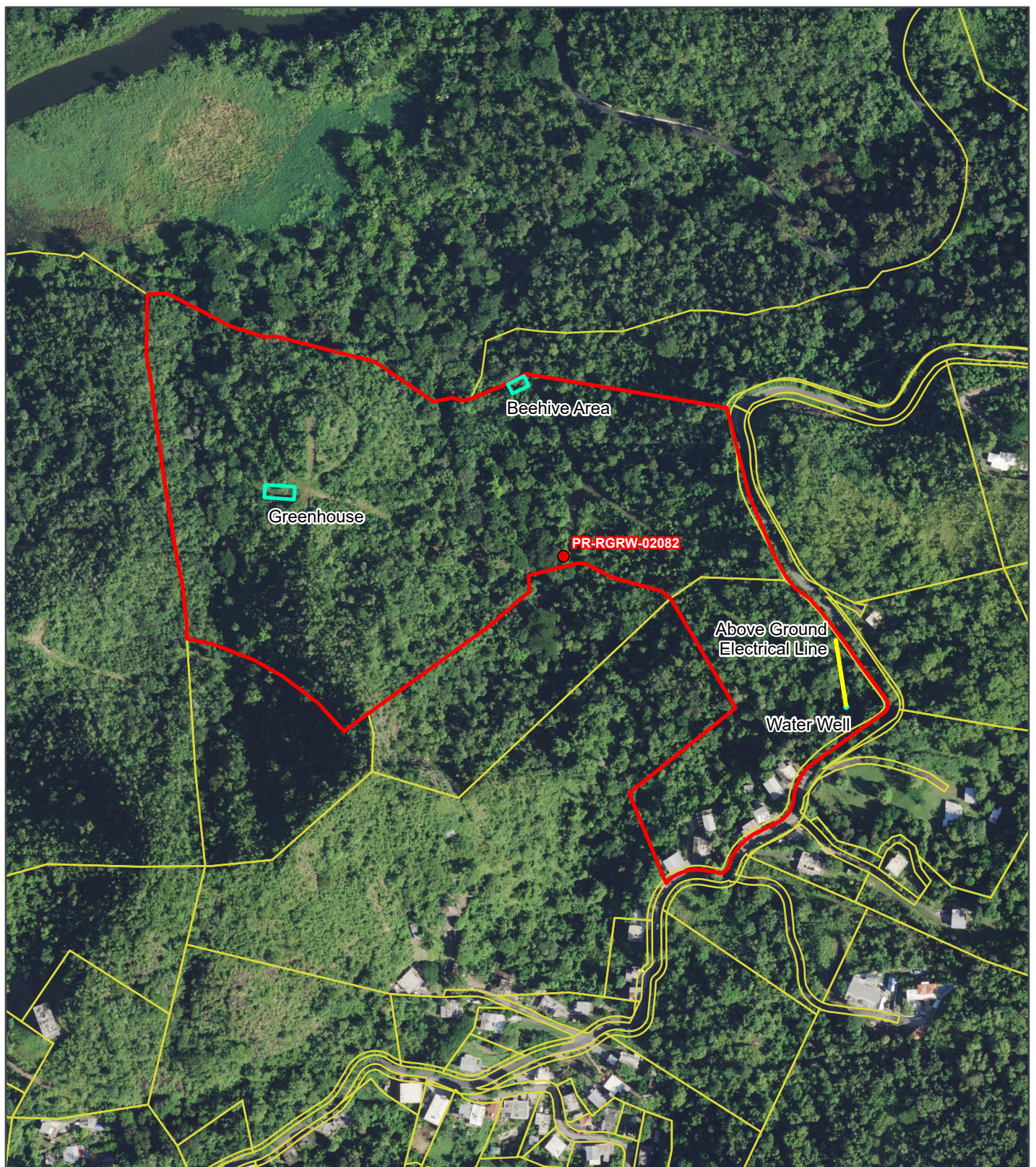


Figure 2
Site Vicinity Map



REGROW PROGRAM

Figure: Site Vicinity

Applicant ID: PR-RGRW-02082

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location

Bo Guayabal Sect Hato Puerto Abajo, Carr
157 Juana Diaz, Puerto Rico 00795

Parcel IDs: 319-000-006-05-000 &
319-000-006-09-000

Center of Map:
66.491908°W 18.094197°N

Base Map: USA NAIP Imagery Imagery
Year: 2022 Updated: 8/20/2024

Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

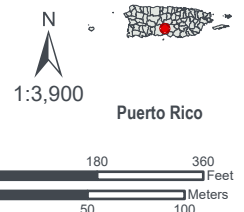
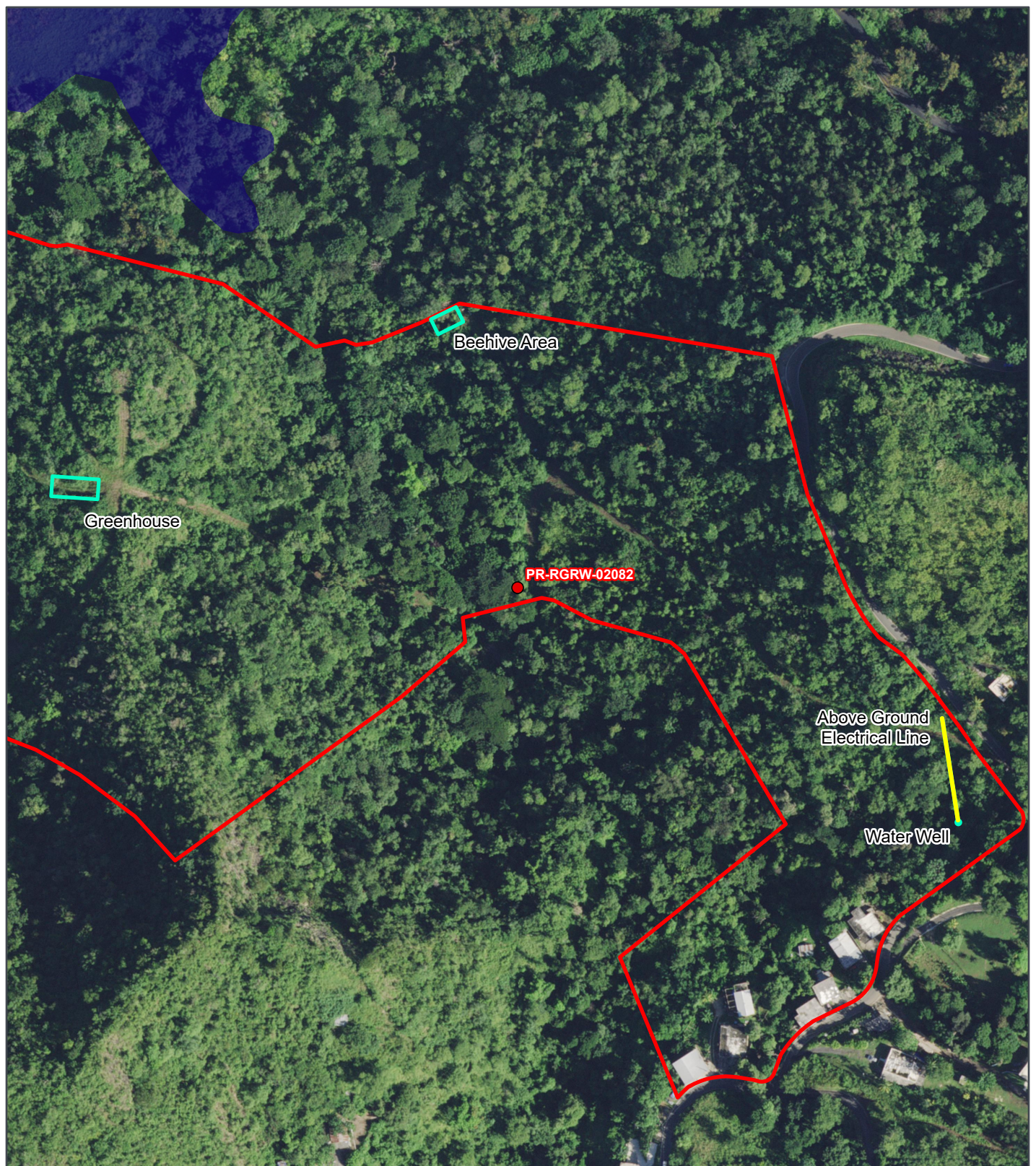


Figure 3
Wetlands Map



REGROW PROGRAM

Figure: Wetlands Protection Map

Applicant ID: PR-RGRW-02082

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location
- NHD Stream
- Estuarine and Marine Deepwater

- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

Bo Guayabal Sect Hato Puerto
Abajo, Carr 157 Juana Diaz, Puerto Rico 00795

Parcel IDs: 319-000-006-05-000 & 319-000-006-09-000

Center of Map: 66.491596°W 18.094403°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>
<https://www.fws.gov/program/national-wetlands-inventory/data-download>
 Base Map: USA NAIP Imagery
 Imagery Year: 2022
 Updated: 8/20/2024
 Layout: Wetlands Protection

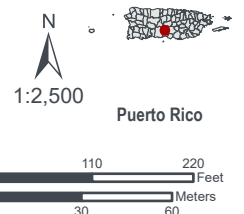


Figure 4
Critical Habitat Map



REGROW PROGRAM

**Figure:
Critical Habitat Map**

Applicant ID: PR-RGRW-02082

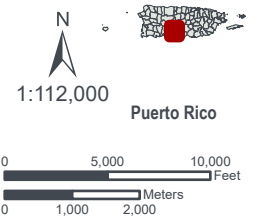


- Site
- Site Parcel
- Buffer (100-ft)
- Critical Habitat - Final
- National Wildlife Refuges

Bo Guayabal Sect Hato Puerto Abajo,
Carr 157 Juana Diaz, Puerto Rico
00795

Parcel IDs: 319-000-006-05-000 &
319-000-006-09-000 Center of Map:
66.491596°W 18.094403°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/BaseMap: ESRI ArcGIS Online, accessed August 2024
Updated: 8/20/2024
Layout: Critical Habitat
Aprx: 72426_ReGrowTier2Maps




APPENDIX B

Photographic Log

Project #: PR-RGRW-02082	Photographer: Armando Ramos
Location Address: N/A	Coordinates: 18.0942220, -66.4917360

Photo #: 01	Date: 12/04/2023	
Photo Direction: Northwest		
Description: Overview of site location for greenhouse 70x30x14ft.		

Photo #: 02	Date: 12/04/2023	
Photo Direction: Northwest		
Description: Overview of site location for greenhouse 70x30x14ft.		

Project #: PR-RGRW-02082	Photographer: Armando Ramos
Location Address: N/A	Coordinates: 18.0942220, -66.4917360

Photo #: 03	Date: 12/04/2023	
Photo Direction: Northwest		
Description: Overview of site location for 170 wooden beehive boxes that will go on 14 tables 10ft. long and 21in. high and wide. Applicant will clear trees behind existing beehive boxes.		

Photo #: 04	Date: 12/04/2023	
Photo Direction: Northwest		
Description: Creek that passes through applicant's property.		

Project #: PR-RGRW-02082	Photographer: Armando Ramos
Location Address: N/A	Coordinates: 18.0942220, -66.4917360


Photo #: 05	Date: 12/04/2023	
Photo Direction: South		
Description: Creek that passes through applicant's property.		

Photo #: 06	Date: 12/04/2023
Photo Direction: West	
Description: Cistern. Currently not in use. Proposed site of water well.	



Project #: PR-RGRW-02082	Photographer: Armando Ramos
Location Address: N/A	Coordinates: 18.0942220, -66.4917360

Photo #: 07	Date: 12/04/2023	
Photo Direction: West		
Description: Big hole that makes road inaccessible to vehicles. So, the area where applicant plans to build greenhouse cannot be accessed by vehicles at the moment.		

APPENDIX C

USFWS Information for Planning and Consultation



United States Department of the Interior



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

In Reply Refer To:

09/04/2024 17:37:12 UTC

Project Code: 2024-0130336

Project Name: PR-RGRW-02082 RFA-089

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

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

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

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)).

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](https://www.fws.gov/partner/council-conservation-migratory-birds).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491

Boqueron, PR 00622-0491

(939) 320-3135

PROJECT SUMMARY

Project Code: 2024-0130336

Project Name: PR-RGRW-02082 RFA-089

Project Type: Disaster-related Grants

Project Description: The proposed project includes the purchase of tables, beehive boxes, and materials to construct a new greenhouse and the installation of a new water well.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.094828550000003,-66.4935668,14z>



Counties: Juana Díaz and Villalba counties, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

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

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

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

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

REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/RBY3H5QTFNHFZEPOE5R6MF5VBY/documents/generated/7159.pdf	Endangered

FLOWERING PLANTS

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

CRITICAL HABITATS

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

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

IPAC USER CONTACT INFORMATION

Agency: SWCA

Name: Rachel Howsmon

Address: 13 Palafox Pl

City: Pensacola

State: FL

Zip: 32502

Email: rachel.howsmon@swca.com

Phone: 8504948710

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

APPENDIX D

USFWS Consistency Letter



United States Department of the Interior



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

In Reply Refer To:

09/04/2024 17:47:15 UTC

Project code: 2024-0130336

Project Name: PR-RGRW-02082 RFA-089

Subject: Consistency letter for the project named 'PR-RGRW-02082 RFA-089' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On September 04, 2024, Rachel Howsmon used the Caribbean DKey; dated April 03, 2024, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-02082 RFA-089'. The project is located in Juana Díaz and Villalba counties, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.094828550000003,-66.4935668,14z>



The following description was provided for the project 'PR-RGRW-02082 RFA-089':

The proposed project includes the purchase of tables, beehive boxes, and materials to construct a new greenhouse and the installation of a new water well.

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

Species	Listing Status	Determination
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered	May affect

Consultation with the Service is not complete. Further consultation with the Caribbean Ecological Services office is required for those species with a determination of “may affect” listed above. Please contact the Caribbean Ecological Services office to discuss methods to avoid or minimize potential adverse effects to those species.

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

Action Description

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

1. Name

PR-RGRW-02082 RFA-089

2. Description

The following description was provided for the project 'PR-RGRW-02082 RFA-089':

The proposed project includes the purchase of tables, beehive boxes, and materials to construct a new greenhouse and the installation of a new water well.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.094828550000003,-66.4935668,14z>



QUALIFICATION INTERVIEW

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

No

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

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

No

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

No

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

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

No

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

No

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

No

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

No

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

No

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

No

10. Is the proposed project adjacent or within a forested area?

Note: Examples of immediately adjacent to forested areas are rock walls and haystack hills (“mogotes”), wet montane forest, lowland wet forest, remnant coastal, mangrove forest, damp and dry limestone karst forests, pastureland with patches of exotic trees.

Yes

11. Is the project area more than 1 acre?

No

12. Is the proposed project an existing facility or the expansion of an existing facility within the footprint of the already developed area?

No

13. Is the proposed project a new facility which would require earth moving, vegetation clearing, or debris removal using heavy machinery, the use of staging areas, construction of temporary access roads?

No

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

Automatically answered

Yes

IPAC USER CONTACT INFORMATION

Agency: SWCA

Name: Rachel Howsmon

Address: 13 Palafox Pl

City: Pensacola

State: FL

Zip: 32502

Email: rachel.howsmon@swca.com

Phone: 8504948710

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

APPENDIX E

Project Design Guidelines

General Project Design Guidelines (1 Species)

Generated September 04, 2024 05:49 PM UTC, IPaC v6.114.0-rc2

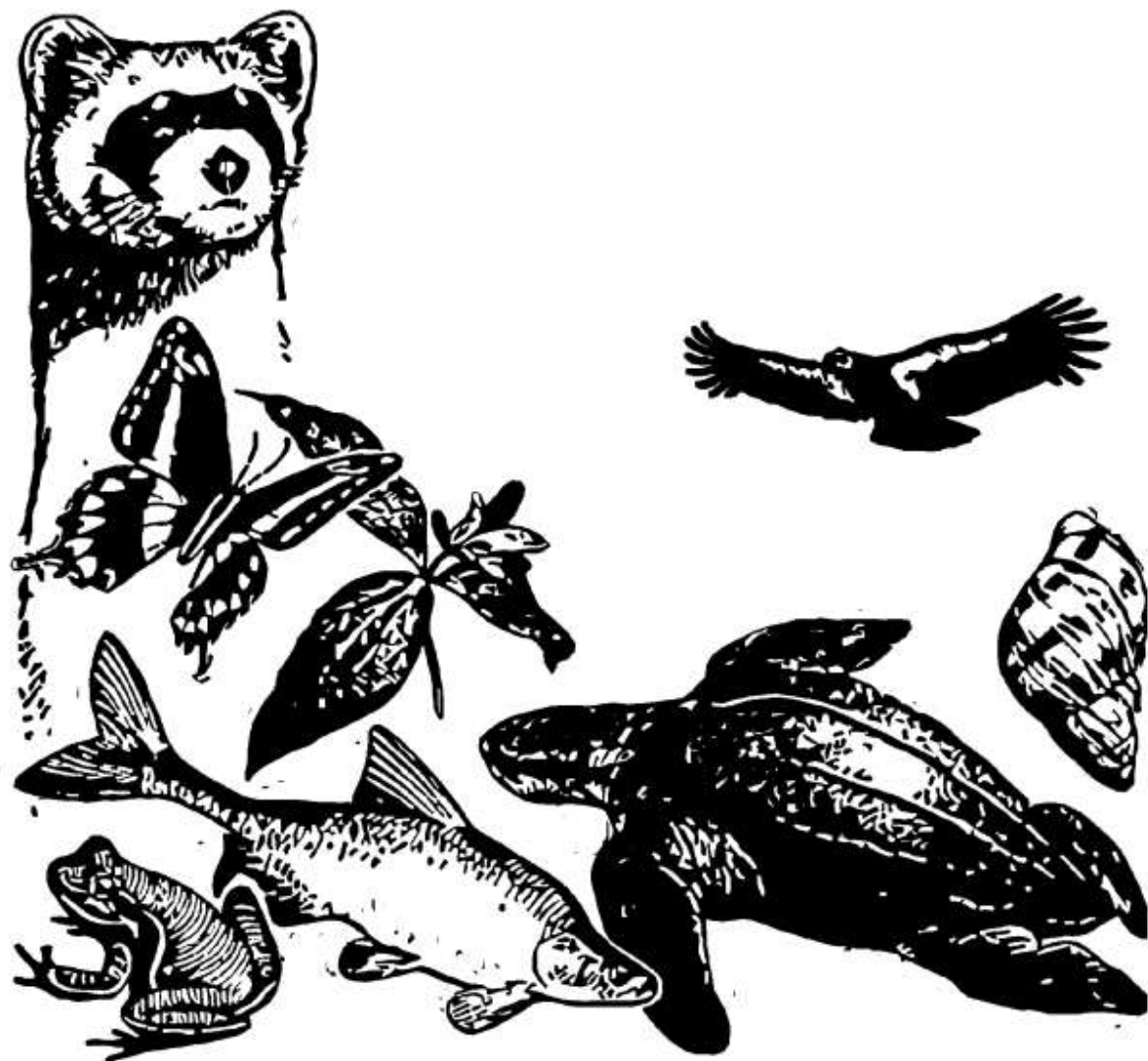


Table of Contents

Species Document Availability	<u>1</u>
Puerto Rican Boa - Caribbean Ecological Services Field Office	<u>2</u>

Species Document Availability

Species with general design guidelines

Puerto Rican Boa *Chilabothrus inornatus*

Species without general design guidelines available

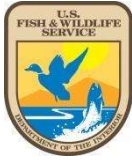
Palo De Ramon *Banara vanderbiltii*

General Project Design Guidelines - Palo De Ramon and 1 more species

Published by Caribbean Ecological Services Field Office for the following species included in your project

Palo De Ramon *Banara vanderbiltii*

Puerto Rican Boa *Chilabothrus inornatus*

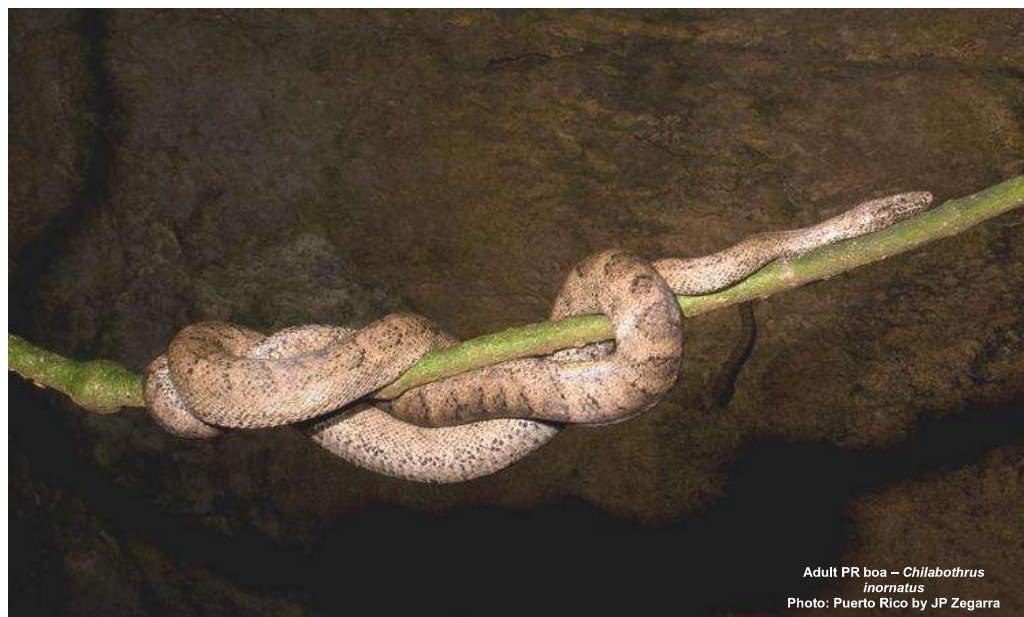


U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

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

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

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



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

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

Conservation Measures:

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

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

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

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



DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



V1.0 | 2023-09-21

CDBG-DR PROGRAM

Re-Grow PR Urban Rural Agriculture (RGRW) Program

ENVIRONMENTAL FIELD OBSERVATION REPORT

APPLICATION GENERAL INFORMATION

Application No.:	PR-RGRW-02082-W	Applicant Name:	Elena M. Serrant
------------------	-----------------	-----------------	------------------

PROPERTY INFORMATION

Property Address:
Bo. Guayabal, Sector Lajitas
Carr 557 Km 6.3
Juana Díaz P.R. 00664

Latitude:	18.0942	Longitude:	-66.49191
Property Type:	Land	Year Built:	1965
Number of Buildings:	1	Are Utilities Connected?	No

Property Remarks:

Is there evidence of damage from a previous disaster?	No
---	----

Damage Remarks:

SIGNATURES OF INSPECTION REPORT

Environmental
Inspector:

Juan C. Colón

Printed Name

Signature

6-2-2025

Date

ENVIRONMENTAL OBSERVATIONS		
Item	Observation	Remarks
Are there any signs of poor housekeeping on the site? <i>(mounds of rubble, garbage, or solid waste or improperly stored household quantities of petroleum products, pesticides, paints, thinners, cleaning fluids, automotive batteries, damaged, abandoned, and/or dangerous vehicles or other motorized equipment; pits, pools, lagoons, or ponds of hazardous substances or petroleum products located on the site)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any 55-gallon drums or containers visible on the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	(2) 55 – Gallon Steel Drums used as trash bins.
If drums located, are they leaking?	<input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any signs of petroleum underground storage tanks (PUSTs) on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any UST locations visible from the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any signs of above-ground storage tanks (ASTs) on the site, or immediate adjacent visible sites?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Empty water cistern
Are there any signs of surface staining?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there any ground water monitoring or injection wells on the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Structure where the water well will be installed has a septic system.
Is there evidence of a faulty septic system on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any permanent standing water, such as a pond or stream, located on the site? <i>(Do not include run-off or ponding from recent weather events.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any distressed vegetation on the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Does the subject lot have water frontage?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any visible apparent indication of other environmental conditions?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there any visible apparent evidence of deteriorated paint (chipping, peeling, cracking) present in the structure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are there other unusual conditions on site? <i>(Explain in attached supporting material. Please take photographs, if possible.)</i>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the structure 45 years or older?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Structure near to the proposed location for the water well, was built around the 1965.
Is the applicant aware of any significant historical events or persons associated with the structure; or does the home have a historic marker?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

REQUIRED PHOTOS



Front of Property



Rear of Property



Left Side of Property



Right Side of Property

PHOTOS OF RECOGNIZED ENVIRONMENTAL CONDITIONS



Front of Property



Front of Property



Front of Property



Front of Property

ADDITIONAL PHOTOS



Left Side of Property



Left Side of Property



Right Side of Property Outwards



Rear of Property

ADDITIONAL PHOTOS



Rear of Property Outwards



Rear of Property Outwards



Streetscape

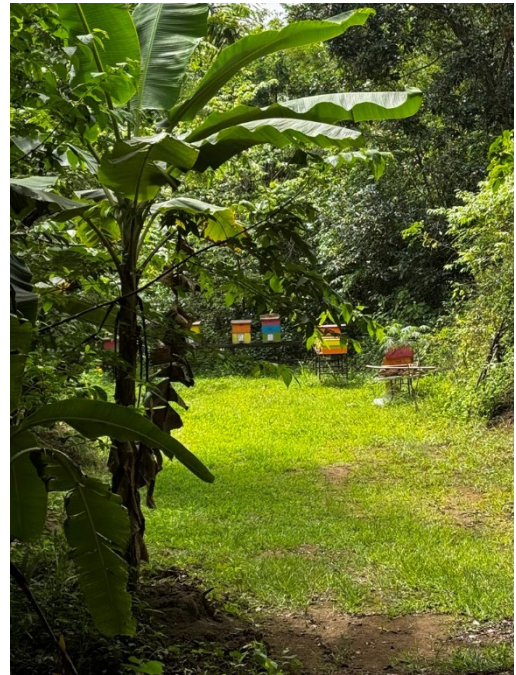


Streetscape | 55 – Gallon Drums

ADDITIONAL PHOTOS



Proposed Location for new water well



**Proposed Location for new beehive boxes and new tables
| That was the closest I can get since there is required a
special suit to be at the area**



Proposed Location for the new greenhouse



Proposed Location for the new greenhouse

ADDITIONAL PHOTOS



Proposed Location for the new greenhouse



Proposed Location for the new greenhouse



Proposed Location for the new greenhouse



Proposed Location for the new greenhouse

ADDITIONAL PHOTOS



Proposed Location for the new greenhouse



Proposed Location for the new greenhouse



Proposed Location for the new greenhouse outdoors



Proposed Location for the new greenhouse outdoors

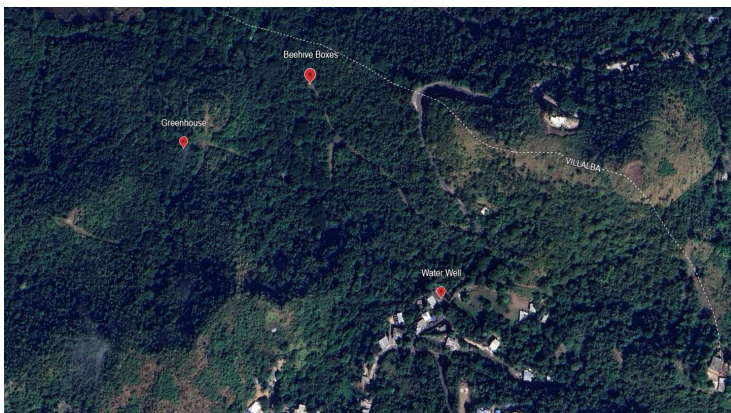
ADDITIONAL PHOTOS



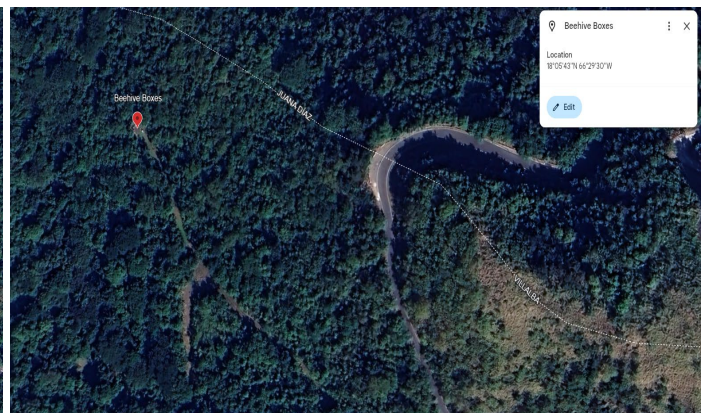
Proposed Location for the new greenhouse outdoors



Proposed Location for the new greenhouse outdoors

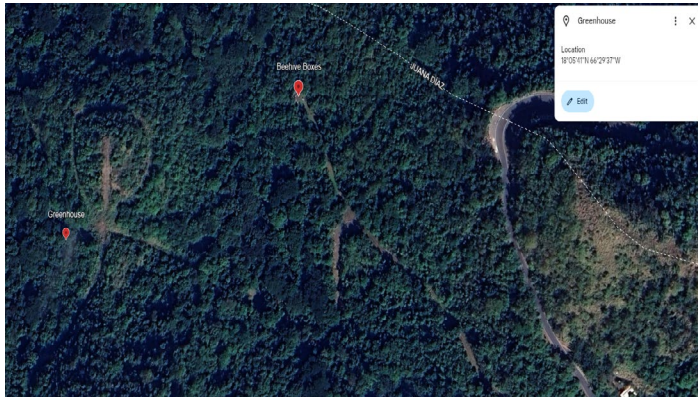


Aerial Map

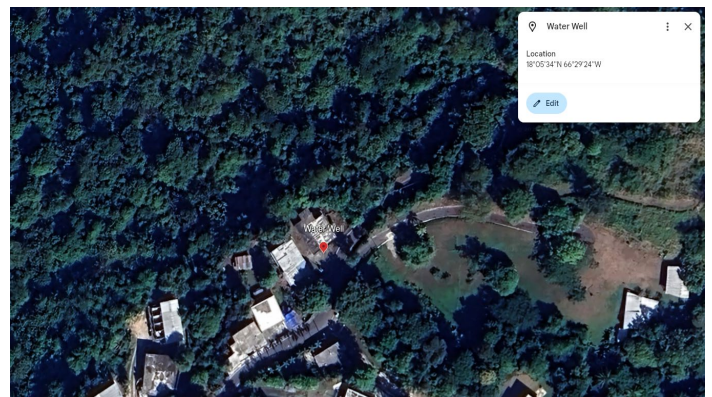


Beehive boxes and table's location

ADDITIONAL PHOTOS



Greenhouse location



Water well location



Septic System



AST



December 20, 2024

TO: José M. Olmo Terrasa, Esq.

Deputy Director for Economic Recovery Grant Management Re-Grow PR
Urban Rural Agriculture Program

**RE: Endangered Species Concurrence - Conservation Measures Implementation
Serrant Farms, LLC (PR-RGRW-02082)**

Dear Mr. Olmo:

This memorandum is to notify the Re-Grow PR Urban-Rural Agriculture Program (Re-Grow Program) that on October 11, 2024, for the case **PR-RGRW-02082**, the CDBG-DR/MIT Permits and Environmental Compliance Division submitted an informal consultation under Section 7 (a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) for the proposed project, which consists of the purchase of tables, beehive boxes, materials to construct a new greenhouse and the installation of a new water well, for Serrant Farms, LLC, an agricultural business, located at PR-157 Km. 6.3, Guayabal Ward, Puerco Abajo Sector, Juana Díaz, PR 00795; latitude 18.09481594, longitude -66.49351192.

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

Name of Species	Status
Puerto Rican Boa	Endangered
Palo De Ramón	Endangered
Critical Habitat	
There were no Critical Habitats noted within the project area.	

The United States Fish and Wildlife Service (USFWS) Caribbean Ecological Services Field Office reviewed the information provided and their files, and on December 16, 2024, concurred with the determination that the proposed project actions **May Affect, but is Not Likely to Adversely Affect (NLAA)** the Puerto Rican Boa and Palo De Ramón.

The USFWS NLAA concurrence is conditioned to the following: (1) if a Boa is encountered, the Conservation Measures will be in accordance with the USFWS Puerto Rican Boa Conservation Measures 2024, (2) if a Palo De Ramón is encountered on the site, the USFWS Caribbean Office will be notified immediately (3) pre-construction surveys will be conducted for the Palo de Ramón prior to any vegetation or earth removal activities.

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

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

In order to facilitate the species identification, please, find attached the Caribbean Endangered and Threatened Animals Fact Sheets for: the Puerto Rican Boa and Palo De Ramón.

USFWS Caribbean Ecological Services Field Office key contact information:

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

Sincerely,

Permits and Environmental Compliance Division
Disaster Recovery Office

Caribbean ES Puerto Rican Boa

Puerto Rican Boa

Generated August 01, 2024 02:11 PM UTC, IPaC v6.112.0-rc2





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

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

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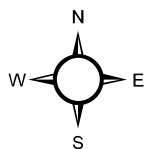
PR-RGRW-02082-W ABFE



Legend

- A
- 0.2% Annual Chance Flood Zone
- Zone/BFE Boundary
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood
- Advisory Base Flood Elevation (zoom in to make visible)
- Streamline (zoom in to make visible)

0 0.04 0.09 0.17 mi



FEMA Map Service

ABFE 1PCT



REGROW PROGRAM

Figure B 1-1: Airport Hazards Map

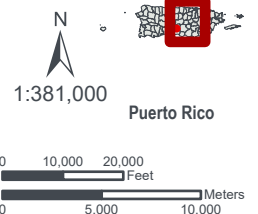
Applicant ID: PR-RGRW-02082



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

Bo Guayabal Sect Hato Puerto
Abajo, Carretera 157
Juana Diaz, Puerto Rico 00795
Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online,
accessed August 2024
Updated: 8/20/2024
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

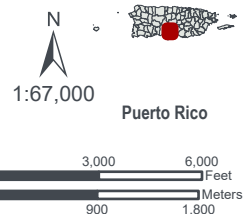
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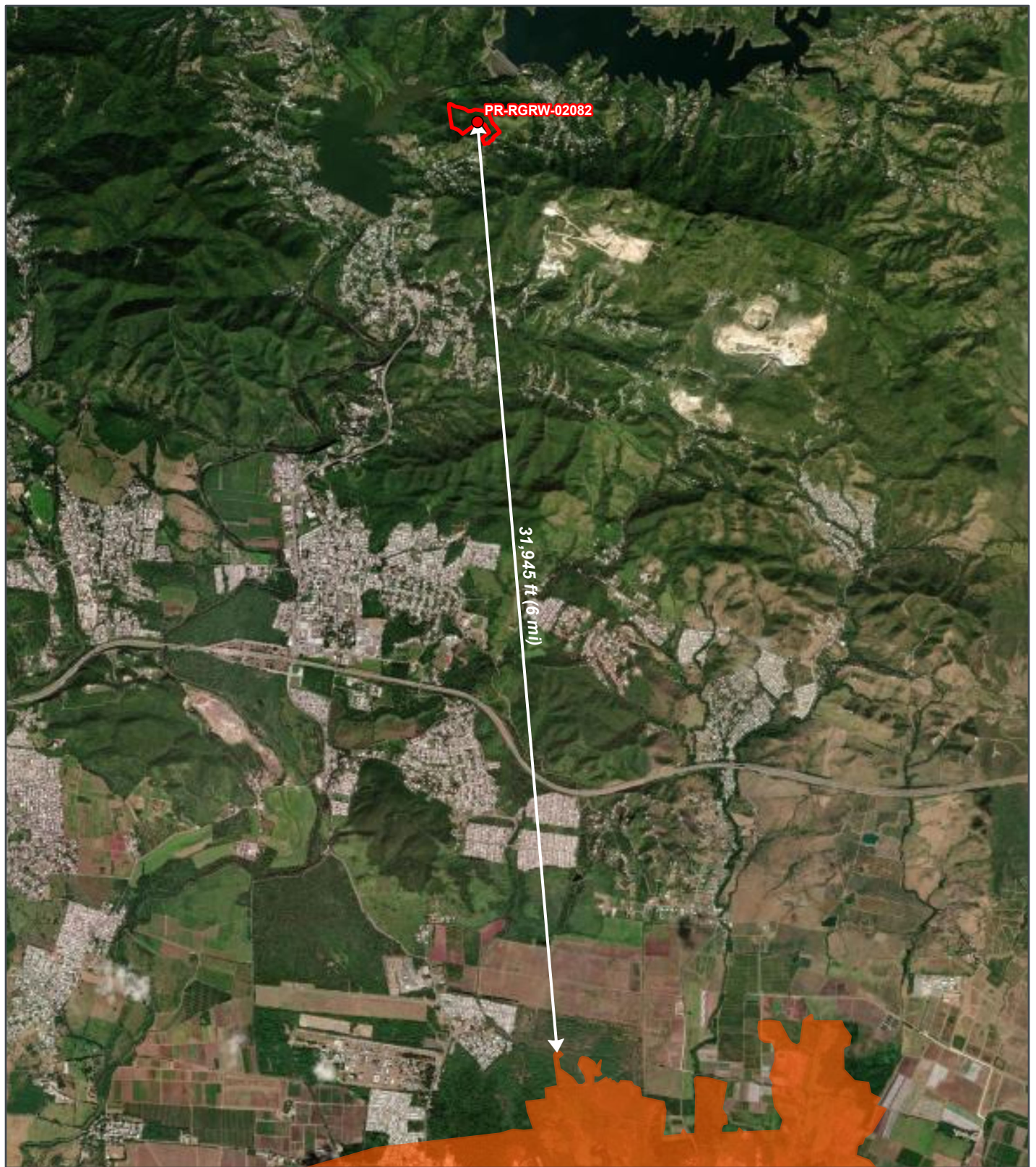
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Otherwise Protected Area
- System Unit

Bo Guayabal Sect Hato Puerto
Abajo, Carretera 157
Juana Diaz, Puerto Rico 00795
Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
Base Map: ESRI ArcGIS Online, accessed August 2024
Updated: 8/20/2024
Layout: Coastal Barrier Resources System





REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

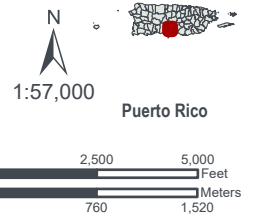
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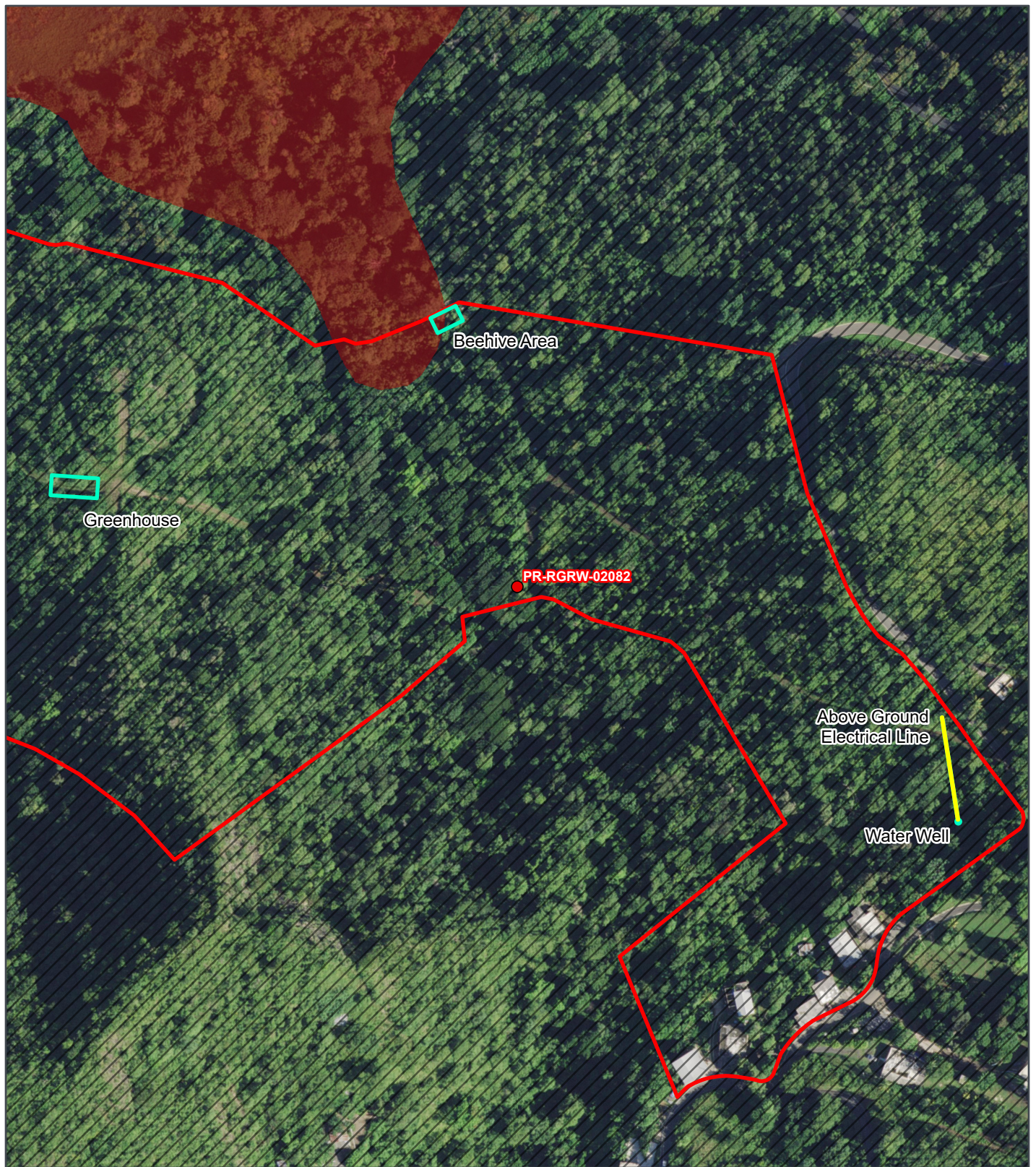
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Coastal Management Zone

Bo Guayabal Sect Hato Puerto
Abajo, Carretera 157
Juana Diaz, Puerto Rico 00795
Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N

Data Source: [https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/Base Map](https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/Base%20Map): ESRI ArcGIS Online, accessed August 2024
Updated: 8/20/2024
Layout: Coastal Zone Management
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 9-1: Prime Farmland Map

Applicant ID: PR-RGRW-02082

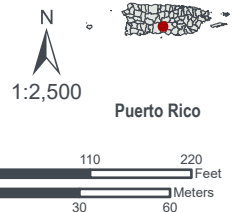


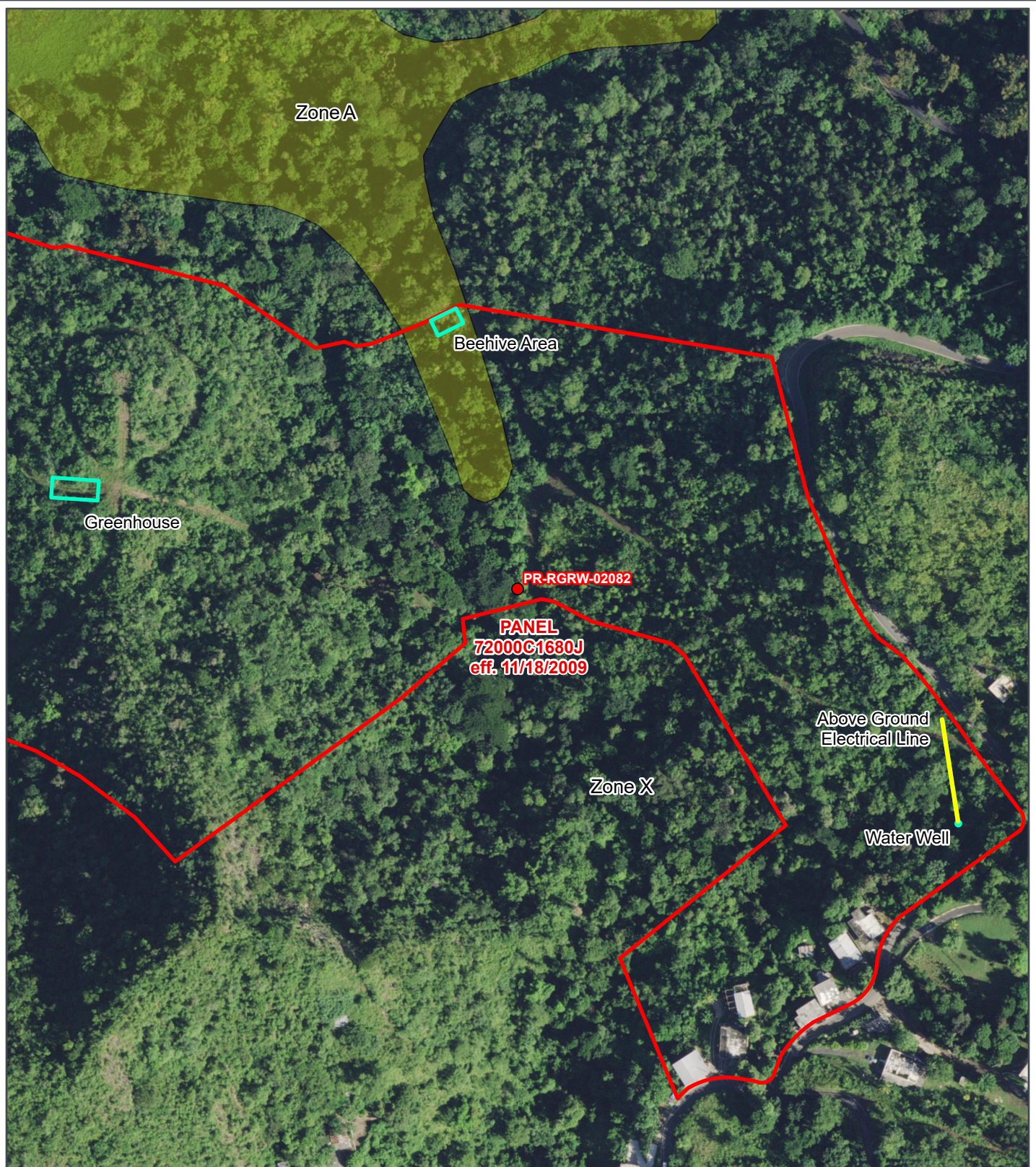
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated

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

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Abajo, Carretera 157
Juana Diaz, Puerto Rico 00795
Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 8/20/2024
Layout: Prime Farmland
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

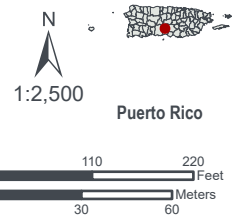
Figure B 3-1: Flood Insurance Rate Map (FIRM)

Applicant ID: PR-RGRW-02082



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



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Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N
Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: USA NAIP Imagery Imagery
Year: 2022
Updated: 8/20/2024
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps



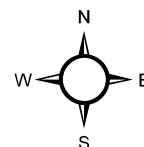
PR-RGRW-02082-W Historic



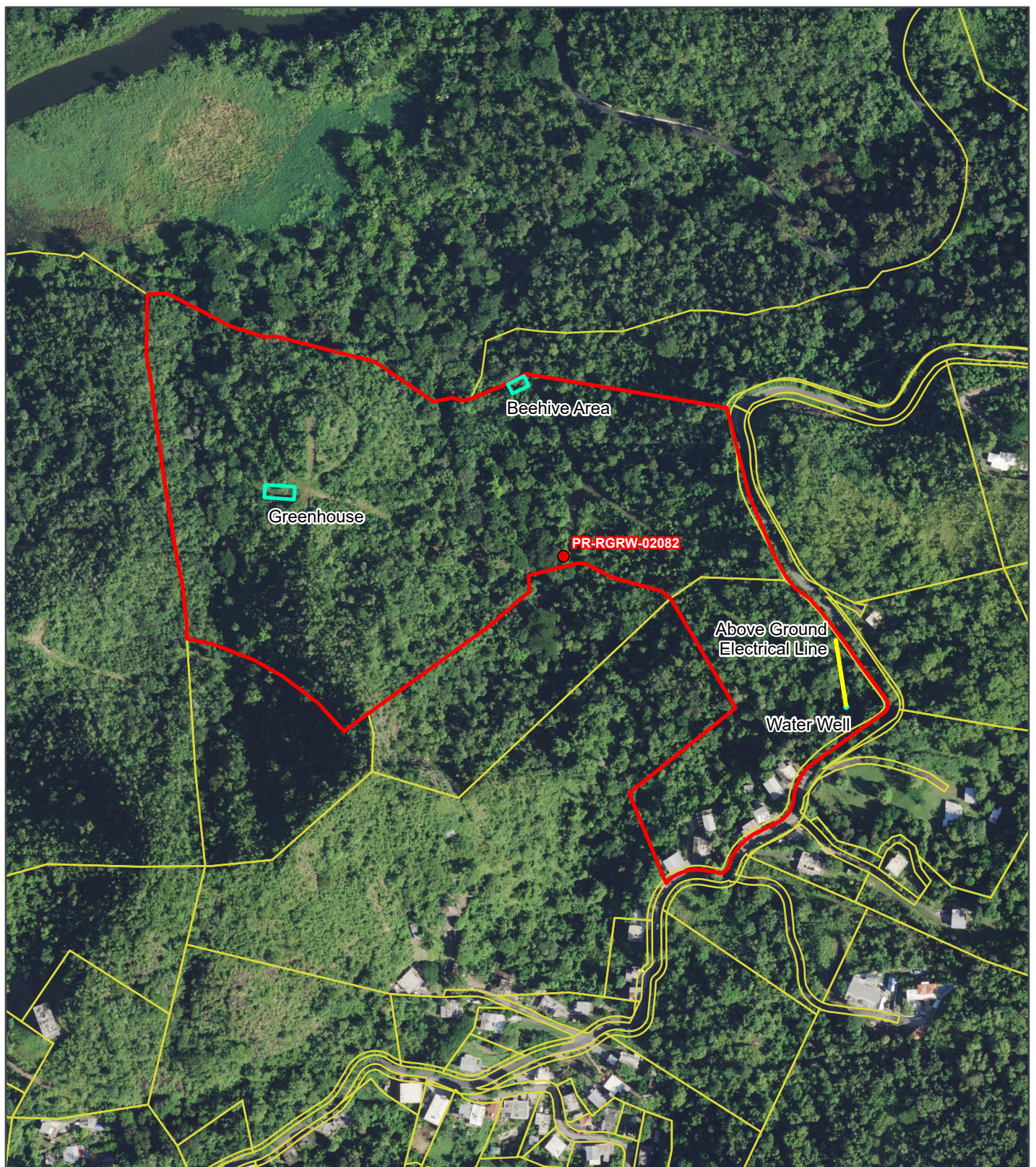
Legend

-  Sitios Historicos JP
-  Traditional Urban Centers

0 0.5 1 2 mi



National Register of Historic Places



REGROW PROGRAM

Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-02082

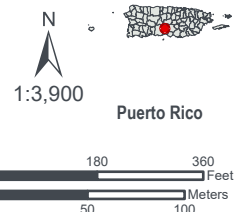
SWCA
ENVIRONMENTAL CONSULTANTS

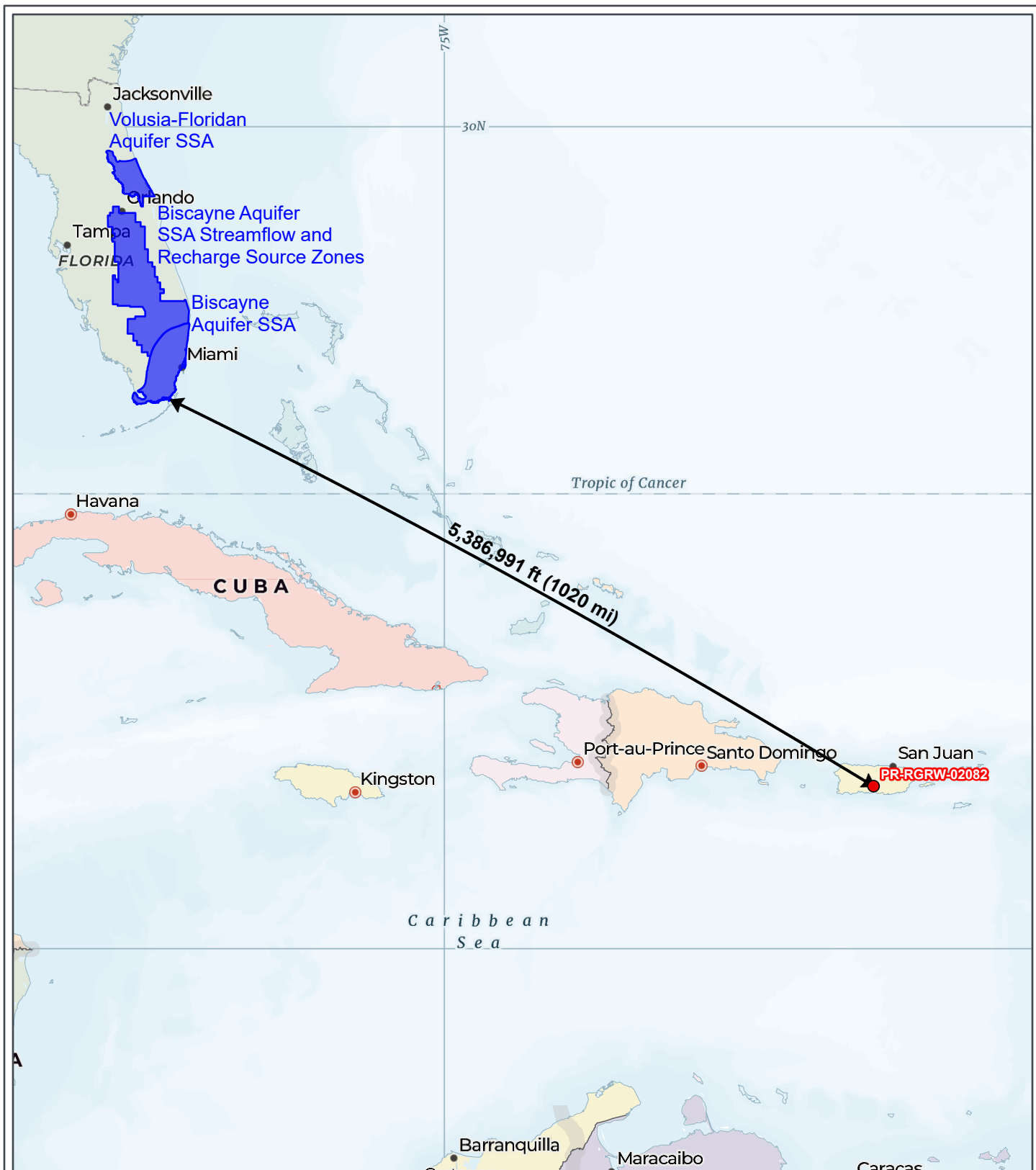
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location

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Juana Diaz, Puerto Rico 00795

Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N

Base Map: USA NAIIP Imagery
Imagery Year: 2022
Updated: 8/20/2024
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure 12-1: Sole Source Aquifers Map

Applicant ID: PR-RGRW-02082

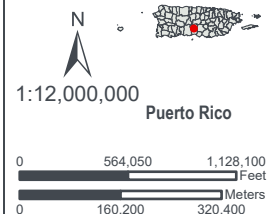
SWCA
ENVIRONMENTAL CONSULTANTS

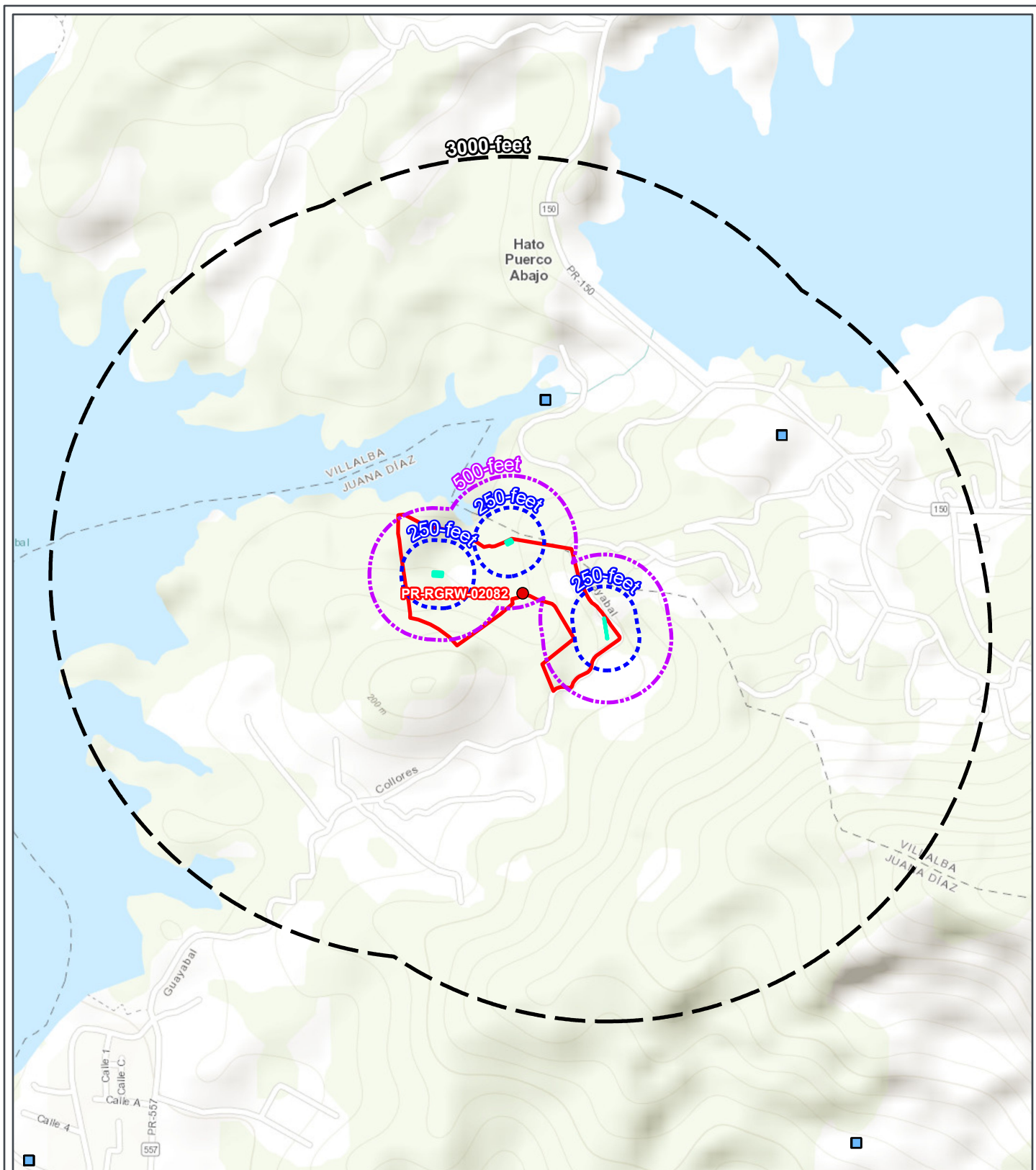
- Site
- Sole Source Aquifers

***There are no Sole Source Aquifers in Puerto Rico.**

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Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N

Data Source: <https://services.arcgis.com/cJ9YHowT8TU7DUyn/arcgis/rest/services/SoleSourceAquifers/FeatureServer>
Base Map: ESRI ArcGIS Online, accessed August 2024
Updated: 8/20/2024
Layout: Sole Source Aquifers
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 6-1: Contamination and Toxic Substances Map

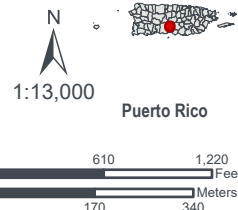
Applicant ID: PR-RGRW-02082

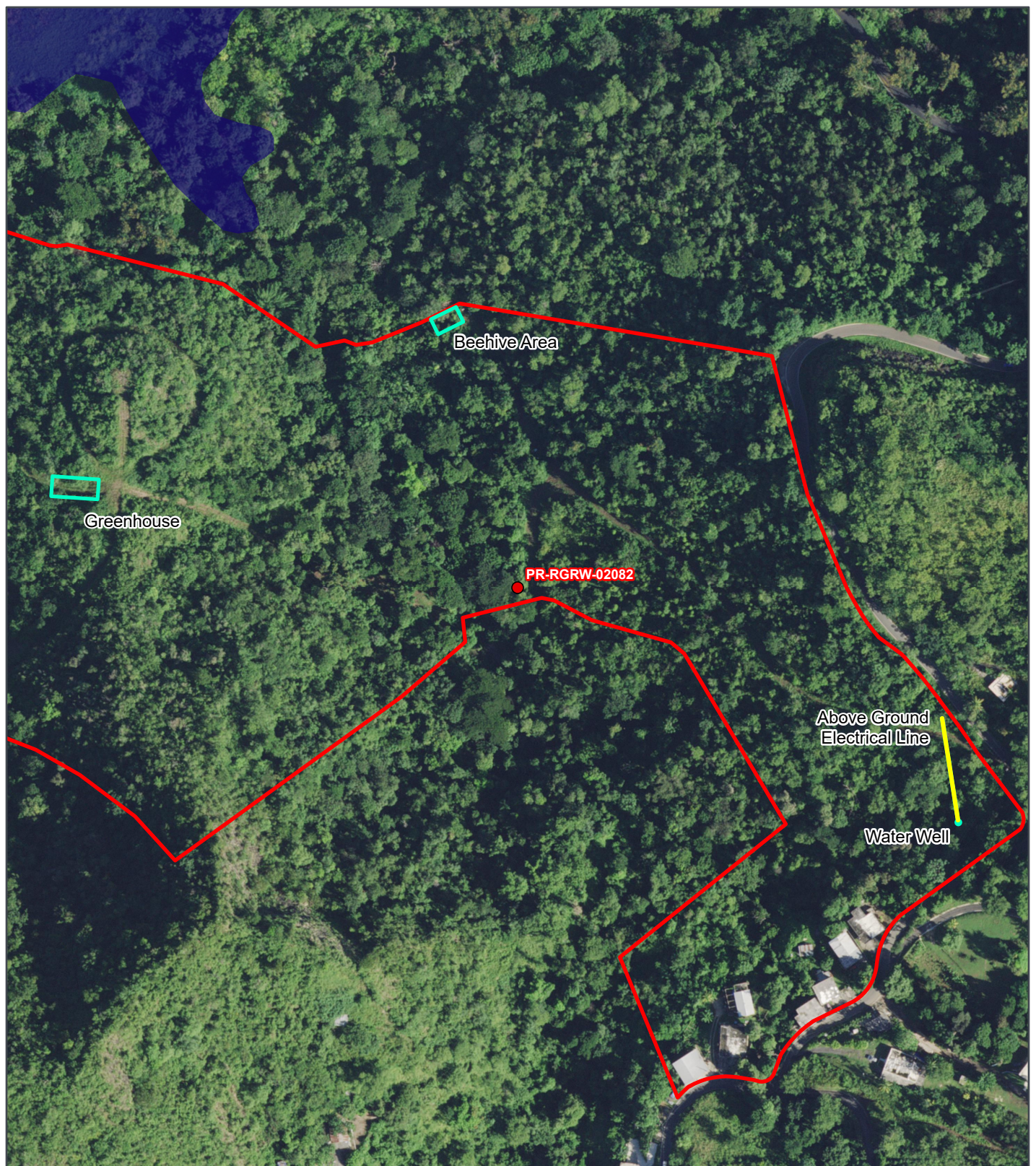
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (250-foot)
- ▭ Buffer (500-foot)
- ▭ Buffer (3000-foot)
- ▭ Water dischargers

- ▭ Toxic Substances Control Act
- ▭ Toxic releases
- ▭ Superfund
- ▭ Hazardous waste
- ▭ Brownfields
- ▭ Air pollution

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Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N
Data Source: <https://geopub.epa.gov/aorgis/rest/services/EMEF/efpoints/MapServer>
Base Map: ESRI ArcGIS Online,
accessed August 2024
Updated: 8/20/2024
Layout: Contamination and Toxic
Substances





REGROW PROGRAM

Figure B 13-1: Wetlands Protection Map

Applicant ID: PR-RGRW-02082

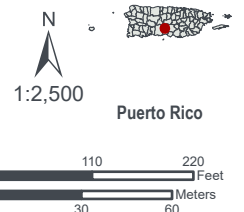
SWCA
ENVIRONMENTAL CONSULTANTS

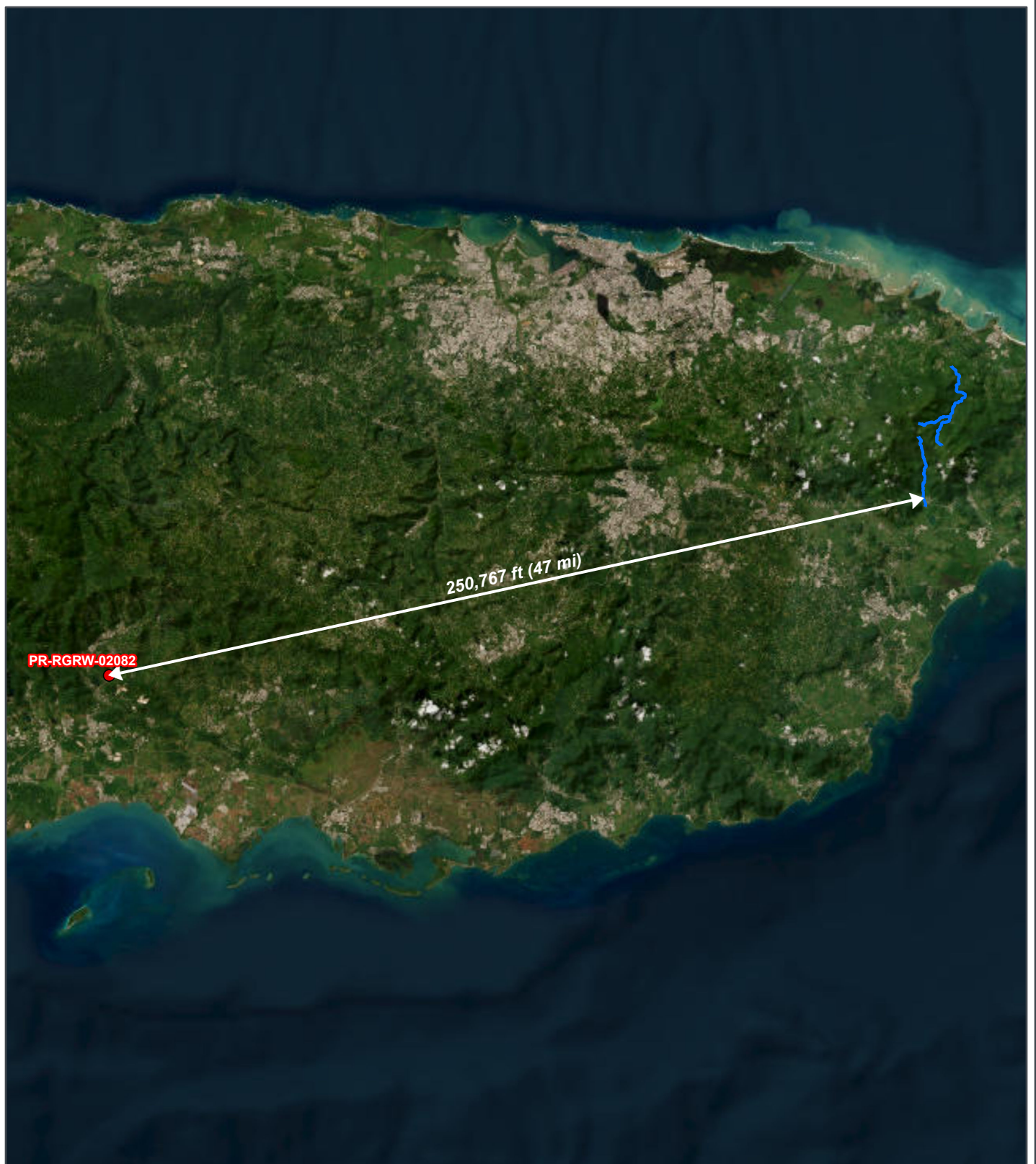
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location
- NHD Stream
- Estuarine and Marine Deepwater

- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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Abajo, Carretera 157
Juana Diaz, Puerto Rico 00795
Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Center of Map:
66.491908°W 18.094197°N

Data Source: <https://apps.nationalmap.gov/downloader/#/https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 8/20/2024
Layout: Wetlands Protection





REGROW PROGRAM

Figure B 14-1: National Wild and Scenic River Map

Applicant ID: PR-RGRW-02082

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- National Wild and Scenic River

Bo Guayabal Sect Hato Puerto
Abajo, Carretera 157
Juana Diaz, Puerto Rico 00795
Parcel ID: 319-000-006-05-000 &
319-000-006-09-000
Parcel Center:
66.491908°W 18.094197°N

Data Source: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/mapserver
Base Map: ESRI ArcGIS Online,
accessed August 2024
Updated: 8/20/2024

