



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-04348-W

HEROS Number: 900000010472757

Start Date: 05/23/2025

State / Local Identifier:

Project Location: , Jayuya, PR 00664

Additional Location Information:

The project is located at latitude 18.175808, longitude -66.617027 at the address given above. Tax ID Number: 268-00-001-24

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

This project (PR-RGRW-04348-W) entails the award of a grant Luis A. Mejias Medina DBA, an agricultural business, at Carr 140 Km. 8 H 1 Bo. Collores -Alturas Pizza, Jayuya, PR 00664. Tax ID Number: 268-00-001-24. Coordinates (latitude 18.175808, longitude -66.617027). The proposed project includes the purchase and installation of two tunnel style hydroponic greenhouses. A warehouse will be constructed with the applicant's personal funding, using primarily existing materials onsite, and is not included in the Intended Use of Grant Funds (IUGF). Prior to construction of the greenhouses, a zinc warehouse structure will need to be removed from the project area. The materials and objects associated with the structure will be reused by the applicant. The new greenhouses will be placed side-by-side atop a new concrete base. Each greenhouse will be approximately 2,880 square feet (sq. ft) in size (96 feet [ft] by 30 ft) with a maximum height of approximately 20 ft. The concrete base will be approximately 7,440 sq. ft. (106 ft by 70 ft) and will enter the ground at a maximum depth of 4 ft. The project location will require grading as the area is sloped. The concrete base is not included in the IUGF and will be purchased with the applicant's personal funding. The proposed greenhouses will be connected to water via an above-ground extension of the residential water system, which is supplied by a natural spring. The waterline will be approximately 40 ft long. The greenhouses will be connected to electricity via an extension of an existing underground cable that leads from the structure. The electrical cable will be located 4 ft underground and approximately 40 ft long. The cable will need to be repaired during construction. The applicant will construct a warehouse to house the water pumps for the greenhouses. The dimensions are unknown, but for the purposes of this review they are estimated to be 10 ft by 10 ft (100 sq. ft). The warehouse will require a concrete foundation of the same dimensions that enters the ground at a maximum depth of 4 ft. The costs associated with construction of the warehouse and greenhouse concrete pads funded by the applicant are \$104,319.40. The applicant plans to install solar panels in the future. However, the details are currently unknown and are therefore not included

in this review. The applicant owns the property and currently uses it for residential and agricultural use; therefore, no acquisition or conversion is required. The project Luis A. Mejias Medina DBA, PR-RGRW-04348-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 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: 58.35(a)(3)(iii)

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: \$93,460.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$197,779.40

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
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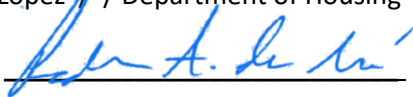
Determination:

☐	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
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☒	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)).

Preparer Signature:  Date: August 25, 2025

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

Responsible Entity Agency Official Signature:  Date: 9/3/2025

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-04348-W

HEROS Number: 900000010472757

Start Date: 05/23/2025

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 Entity):

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: , Jayuya, PR 00664

Additional Location Information:

The project is located at latitude 18.175808, longitude -66.617027 at the address given above. Tax ID Number: 268-00-001-24

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-04348-W) entails the award of a grant Luis A. Mejias Medina DBA, an agricultural business, at Carr 140 Km. 8 H 1 Bo. Collores -Alturas Pizza, Jayuya, PR 00664. Tax ID Number: 268-00-001-24. Coordinates (latitude 18.175808, longitude -66.617027). The proposed project includes the purchase and installation of two tunnel style hydroponic greenhouses. A warehouse will be constructed with the applicant's personal funding, using primarily existing materials onsite, and is not included in the Intended Use of Grant Funds (IUGF). Prior to construction of the greenhouses, a zinc warehouse structure will need to be removed from the project area. The materials and objects associated with the structure will be reused by the applicant. The new greenhouses will be placed side-by-side atop a new concrete base. Each greenhouse will be approximately 2,880 square feet (sq. ft) in size (96 feet [ft] by 30 ft) with a maximum height of approximately 20 ft. The concrete base will be approximately 7,440 sq. ft. (106 ft by 70 ft) and will enter the ground at a maximum depth of 4 ft. The project location will require grading as the area is sloped. The concrete base is not included in the IUGF and will be purchased with the applicant's personal funding. The proposed greenhouses will be connected to water via an above-ground extension of the residential water system, which is supplied by a natural spring. The waterline will be approximately 40 ft long. The greenhouses will be connected to electricity via an extension of an existing underground cable that leads from the structure. The electrical cable will be located 4 ft underground and approximately 40 ft long. The cable will need to be repaired during construction. The applicant will construct a warehouse to house the water pumps for the greenhouses. The dimensions are unknown, but for the purposes of this review they are estimated to be 10 ft by 10 ft (100 sq. ft). The warehouse will require a concrete foundation of the same dimensions that enters the ground at a maximum depth of 4 ft. The costs associated with construction of the warehouse and greenhouse concrete pads funded by the applicant are \$104,319.40. The applicant plans to install solar panels in the future. However, the details are currently unknown and are therefore not included in this review. The applicant owns the property and currently uses it for residential and agricultural use; therefore, no acquisition or conversion is required. The project Luis A. Mejias Medina DBA, PR-RGRW-04348-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 have been classified as CEST under the waiver.

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

[PR-RGRW-04348-W Site Map.pdf](#)

[PR-RGRW-04348-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-04348-W EFOR.pdf](#)

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:

[04348-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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Estimated Total HUD Funded, Assisted or Insured Amount: \$93,460.00

Estimated Total Project Cost: \$197,779.40

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	☐ Yes ☒ 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 Airport, is located 229,216 ft from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 358,981 ft (68 mi) from 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]	☐ Yes ☒ No	This project is not located in a CBRS Unit. It is 71,963 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]	☐ Yes ☒ No	Flood Map Number 72000C1115H, effective on 4/19/2005: 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	☐ Yes ☒ 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)	☐ Yes ☒ 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 60,679 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)]	☐ Yes ☒ 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	☐ Yes ☒ No	This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☒ 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	☐ Yes ☒ 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	☐ Yes ☒ No	This project does not occur in the floodplain. The project is in compliance with Executive Orders 11988. 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 Jayuya; therefore, PFIRM information was not available for the area and therefore not considered in the review.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☒ Yes ☐ No	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	☐ Yes ☒ 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	☐ Yes ☒ 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	☐ Yes ☒ 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.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☒ No	This project is not within proximity of a NWSRS river. The project is located X 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	☐ Yes ☒ 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
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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.

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 Airport, is located 229,216 ft from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 358,981 ft (68 mi) from the project site. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PR-RGRW-04348-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 71,963 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-04348-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-04348-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**

Flood Map Number 72000C1115H, effective on 4/19/2005: 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 60,679 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation[PR-RGRW-04348-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:

There are no toxic sites within 3,000 feet of the applicant location. 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-04348-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-04348-W Toxics.pdf](#)

[PR-RGRW-04348-W EFOR\(1\).pdf](#)

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

Explain your determination:

This project clears via the project criteria 20 of the USFWS Blanket Clearance Letter. See attached USFWS Blanket Clearance Letter and Self-Certification Form.

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

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

Screen Summary

Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.

Supporting documentation

[PR-RGRW-04348-W USFWS Self-Certification Form.pdf](#)

[PR-RGRW-04348-W IPaC.pdf](#)

[USFWS End Species Blanket Clearance Letter_2025.pdf](#)

[PR-RGRW-04348-W Wetlands_Visual_Assessment.docx](#)

[PR-RGRW-04348-W Wetlands.pdf](#)

[PR-RGRW-04348-W Site Photos.docx](#)

[PR-RGRW-04348-W Site Map\(1\).pdf](#)

[PR-RGRW-04348-W Endangered Species.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:

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-04348-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**

This project does not occur in the floodplain. The project is in compliance with Executive Orders 11988. 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 Jayuya; therefore, PFIRM information was not available for the area and therefore not considered in the review.

Supporting documentation

[PR-RGRW-04348-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

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-04348-W Historic.pdf](#)

[PR-RGRW-04348-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-04348-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.

Supporting documentation

[PR-RGRW-04348-W Wetlands_Visual_Assessment\(1\).docx](#)
[PR-RGRW-04348-W Wetlands\(2\).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 X feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[PR-RGRW-04348-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



[CDBG-MIT] PROGRAM

ReGrow

**PRIMARY SCREENING FOR WETLANDS
AS PER HUD's REGULATIONS AT 24 CFR 55.9(b)**

General Information:		
Project Name (Case ID):	Luis A. Mejias Medina DBA	
Coordinates:	18.174559 -66.617287	
Parcel ID:	268-00-001-24	
Municipio:	Jayuya	
Report Date:	1/13/25	
Preparer:	Delise Torres-Ortiz	
Project Scope:		
Does this project involve new construction as defined in Executive Order 11990? (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.)	☒ Yes	☐ No (Based on the response, the review is in compliance)
Project Site Conditions: (Indicate whether the area is impacted or not. If impacted, specify what elements or factors are present.)	Project area not impacted by site conditions	

A. Visual Assessment (Desktop Study)

National Wetlands Inventory (NWI) Reference		
Coordinates: 18.174559 -66.617287		
Is the project area located in proximity to wetlands identified on the National Wetlands Inventory (NWI)?	☐ Yes	The project site is in proximity of wetlands identified on NWI.
	☒ No	The project site is not in proximity of wetlands identified on NWI.

B. Visual Assessment (Field Study)

Visual Assessment performed on: 1/10/2025

List Individual(s) conducting the assessment. List weather conditions the day the assessment was performed, description of Site Conditions and Transects performed at site.

Individual(s) present:	Delise Torres-Ortiz	
Weather Conditions: (Prior and during the site visit)	70-80s, sunny, humid, low wind	
Were transects performed?	☐ Yes	☒ No
If performed, how many transects were performed per transects?	NA	

Wetland Vegetation:

Was vegetation identified throughout the visit?	☐ Yes	Wetland vegetation was identified. (Provide supporting documentation)
	☒ No	No wetland vegetation was identified. (Provide supporting documentation).

Wetland Hydrology:

Was visual inundation, ponding or saturation present at the site?	☐ Yes	☒ No
Were watermarks present within site (If applicable)?	☐ Yes	☒ No
If performed, how many borings were performed per transects?	NA	
If performed, how many samples were taken?	NA	
If performed, was underground water found throughout borings?	☐ Yes	☒ No

Wetland Hydrology:	
If boring were performed, summarize determination of borings:	Borings not completed as this is a visual assessment.
Reasoning as for why borings were not performed:	RFA/ETO scope of work did not include subsurface testing.
Provide supporting documentation (Photo Log) with brief descriptions and georeferenced document of all boring sample locations taken at end of form.	

Hydric Soils:		
What is the NRCS' soil classification for this site?	Lirios clay loam, 40 to 60 percent slopes, eroded	
If performed, how many borings were performed per transects?	None	
If performed, when were the borings performed?	NA	
If performed, how many samples were taken?	NA	
If performed, what were the identified soils for each sample?	NA	
If performed, does the identified soil sample concur with NRCS Soil Study Identification?	☐ Yes	☐ No
If performed, was underground water found throughout borings?	☐ Yes	☐ No
If boring were performed, summarize determination of borings:	NA	
Reasoning as for why borings were not performed:	RFA/ETO scope of work did not include subsurface testing.	
Provide supporting documentation (Photo Log) with brief descriptions and georeferenced document of all boring sample locations taken at end of form.		

Summary of Finding for Wetland Indicators	
Is there a presence of mentioned indicators or characteristics of wetlands within the assessed area?	☐ Wetlands Vegetation
	☐ Hydric Soils
	☐ Hydrology
	☒ No Indicators were observed

C. Determination

Visual Assessment Field Study and Desktop Study		
Based on Visual Assessment Field Study and Desktop Study:	☐	The primary screening conclusively determined that the project site contains wetlands.
	☒	The primary screening conclusively determined that the project site does not contain wetlands.
	☐	The primary screening is inconclusive; potential wetlands should be further studied.

D. Supporting Documentation

The best available information such as NRCS Soil identification, Maps, USDA Plant Lists, previous USACE wetland determinations, if any, and/or documentation of project site (if available) must be provided to support the determination made. All supporting documentation must provide source reference.

Field Study photos, photo log, and georeferenced document demonstrating location of all boring sample must be included in this form.

IPaC resource list

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

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

Location

Jayuya County, Puerto Rico



Local office

Caribbean Ecological Services Field Office

☎ (939) 320-3135

📠 (787) 851-7440

✉ CARIBBEAN_ES@FWS.GOV

MAILING ADDRESS

Post Office Box 491
Boqueron, PR 622-0491

PHYSICAL ADDRESS

Office Park I
State Road #2 Km 156.5, Suite 303}
Mayaguez, PR 680

NOT FOR CONSULTATION

Endangered species

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

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

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

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

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

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

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

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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

Birds

NAME	STATUS
Puerto Rican Broad-winged Hawk <i>Buteo platypterus</i> <i>brunnescens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5512	Endangered
Puerto Rican Parrot <i>Amazona vittata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3067	Endangered
Puerto Rican Sharp-shinned Hawk <i>Accipiter striatus venator</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/604	Endangered

Reptiles

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

Insects

NAME	STATUS
Puerto Rican Harlequin Butterfly <i>Atlantea tulita</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9005	Threatened

Flowering Plants

NAME	STATUS
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West Indian Walnut (=nogal) *Juglans jamaicensis*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/745>

Ferns and Allies

NAME

STATUS

Elfin Tree Fern *Cyathea dryopteroides*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4895>

Critical habitats

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

There are no critical habitats at this location.

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

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The [data](#) in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the [Supplemental Information on Migratory Birds and Eagles document](#) to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

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

Bald & Golden Eagles FAQs

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

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior [authorization](#) by the Department of Interior U.S. Fish and Wildlife Service (FWS).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden->

[eagles-may-occur-project-action](#)

The [data](#) in this location indicates that no migratory birds of concern have been observed in this area. This does not mean [birds of concern](#) are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the [Supplemental Information on Migratory Birds and Eagles document](#) to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine what migratory birds of concern may be present (e.g. your local FWS field office, state surveys, your own surveys).

Migratory Bird FAQs

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

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

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

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

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

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

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

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

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

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

Proper interpretation and use of your migratory bird report

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

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

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Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

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

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

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

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged

aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

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

NOT FOR CONSULTATION



DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



Memorandum to File

Date: 5/23/2025

From: Justin Neely
Environmental Manager
CDBG-DR Program
Regrow Puerto Rico Program
Puerto Rico Department of Housing

Application Number: PR-RGRW-04348-W

Project: Luis A. Mejias Medina DBA

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number PR-RGRW-04348-W under the Regrow Puerto Rico Program, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

Per the U.S. Department of Housing and Urban Development's (**HUD**) CPD Notice 23-103, the recommended best practices and alternative options for radon testing are infeasible and impracticable in this case due to the following reasons:

- As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this

period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.

- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site is in a high-risk area. The Department of Health and Human Services, Centers for Disease Control and Prevention (**CDC**), National Environmental Public Health Tracking, and Radon Testing map do not include Puerto Rico data.
- There are only two (2) licensed professionals in Puerto Rico who can conduct radon testing using the American National Standards Institute/American Association of Radon Scientists and Technologists (**ANSI/AARST**) testing standards, which makes it difficult, time-consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.
- Do-it-yourself (**DIY**) radon test kits are known to be unreliable in assuring and controlling the quality of the test results; they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.
- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and ensure proper quality control and quality assurance practices are adhered to. We also do not have a radiation laboratory certified for radon testing.

As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies:

- United States Geological Survey;
- Centers for Disease Control and Prevention;
- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

The agencies mentioned above confirmed the lack of scientific data on Radon testing for Puerto Rico and the technical difficulties that we face to comply with HUD's Radon testing requirement. For the above-mentioned reasons, Radon testing is infeasible and impracticable for this property, and no further consideration of Radon is needed for the environmental review.



OFICINA ESTATAL DE

CONSERVACIÓN HISTÓRICA

GOBIERNO DE PUERTO RICO

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

Tuesday, May 13, 2025

Lauren B Poche

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

SHPO-CF-05-13-25-09 PR-RGRW-04348-W (Jayuya), Luis A. Mejias Medina DBA

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



OFICINA ESTATAL DE
CONSERVACIÓN HISTÓRICA
OFICINA DEL GOBERNADOR

STATE HISTORIC
PRESERVATION OFFICE
OFFICE OF THE GOVERNOR

May 13, 2025

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-04348-W – LUIS A. MEJIAS MEDINA DBA – CARR 140 KM. 8 H 1 BO. COLLORES -ALTURAS PIZZA, JAYUYA, 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 Luis A. Mejias Medina DBA located at Carr 140 Km. 8 H 1 Bo. Collores –Alturas Pizza, in the municipality of Jayuya. The undertaking for this project consists of the purchase and installation of two tunnel-style hydroponic greenhouses. A warehouse will be constructed with the applicant's personal funding, using primarily existing materials onsite, and is not included in the Intended Use of Grant Funds (IUGF). Prior to the construction of the greenhouses, a zinc warehouse structure will need to be removed from the

project area. The materials and objects associated with the structure will be reused by the applicant.

The new greenhouses will be placed side-by-side atop a new concrete base. The concrete base is not included in the IUGF and will be purchased with the applicant's personal funding. The proposed greenhouses will be connected to water via a 40-foot-long above-ground extension of the residential water system, which is supplied by a natural spring. The greenhouses will be connected to electricity via a 40 ft extension of an existing underground cable that leads from the structure. The electrical cable will be located 4 ft underground.

The applicant will construct a warehouse to house the water pumps for the greenhouses. The dimensions are unknown, but are estimated to be 10 ft by 10 ft (100 sq. ft). The warehouse will require a concrete foundation of the same dimensions that enters the ground at a maximum depth of 4 ft. The applicant plans to install solar panels in the future. However, the details are currently unknown and are therefore not included in this review. One carob tree and vegetation removal will be necessary for the proposed project. The applicant owns the property and currently uses it for residential and agricultural use; therefore, no acquisition or conversion is required.

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/JCO

Attachments



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

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Luis A. Mejias Medina DBA		
Case ID: PR-RGRW-04348	City: Jayuya	

Project Location: Carr. 140 km 8 H 1 Bo. Collores -Alturas Pizza, Jayuya, PR 00664	
Project Coordinates:(as provided by applicant during field visit) Above Ground Waterline (1): 18.175665, -66.617058 Above Ground Waterline (2): 18, 18.175609, -66.617095 Hydroponic Greenhouse (1): 18.175808, -66.617027 Hydroponic Greenhouse (2): 18.175725, -66.617027 Underground Electrical Line: 18.175639, -66.617122 Water Pump: 18.175628, -66.617061	
TPID (Número de Catastro): 268-00-001-24-000	
Type of Undertaking: ☐ Substantial Repair/Improvements ☒ New Construction	
Construction Date (AH est.): n/a	Property Size (acres): 21.90 total acres Above Ground Waterline (1): 0.0003 acres, 13 sq. ft. Above Ground Waterline (2): 0.0004 acres, 18 sq. ft. Hydroponic Greenhouse (1): 0.0661 acres, 2,880 sq. ft. Hydroponic Greenhouse (2): 0.0661 acres, 2,880 sq. ft. Underground Electrical Line: 0.0009 acres, 38 sq. ft. Water Pump: 0.0023 acres, 100 sq. ft.

SOI-Qualified Architect/Architectural Historian:
Date Reviewed:
SOI-Qualified Archaeologist: Delise Torres Ortiz, M.A.
Date Reviewed: February 5, 2025.

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 and installation of two tunnel-style hydroponic greenhouses. A warehouse will be constructed with the applicant's personal funding, using primarily existing materials onsite, and is not included in the Intended Use of Grant Funds (IUGF).

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: Luis A. Mejias Medina DBA	
Case ID: PR-RGRW-04348	City: Jayuya

Prior to the construction of the greenhouses, a zinc warehouse structure will need to be removed from the project area. The materials and objects associated with the structure will be reused by the applicant.

The new greenhouses will be placed side-by-side atop a new concrete base. Each greenhouse will be approximately 2,880 square feet (sq. ft) in size (96 feet [ft] by 30 ft) with a maximum height of approximately 20 ft. The concrete base will be approximately 7,440 sq. ft. (106 ft by 70 ft) and will enter the ground at a maximum depth of 4 ft. The project location will require grading as the area is sloped. The concrete base is not included in the IUGF and will be purchased with the applicant's personal funding.

The proposed greenhouses will be connected to water via an above-ground extension of the residential water system, which is supplied by a natural spring. The waterline will be approximately 40 ft long. The greenhouses will be connected to electricity via an extension of an existing underground cable that leads from the structure. The electrical cable will be located 4 ft underground and approximately 40 ft long. The existing cable will need to be repaired during construction.

The applicant will construct a warehouse to house the water pumps for the greenhouses. The dimensions are unknown, but for the purposes of this review, they are estimated to be 10 ft by 10 ft (100 sq. ft). The warehouse will require a concrete foundation of the same dimensions that enters the ground at a maximum depth of 4 ft.

The applicant plans to install solar panels in the future. However, the details are currently unknown and are therefore not included in this review.

One carob tree and vegetation removal will be necessary for the proposed project. The applicant owns the property and currently uses it for residential and 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 hydroponic greenhouse and the water pumps with the utilities plus a 15-meter horizontal buffer to allow for some variation in final placement during construction and the visual APE is the viewshed of the proposed project.

Identification of Historic Properties - Archaeology

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: Luis A. Mejias Medina DBA	
Case ID: PR-RGRW-04348	City: Jayuya

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 State Historic Preservation Office (SHPO) and the Instituto de Cultura Puertorriqueña (ICP), shows that there are no previously recorded archaeological sites or archaeological evaluations within a half-mile (mi) radius of the project location. Two (2) Section 106 studies have been conducted within the 0.5-mi review radius, with no cultural resources found.

The interactive map developed by SHPO shows two (2) Section 106 projects within a 0.5 mi radius of the project area: 11-05-10-02 and 09-25-15-01. In 2012, 11-05-10-02 was conducted 0.3 mi southeast of the project location to rehabilitate residences of low to moderate-income owners. No historic properties were found. Section 106 study 09-25-15-01 is located 0.36 mi southeast of the project area in response to a 2015 emergency fund condition to rehabilitate residences. No historic properties were found.

The proposed project is located in a rural, mountainous central portion of this island at an elevation of 2,778 ft (ft; 847 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses one (1) mapped soil series: LcF2 (Lirios clay loam, 40 to 60 percent slopes, eroded). The project area APE is in the southwest portion of the municipality. The general project area is located in the central region of Cordillera Central, surrounded by very steep side slopes and ridgetops east-west, uplands and valleys north-south, with dense vegetation and sparse residences. A tributary of Río Grande de Jayuya is located 0.13 mi (0.21 kilometers [km]) east of the project area. The south coast is approximately 14.2 mi (22.9 km)

Identification of Historic Properties - Architecture

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

Determination

The following historic properties have been identified within the APE:

- Direct Effect:

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: Luis A. Mejias Medina DBA	
Case ID: PR-RGRW-04348	City: Jayuya

- n/a
- Indirect Effect:
 - n/a

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional 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-04348 is located. The closest freshwater body is approximately 14 mi (22 km) from the project area. The size of the proposed project activities is minimal (0.14 acres or 5,929 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: Luis A. Mejias Medina DBA		
Case ID: PR-RGRW-04348		City: Jayuya

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

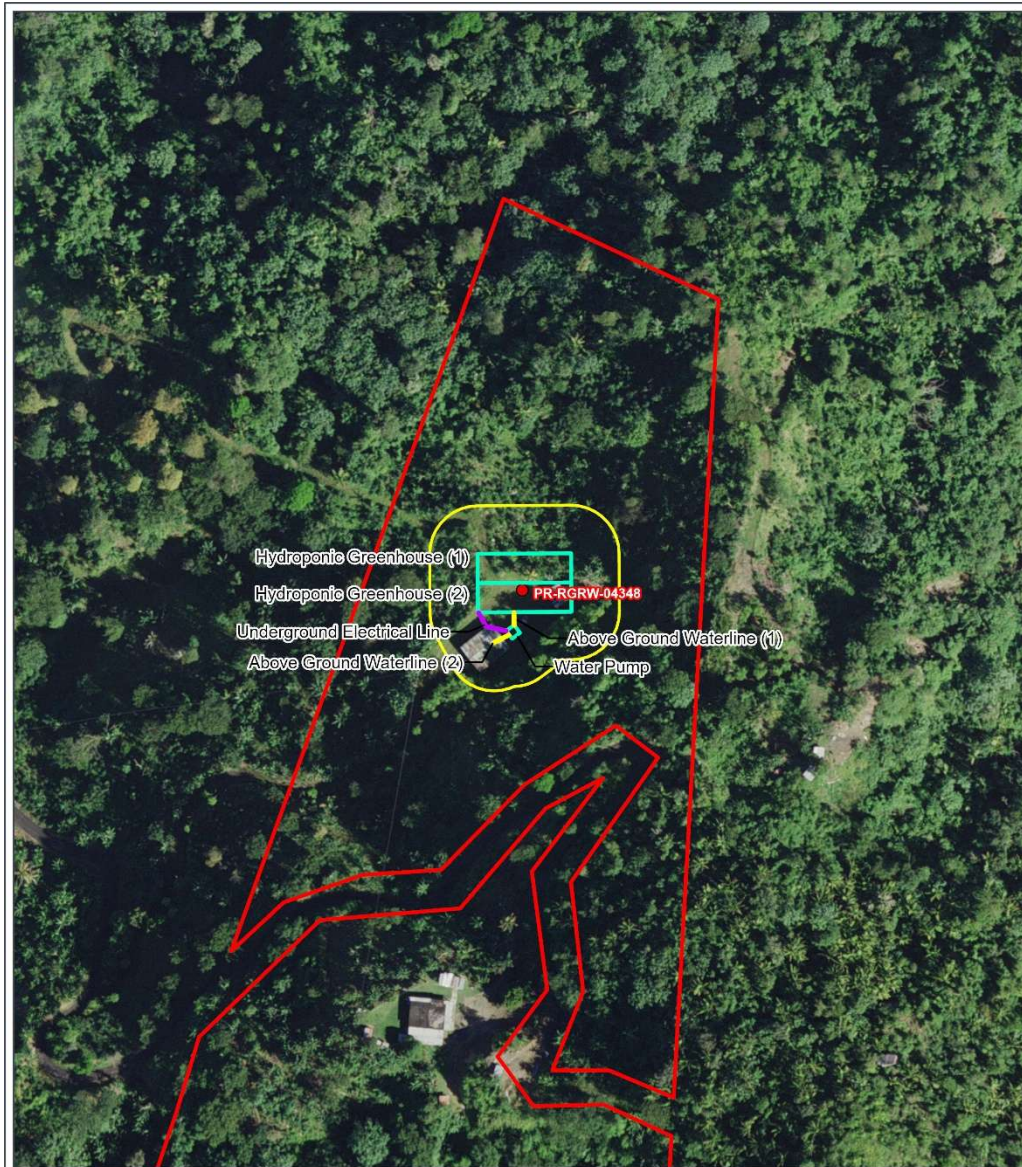
The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
☐ Concurs with the information provided. ☐ Does not concur with the information provided.	
Comments:	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

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



REGROW PROGRAM

Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

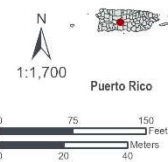
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Above Ground Waterline
- ▭ Underground Electrical Line
- ▭ APE (Buffer (15-meters))

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664

Parcel ID: 268-00-001-24
Center of Map:
66.617033°W 18.175745°N

Base Map: USA NAD83 Imagery
Imagery Year: 2022

Updated: 1/21/2025
Layout: APE
Aprx: 72428_ReGrowTier2Maps

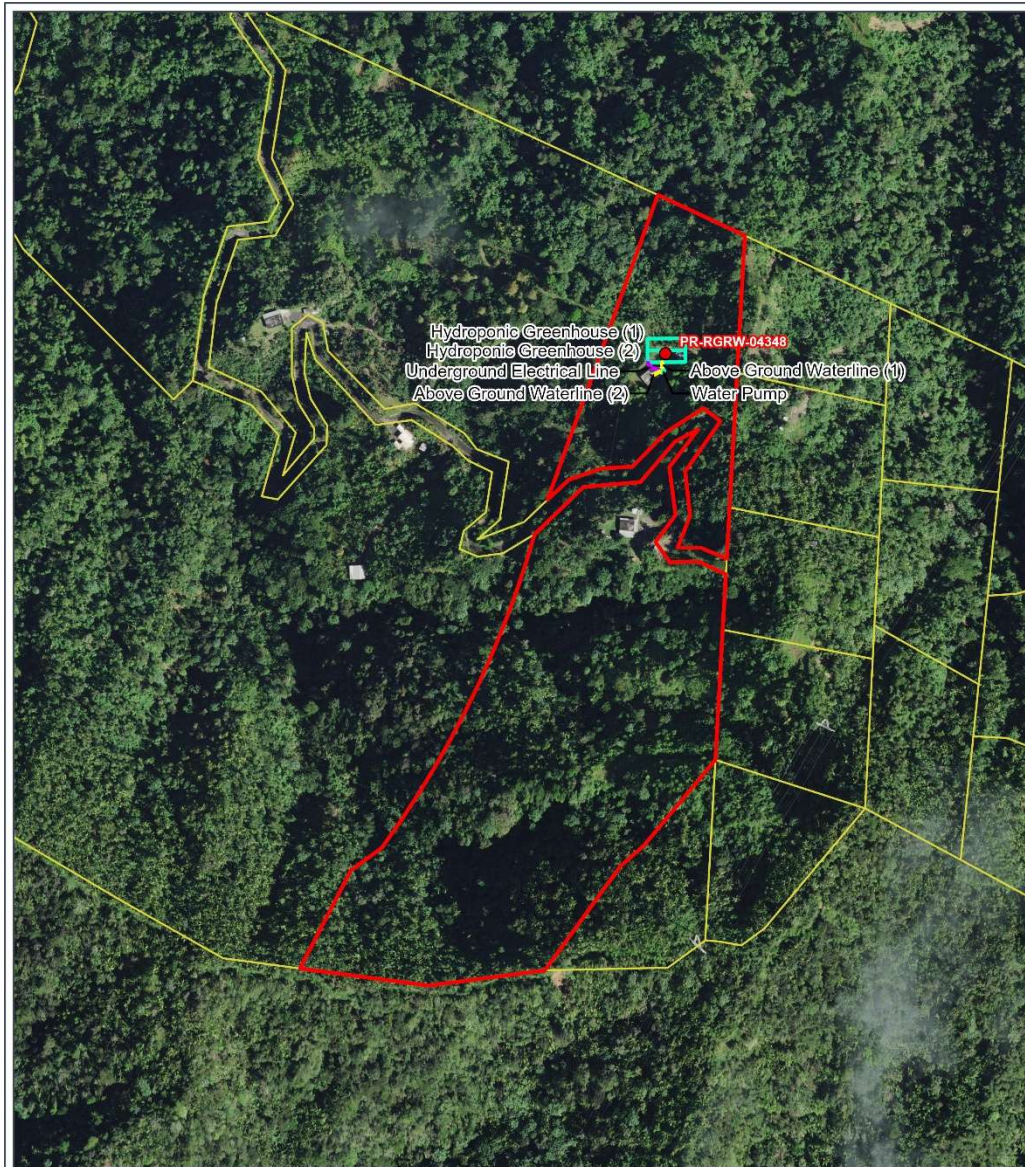


Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Project (Parcel) Location - Aerial Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-04348

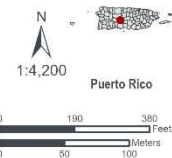
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Above Ground Waterline
- ▭ Underground Electrical Line

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizza
Jayuya, PR 00664

Parcel ID: 268-00-001-24
Center of Map:
66.618077°W 18.174092°N

Base Map: USA NAD83 Imagery
Imagery Year: 2022
Updated: 1/21/2023
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

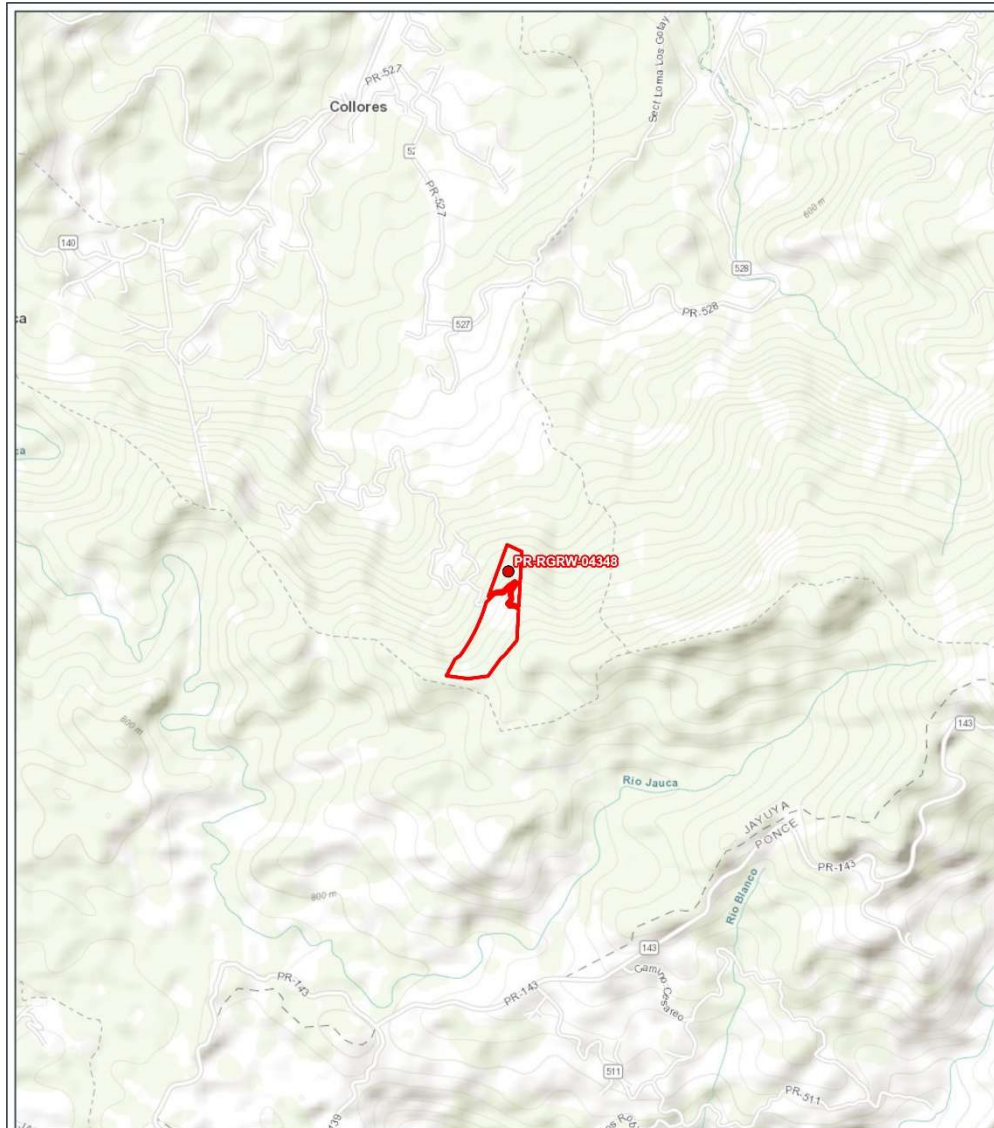


Applicant: Luis A. Mejias Medina DBA

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City: Jayuya

Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

**Figure A-1:
Site Location**

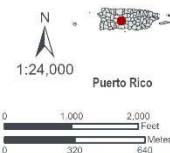
Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

Carr 140 Km. 8 H 1 Bo, Collores
Alturas Piza
Jayuya, PR. 00664
Parcel ID: 268-00-001-24
Center of Map:
66.617033°W 18.175745°N

Base Map: ESRI ArcGIS Online,
acquired January 2023
Updated: 1/21/2023
Layout: Site Location
Apix: 72428_ReGrowTier2Maps

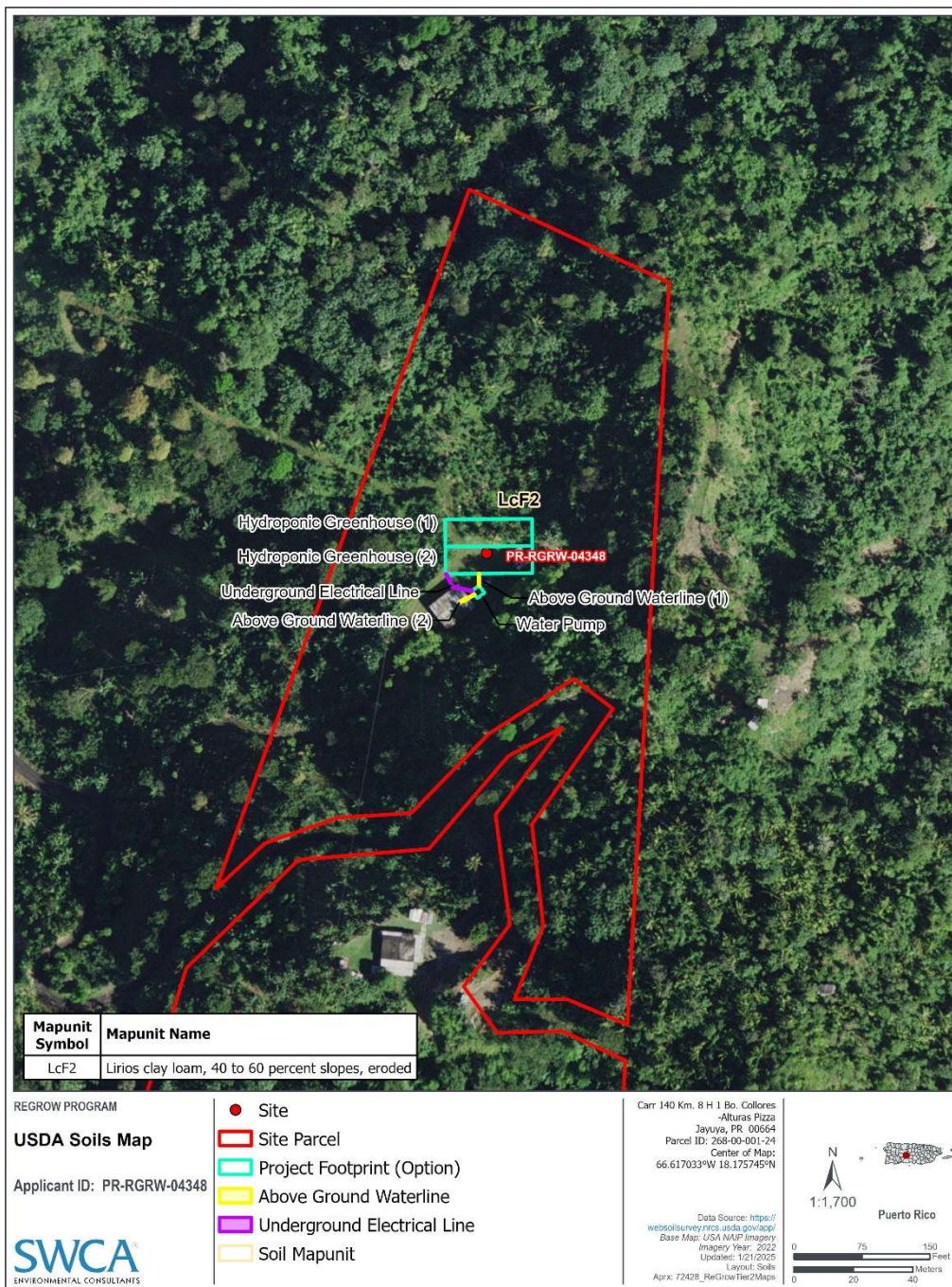


Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Project (Parcel) Location – Soils Map

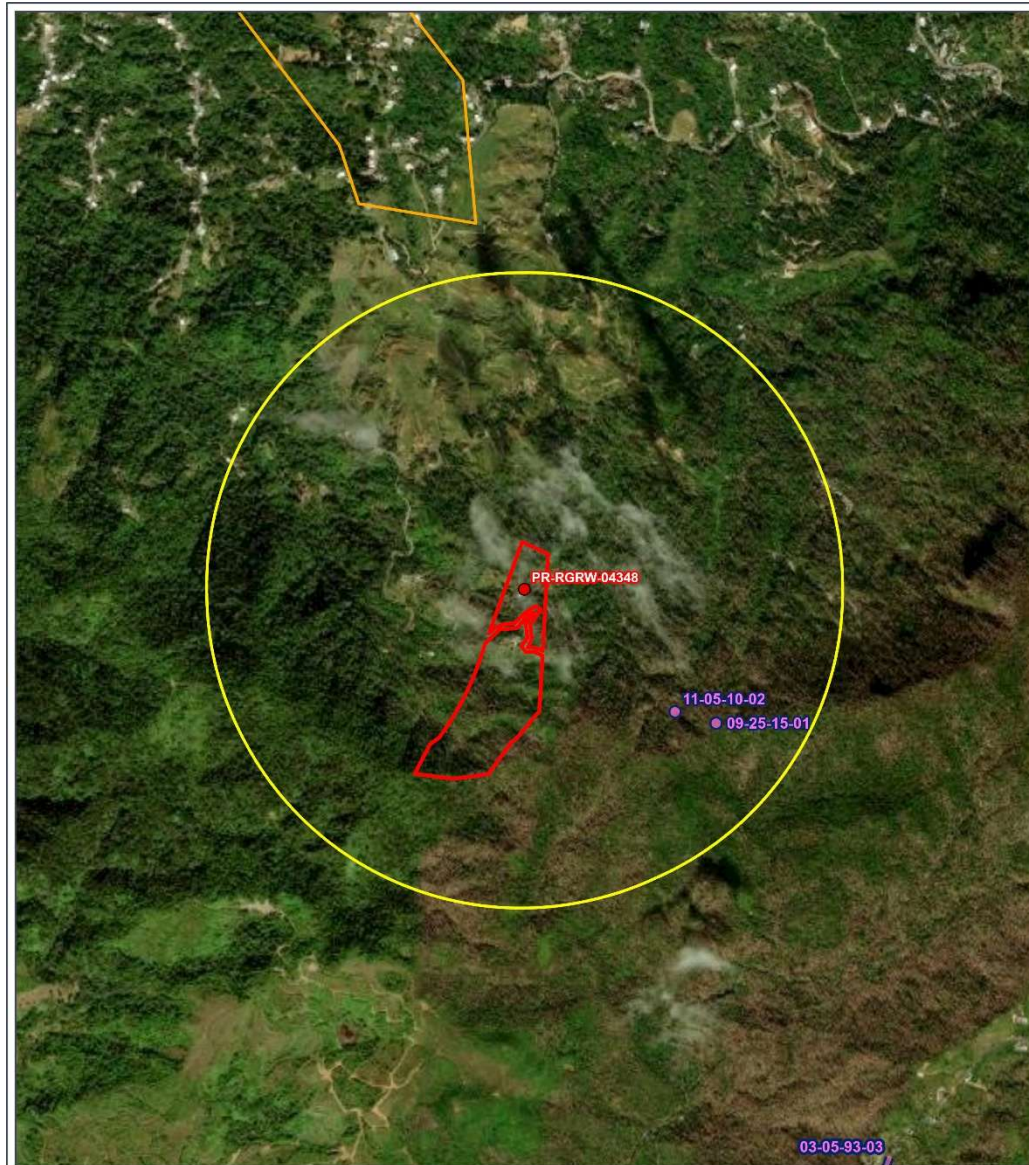


Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

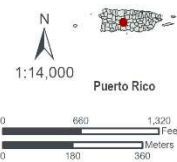
Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

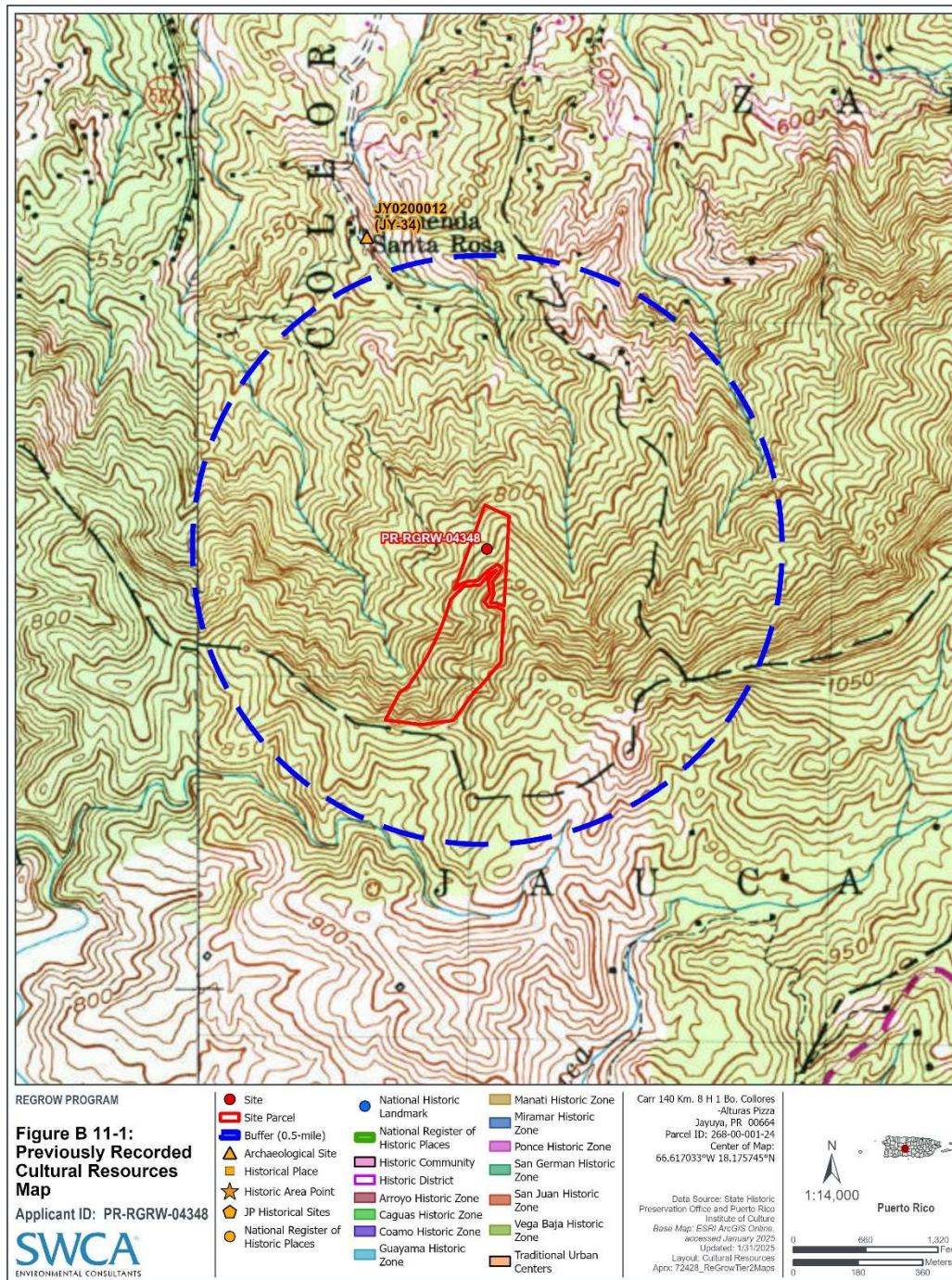
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- Buffer (0.5-mile)
- Previously Recorded Survey
- ▭ MIPR Arqueologia
- ▭ Traditional Urban Centers

Carr 140 Km. 8 H 1 Bo. Collores
Alturas Piza
Jayuya, PR. 00664
Parcel ID: 268-00-001-24
Center of Map:
66.617033°W 18.175745°N

Data Source: State Historic
Preservation Office and Puerto Rico
Institute of Culture
Base Map: ESRI ArcGIS Online,
accessed January 2025
Updated: 10/1/2025
Layout: Previous Investigation
Aprx: 72428_ReGrowTier2Maps



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



Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Photo #: 01	Date: 01/13/ 2025	 Jan 13, 2025 09:53:53.56 117° SE Puerto Rico 140 Collores Jayuya
Photo Direction: southeast		
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.		

Photo #: 02	Date: 01/13/ 2025	 Jan 13, 2025 10:31:53.26 150° SE Puerto Rico 140 Collores Jayuya
Photo Direction: southeast		
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.		

Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Photo #: 03	Date: 01/13/ 2025	 Jan 13, 2025 10:27:18.18 217° SW Puerto Rico 140 Florida Mameyes Abajo Utua
Photo Direction: southwest		
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.		

Photo #: 04	Date: 01/13/ 2025	 Jan 13, 2025 10:02:52.46 289° W Unnamed Road Collores Jayuya
Photo Direction: west		
Description: There is a carob tree that needs to be cut.		

Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Photo #: 05	Date: 01/13/ 2025	 Jan 13, 2025 09:54:13.02 68° E Puerto Rico 140 Collores Jayuya
Photo Direction: east		
Description: Erosion - the applicant is working to fix the matter with natural debris.		

Photo #: 06	Date: 01/13/ 2025	
Photo Direction: Top/panel		
Description: Overview of the old underground cable that needs to be repaired or replace for the project.		

Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Photo #: 07	Date: 01/13/ 2025	 Jan 13, 2025 09:39:39.24 280° W Puerto Rico 140 Jayuya
Photo Direction: west		
Description: The structure was built around 30 years ago, and it is where the electrical and water connections will come from.		

Photo #: 08	Date: 01/13/ 2025	 Jan 13, 2025 09:49:24.70 60° NE Puerto Rico 140 Florida Mameyes Abajo Utua
Photo Direction: northeast		
Description: Water pumps will be placed on the septic tank; the irrigation system will start from the structure going north towards the hydroponic greenhouses aboveground, 20 to 30 ft in length.		

Applicant: Luis A. Mejias Medina DBA

Case ID: PR-RGRW-04348

City: Jayuya

Photo #: 09	Date: 01/13/ 2025	
Photo Direction: east		
Description: Warehouse - the structure will be removed, and the materials/objects will be reused.		

Photo #: 10	Date: 01/13/ 2025	
Photo Direction: southeast		
Description: Warehouse - the structure will be removed, and the materials/objects will be reused.		

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: Luis A. Mejias Medina DBA	
Case ID: PR-RGRW-04348	City: Jayuya

Radon Attachments



August 20, 2024

Mrs. Carmen R. Guerrero Pérez
Director
Caribbean Environmental Protection Division
City View Plaza II – Suite 7000
#48 Rd. 165 km 1.2
Guaynabo, PR 00968-8069

Via email: guerrero.carmen@epa.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Barbosa Ave. #606, Building Juan C. Cordero Davila, Rio Piedras, PR 00918 | PO Box 21365 San Juan, PR 00928-1365
Tel: (787) 274-2527 | www.usenda.pr.gov



August 20, 2024

Dr. Silvina Cancelos
Professor
College of Engineering
University of Puerto Rico – Mayagüez Campus
259 Norte Blvd. Alfonso Valdés Cobián
Mayagüez, Puerto Rico

Via email: silvina.cancelos@upr.edu

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Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:

Mr. Oleg Pavetko, Pavetko.Oleg@epa.gov
Mr. Matthew Laitila, laitila.matthew@epa.gov

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:

Dr. Carlos Marín, carlos.marin3@upr.edu



August 20, 2024

Dr. Jessica Izárry
Director
Office of Island Affairs
U.S. Centers for Disease Control and Prevention
1324 Cili Canada, San Juan, 00920
Guaynabo, PR 00968-8069

Via email: OIA@cdc.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
Page 2 / 2

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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary



August 20, 2024

Mrs. Anais Rodríguez
Secretary
Puerto Rico Department of Natural Resources
Carretera 8838, km. 6.3, Sector El Cinco,
Río Piedras San Juan, PR 00926

Via email: anais.rodriguez@dma.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
Page 2 / 2

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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Luis Márquez, secretariogaire@dma.pr.gov
Eng. Amarilis Rosario, aire@dma.pr.gov
Mrs. Elid Ortega, ortega@dma.pr.gov



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Carlos R. Mellado López
Secretary
Puerto Rico Department of Health
PO Box 70184
San Juan, PR 00936-8184

Via email: dr.carlos.mellado@salud.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Tel. (787) 274-2527 | www.cdhm.pr.gov



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Holly Weyers
Regional Director, Southeast – Puerto Rico
US Geological Survey
3916 Sunset Ridge Road
Raleigh, NC 27607

Via email: hweyers@usgs.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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CDBG-DR/MIT Program
Request for Information in relation with HUD CDP-23-103 for Puerto Rico
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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Raúl Hernández Dabla, rhernandez2@salud.pr.gov

CDBG-DR/MIT Program
Request for Information in relation with HUD CDP-23-103 for Puerto Rico
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Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. R. Randall Schumann, rschumann@usgs.gov

From: Charp, Paul (CDC/NCEH/DEHSP) <pac4@cdc.gov>
Sent: Tuesday, September 3, 2024 6:36 AM
To: Miranda, Sandra (CDC/PHIC/DPS); Irizarry, Jessica (CDC/PHIC/DPS); Rzeszutarski, Peter (CDC/NCEH/DEHSP); Vinson, D. Aaron (CDC/NCEH/DEHSP)
Cc: Kostak, Liana (CDC/PHIC/DPS); Vazquez, Germaine (CDC/NCEH/DEHSP)
Subject: RE: REHi: Puerto Rico Request for Information- Randon testing and levels

Good morning, Sandra and others,

In response to the request from Mr. William Rodriguez of the Department of Housing, Government of Puerto Rico, I have reviewed all the available data within the CDC National Environmental Public Health Tracking Network system for data related to radon in Puerto Rico. In addition to the tracking data available on the internet, I also reached out to Mr. Aaron Vinson of the NCEH Tracking Branch.

I was not able to find any data in the CDC systems and this was confirmed by Mr. Vinson. We also reached out the US Environmental Protection Agency who indicated they had no radon data in their systems. Please relay this information to Mr. Rodriguez in your response to his requests

If you have any additional questions, please contact me.

Thank you and best regards,

Paul A. Charp, Ph.D., Fellow, HPS
Senior Health Physicist
Emerging Environmental Hazards and Health Effects Branch (EEHHEB)
Division of Environmental Health Science and Practice (DEHSP)
National Center for Environmental Health (NCEH)
Centers for Disease Control and Prevention (CDC)
pcharp@cdc.gov
770-488-0723 office
404.388.0614 Cell



From: Schumann, R. Randall <rschumann@usgs.gov>
Sent: Wednesday, August 21, 2024 4:39 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Weyers, Holly S <hsweyers@usgs.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>
Subject: RE: Request for Information- Radon testing and levels

Dear Ms. Medina Smaine,

In the early 1990s the U.S. Geological Survey (USGS) conducted geologic assessments of radon potential for all 50 states and the territories of Guam and Puerto Rico, in collaboration with the U.S. EPA. I conducted the geologic radon potential assessment for Puerto Rico. The PDF file of the report is too large to attach to this message but it can be obtained at <https://pubs.usgs.gov/of/1993/0292k/report.pdf>. The USGS did not conduct indoor radon testing and we did not conduct field studies associated with this assessment; it was based on existing data. Mr. David Saldana of the Puerto Rico Department of Health kindly provided us with data for 610 homes that were tested for indoor radon by his agency between 1993 and 1995, which are summarized in the report. I am not aware of any other radon-related geologic studies conducted in the Commonwealth of Puerto Rico by the U.S. Geological Survey.

Best regards,

R. Randall Schumann
Scientist Emeritus
U.S. Geological Survey
Geosciences and Environmental Change Science Center
Denver, Colorado, USA
rschumann@usgs.gov
<https://www.usgs.gov/staff-profiles/r-randall-schumann>

From: Raul Hernandez Doble <rhernandez2@salud.pr.gov>
Sent: Wednesday, August 21, 2024 2:13:31 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Dr. Carlos Mellado <drcarlos.mellado@salud.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Mayra Toro Tirado <mtoro@salud.pr.gov>
Subject: RE: [EXTERNAL] Request for Information- Radon testing and levels

Good afternoon. Ms. Medina

I regret to inform that we do not have any recent information on radon testing, since we do not have a certified radiation laboratory certified for radon testing. There are companies that sell test kits available online that can be done and mailed to a testing laboratory. There are also lists of radon contractors and these companies that process radon testing cartridges with instructions, on the Environmental Protection Agency Indoor air Quality web page. The last radon study in Puerto Rico done by the PR Department of Health was done on the year 1993.

Raul Hernandez Doble
Director, Seccion Salud Radiologica
Division de Salud Ambiental
Secretaria Auxiliar para la Vigilancia y la Proteccion de la Salud Publica
rhernandez2@salud.gov.pr
Phone: (787)765-2929 ext. 3210

From: Reyes, Brenda <Reyes.Brenda@epa.gov>
Sent: Wednesday, September 18, 2024 11:48 AM
To: Cesar O Rodriguez Santos <cesarrodriguez@drna.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Silvina Cancelos Mancini <silvina.cancelos@upr.edu>; Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Povetko, Oleg (he/him/his) <Povetko.Oleg@epa.gov>
Subject: RE: Request for Information- Randon testing and levels

Saludos.

La EPA esta trabajando una respuesta a su petición. Se sometió borrador a la directora y el subdirector para su aprobación y firma.

Brenda Reyes Tomassini
Public Affairs
U.S. EPA
Region 2
Caribbean Environmental Protection Division
(787) 977-5869/(787) 977-5865
Mobile: 202-834-1290

From: Silvina Cancelos Mancini <silvina.cancelos@upr.edu>
Sent: Friday, September 6, 2024 15:04
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <Povetko.Oleg@epa.gov>
Subject: Re: Request for Information- Randon testing and levels

Estimada Melanie Medina

Quería dejarle saber que recibimos su correo el 21 de agosto al igual que el de Maritza Rosa el pasado 4 de septiembre. Ya las personas involucradas de EPA, junto conmigo y el Dr. Marín estamos al tanto del asunto y estamos trabajando para poder enviarles la información.

Atentamente

Silvina Cancelos
Professor
Associate Director
Mechanical Engineering Department
University of Puerto Rico - Mayaguez
Call BOX 9000 Mayaguez PR 00680
Tel: 787-832-4040 ext 5956
email: silvina.cancelos@upr.edu



Bubble Dynamics Lab
University of Puerto Rico - Mayaguez



EPA REGION 2
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

VIA EMAIL

William O. Rodríguez Rodríguez, Esq.
Secretary
Puerto Rico Department of Housing
Barbosa Ave. 606 Building Juan C. Cordero
San Juan, PR 00917
Email: W.Rodriguez@vivienda.pr.gov

RE: EPA Response to August 20, 2024 request for information of data on radon testing and levels in Puerto Rico

Dear Honorable Secretary Rodríguez Rodríguez:

This communication is in response to your letter of August 20, 2024 addressed to the Puerto Rico Department of Natural and Environmental Resources (DNER) and referred to the U.S. Environmental Protection Agency (EPA) regarding available data on radon testing and levels within Puerto Rico.

EPA's National Radon Action Plan 2021–2025 sets a goal for the nation to find, fix and prevent high indoor radon levels in 8 million buildings by 2025 and prevent 3,500 lung cancer deaths per year. Under this Plan, leaders from across multiple sectors are working together to plan, guide, and sustain nationwide action to prevent exposure to radon.

Due to the lack of data in Puerto Rico, EPA undertook an investigation in collaboration with the University of Puerto Rico-Mayaguez (UPRM) Campus, Departments of Civil Engineering and Surveying and Mechanical Engineering, to find out if radon presented a problem in Puerto Rico. Up until 2021, the only data we had for Puerto Rico was a 1993-1995 mail-in radon screening study referred to by the U.S. Geological Survey report (USGS, 1995) in which the USGS concluded that several areas of Puerto Rico have the geologic potential to generate indoor radon levels exceeding the EPA Action Level of 4 pCi/L (picocuries per liter), perhaps locally reaching very high levels above 50 pCi/L, if a house construction and

ventilation allow for soil-gas radon to enter and concentrate within the structure.¹ According to the USGS report, most of these areas are located in the northwest part of the island. Please note that the actual 1993-1995 study documentation is not available to the EPA.

Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered devices) are impractical in Puerto Rico because of high humidity and power outages. The recovery and rebuilding of communities following the aftermath of 2017 Hurricanes Irma and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastián, Lares, Ciales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadilla, Isabela, Quebradillas, Barceloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) standards of practice (ANSI/AARS, 2019). The sampling was designed in two stages: scoping and confirmatory sampling. The scoping sampling was conducted using Corentium Home (CH) electronic monitors and E-Perm systems. Locations measuring above the EPA Action Level of 4 pCi/L with CH were measured at the second stage of the sampling using RAD7 and Corentium Pro Continuous Radon Monitors (CRMs). Nationally certified radon sampling professionals led by one such professional from the UPRM conducted confirmatory sampling in the second stage. Also, during the study, the nationally certified radon mitigation professionals inspected several homes with elevated indoor radon levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in 2020. EPA and UPRM continue to work on the project, however, results have not been finalized, and no scientific report has been published yet. Unfortunately, EPA cannot share preliminary data at this time because it contains privileged information. Nevertheless, preliminary data from the study does show homes with levels over 4 pCi/L (EPA Action Level) that might need mitigation to protect the health of their inhabitants.

Although many states have developed laws and regulations governing radon disclosure, certification, and mitigation, Puerto Rico lacks legislation or mandatory radon testing provisions for new construction, remodeling, selling or buying homes. Given this loophole and aiming to answer your request, the EPA can provide information on Best Management Practices for sampling indoor radon in Puerto Rico.

¹ Reference: USGS. Geologic Radon Potential of Guam and Puerto Rico, Report 93-292-K. Washington, DC: USGS. Retrieved 9/11/2024, from <https://pubs.usgs.gov/of/1993/0292k/report.pdf>.

CITY VIEW PLAZA II BUILDING, 7TH FLOOR
ROUTE 185 GUAYNABO, PR 00988

2

If you have any questions or need any additional information, please contact me at 787-977-5865 or guerrero.carmen@epa.gov or have your staff contact Reyes, Brenda at reyes.brenda@epa.gov or (787) 977-5869.

Sincerely,

**CARMEN
GUERRERO
PEREZ**

Carmen R. Guerrero Pérez
Director

Digitally signed by
CARMEN GUERRERO PEREZ
Date: 2024.09.23 09:41:39
-04'00'

cc: Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)
Melany Medina: mmedina@vivienda.pr.gov
Elaine Dume Mejia: Edume@vivienda.pr.gov
Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: arivera@vivienda.pr.gov
Cesar O. Rodriguez: cesarrodriiguez@drna.pr.gov
Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov



ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM
ReGrow

Applicant Name:	Luis A. Mejias Medina		
App ID:	PR-RGRW-04348	ETO	049
Project Name:	Luis A. Mejias Medina DBA	Municipio:	Jayuya
Address:	Carr 140 Km. 8 H 1 Bo. Collores -Alturas Pizza	Zip Code:	00664
Parcel ID(s):	268-00-001-24	Lat:	18.174559
Project Budget:	\$93,460.00	Long:	-66.617287

*****Pay attention to the color coding – this will indicate what you are responsible for filling in*****

Task:	Name:		Date Completed:	Notes:
➤ Pre-Site Inspector	Delise Torres-Ortiz		1/10/2025	
❖ Site-Inspector	Delise Torres-Ortiz		1/13/2025 - AM	
Communication Log: (this is used by anyone who wants to record contact with the applicant)	Staff who called or emailed	Date & Time	Form of communication (email, phone, etc.) and which email /number/etc. used)	
	Delise Torres-Ortiz	1/7/2025	Email: dannyme0612@gmail.com & mariejoan2502@gmail.com	No answer, but applicant called the next day.
	Delise Torres-Ortiz	1/8-9/2025	1-939-222-0369	Phone call, no answer
	Delise Torres-Ortiz	1/8-9/2025	1-939-222-0369	Phone call; Site Inspection scheduled for 1/13/2025

Canopy Document Notes/Summary:

▪ EA Preparer	Hannah Danek
Scope of Work from IUGF:	Hydroponics
○ What is the water source? ○ How will the hydroponics be powered? ○ What is the water destination? ○ What will the hydroponics be used for? ○ Will there be any expenses paid for by the applicant out of pocket?	



▪ GIS review Wetlands?	Within parcel	N	next to parcel	Y	
❖ Were any onsite wetlands identified?	N				
❖ Will project activities occur within any wetlands?	N				
▪ GIS review Floodplain?	Floodway on/near parcel	N	100-year on/near parcel	N	500-year on/near parcel N
❖ Will project activities occur within a Floodway?	N				
❖ Will project activities occur within a 100-year Floodplain?	N				

Pre-Site Environmental Questionnaire

(when this form is PDFd please remove this questionnaire from the record)

➤ Property Information		
What is the current use of the property?	Agricultural	
Is the site currently vacant/undeveloped? Are there any existing structures on the property that will be removed for the project? (are there images from Canopy to help answer and clarify this?)	Undeveloped; the applicant needs to remove a covered utility parking area (Garage) made of hardwood posts and metal panels, commonly known as "zinc".	
Potential Site Access Issues:	does the site appear to have access issues based on current aerial imagery? Y/N	A 4 by 4 is needed to access the project area.
Existing Structures (e.g., residences, commercial buildings, etc.) {include the ones inside the property and in direct sight view of the site location}		
Built Date	Type of Construction	
30 years ago, approx.	Residential	
Notes:		
Existing Other Components Related to Project (e.g., gas tanks, cisterns, water tanks, abandoned vehicles, etc.)		
Type	Details	
	None	
Notes:		
Are there any known environmental hazards on or adjacent to the property? (is the applicant aware of any illegal dumping? What do Canopy pictures show? What do the preliminary site maps show?)	None	
Does applicant have any blueprints, sketches, or pictures of an example of any of the proposed project activities?	Yes	



Will any of the proposed project activities require the installation or improvement of new site infrastructure and utilities (i.e., roads, water/sewer/electric utility to the unit or from the utility – ex: installing a greenhouse that needs water – where is it coming from)?		Electricity needs to be installed, and a water line extension needs to be added
Will any of the proposed project activities require connections to water and/or electricity? (If so, state which activities and provide information below regarding current water/electricity)		Water and electricity are required.
Current Electricity:		
Location:	Residence	
Type:	Electrical	
Provider:	LUMA/GENERA	
Above or Below ground:	Above ground	
Funded by:	Applicant	
Notes:		
Current Water:		
Location:	Applicant's farm	
Type:	Spring water	
Provider:	Natural	
Above or Below ground:	Above ground	
Notes:		
➤ Project Activities		
What are <u>all</u> the proposed activities for this project according to the applicant? (what does the applicant think/say is the entire project – to include this funding and future funding?)	<i>List of proposed activities</i> Two hydroponic greenhouses 100 by 30 ft. <u>Detailed/specific info of each activity (wells, greenhouse, solar, cisterns, warehouse, etc.) in separate boxes below</u>	
What is the purpose and need for the project?	The project aims to provide safer agricultural practices with an organic approach. Also, due to aging, the applicant is at risk when conducting agricultural practices on the steep terrain where the produce is located; the son presented the idea of getting hydroponic greenhouses to minimize the risk.	
What does the applicant believe are all the proposed activities currently (CDBG) funded for this project? (what does the applicant think/say the federal funding will fund?) *if there are discrepancies discuss these with the applicant. Distinguish between CDBG-DR funded activities vs other activities. Have applicant call PRDOH Help Desk to discuss discrepancies.	Do the funding activities discussed by the applicant match the IUGF/RFA?	Y
	PRDOH Help Desk: PRDOH Economic Recovery Division (787) 274-2527 ext. 4276 ecoreccdbg@vivienda.pr.gov	
delete activity boxes that are not part of project		



Greenhouse		
Question	➤ Pre-Site Questionnaire	❖ Site-Visit Determination
Location (this can be specific or "by the road/house/etc")	It is in the backyard, close to the applicant's residence.	It is in the backyard of the applicant's country residence.
Number of greenhouses to be installed?	Two	Two
Style or type of greenhouse	Tunnel	Tunnel
Dimensions (LxWxDxH of <u>each</u> greenhouse)	100x30x10-13 to 20 ft	96x30x10-13 to 20 ft
Foundation materials: (covered, bare ground, concrete base, etc)	"losa de concreto" – concrete base 110x70ft (five feet extra around it; the hydroponic greenhouses are going to be right next to each other)	A concrete foundation will be built, adding 5 ft to each side of the hydroponic greenhouse, approximately 106x70 ft, creating a sidewalk.
What other materials are anticipated to be used (roof, sides, etc.) and how will components of greenhouse be secured?	Metal frame with a special plastic covering; all the structure is prefabricated	The information provided was confirmed. The applicant will also install hexagonal tartan block pieces (commonly used on athletic tracks) for the areas where people walk.
Were <u>alternate</u> locations considered? (obtain details – how many, locations of each alternative, etc)	Yes, the options are close by, but this is the best due to location and landform.	None
Detailed description of construction activities: (this should be as technical an answer as possible)	The chosen company will do the construction. The applicant was unsure about whether the foundation was included or with personal funds. The foundation and the warehouse with the water pumps must be built before the hydroponic greenhouse is installed.	The chosen company will do the construction. The applicant was unsure about whether the foundation was included or with personal funds. The foundation and the warehouse with the water pumps must be built before the hydroponic greenhouse is installed.
Does the Greenhouse require electricity? (if yes, how will electricity reach the greenhouse – above/belowground?)	Yes, the electricity will be installed using Luma and Genera's services underground (around 3 to 4 ft deep). Later, the applicant will install solar panels using a government proposal for agriculture.	Confirmed
How will the greenhouse contents be watered? (existing water access or new water access?) ex: applicant will use a hose from the house to the greenhouse approximately 50' away	The applicant has multiple water lines connected above ground throughout the	The water will come from the existing residential structure.



	property for the produce; the dimensions are unknown.	
Notes:		
Total Project Summary		
Question	➤ Pre-Site Questionnaire	❖ Site-Visit Determination
What are the dimensions of all project components? (<u>Total project footprint</u> - acres, length, width, linear feet, sq ft – ex: the container is 20x8 on a foundation that is 25x10 with a water tank on a base that is 5x5 = project dimensions 25x15)	Hydroponic greenhouses – 100x30x10-13 to 20 ft with 3 to 4 ft deep each. Foundation – 110x70 ft, 3 to 4 ft deep approx. Warehouse - Unknown	Hydroponic greenhouses – 96x30x10-13 to 20 ft with 3 to 4 ft deep each. Foundation – 106x70 ft, 3 to 4 ft deep approx. Warehouse - Unknown
Will there be a need for additional workspace and construction work and where will it be located on the site? (workspaces will include staging and turn around areas for deliveries – for example, a container is typically delivered on a truck with a long flatbed which requires a radius to turn and maneuver; dumpsters, even temporary ones, will need to be placed somewhere outside of the project footprint; etc)	None	None
How will each project item be connected to water and electricity? Will any of the items require new underground connections?	Water – above ground; an extension of the existing irrigation system will be done. Electricity – underground electric connection from an existing meter coming from the residence, around 40 ft long.	Water – above ground; an extension of water system in the residence. Electricity – an underground electric connection from the existing residential structure. There is an existing underground electric cable, but it needs to be fixed.
Will any tree clearing be required for the construction or installation of the project? (this should include the information needed for the previously mentioned staging and turn around areas)	None	Yes, a carob tree needs to be cut (Photo 04).



Vegetation removal (cutting, clearing via prescribed burns etc.) (this should include the information needed for the previously mentioned staging and turn around areas)	None	Yes, a carob tree needs to be cut (Photo 04). and the grasses need to be pruned.
What is the extent of ground disturbances in each activity location (grading, fill required – questionnaire person should summarize this back to the applicant)?	None, the area is ready.	There is an area close to the project where erosion is happening, and the applicant is filling it with organic material, he is expecting that any organic material could be used to fill this part.
Has any work been started on the project? If so, what activities have been performed, include date started and completed. (Please indicate which/any of these activities are CDBG funded)	None	None
How will construction debris from the project be disposed of? (there will always be construction debris)	The applicant will reuse any removed or disposed of material, and any organic material will be used as fertilizer. The applicant can also ask the municipality to get any debris.	The applicant will reuse any material removed or disposed of, and any organic material will be used as fertilizer or to fill the areas where erosion occurs. The applicant can also ask the municipality to get any debris.
Notes:		
➤ Additional Studies		
Have any additional special studies (e.g., wetland delineation, cultural resources survey, asbestos, lead-based paint assessments, mold inspections, soil surveys etc.) been completed? If so, please include a copy of assessment results with your response		
None; the applicant is requesting a soil study from ASDA (Spanish acronym) to preserve a portion of the farm to cultivate/grow native or endemic vegetation.		



ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM

ReGrow

❖ Site-Visit Form

❖ General Site Conditions and Field Notes:

Does the address match the parcel location?	Yes	Does the lat/long match the parcel location?	No
Comments on location:			
<u>Question</u>	<u>Yes /No</u>	<u>Comments:</u>	
Was property accessible by vehicle?	Y		
Were there any access issues? Examples of access issues: Dogs, Locked gate, Traffic hazards, Uncooperative residents, Confrontational Neighbors, *If no access issues please indicate with "None"	Y	A 4 by 4 with 4WD is needed.	
Are water wells present? *please include lat/long of water well so it can be denoted on the sitemap	N		
Are creeks or ponds present? *please include lat/long of water well so it can be denoted on the sitemap	N		
Are any potential wetlands on-site or visible on adjacent parcel? *please include lat/long of water well so it can be denoted on the sitemap	N		

❖ Parcel Conditions

Note – for Any Yes answers specify type, contents, and location (get photo points)
(These questions are mostly concerned with contamination – all HUD activities must be “free and clear of contamination” and while it’s important to be able to show there is no site-contamination we also have to keep in mind what the HUD funded project is and the regulatory requirements of the activity)

Are commercial or industrial hazardous facilities at parcel or within visual sight?	N	
--	---	--



Are there signs of underground storage tanks?	N	
Are any above-ground tanks (relevant to the activities in the IUGF *unless they are a source of contamination) >10 gallons present? If yes, what are the contents and conditions of each tank?	N	
Are 55-gallon drums present? If yes, what are the content and conditions of each tank?		
Are abandoned vehicles or electrical equipment present?	Y	A Jeep is in the area where the water pumps will be installed.
Are there any signs of illegal dumping within or next to the applicant parcel?	N	
Is other potential environmentally hazardous debris on the parcel?	N	
Is there non-environmentally hazardous debris on the parcel?	N	
Are any leaks, soil stains, or stressed vegetation present? If yes, what is the source of the staining/stress?	N	



ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM
ReGrow

Are there any pungent, foul or noxious odors?	N	
Other Components Related to Project (e.g., gas tanks, cisterns, water tanks, abandoned vehicles, etc.)		
Type	Details	
Abandoned vehicle	Jeep	
Are there any potentially hazardous trees that could fall?	N	
Are any bird nests visible?	N	
Are there any animal burrows visible?	N	
Are there any signs of potential/preferred T&E habitat in the area?	N	
Natural Resources (e.g., endemic plants, endangered species, water bodies, wetlands, etc.) {include the ones inside the property and in direct sight view of the site location}		
Type or Species	Description	
Are there any buildings in direct visual sight of the project locations? Take photo and ask applicant when the structure was built)	Y	



Structures (e.g., residences, commercial buildings, etc.) {include the ones inside the property and in direct sight view of the site location}

Built Date	Type of Construction
30 years ago	Country house

❖ **Additional Environmental Hazards Analysis**

Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental hazard is present?

N

☒ I verify that I have physically visited this property and that the findings outlined above are accurate.

Delise Torres Ortiz
{Delise Torres-Ortiz}
{January 13, 2025}

Following pages are used for:

Location Map with parcel boundaries and building point (Aerial base with streets labelled)

Photos taken during inspection, with Date / Type / Direction associated with the photo



Site-Visit Tips:

Tips before going to the field:

1. Confirm with the applicant the appointment the same week, the day prior, or the same day hours before leaving for the site inspection.
2. Check the vehicle, and equipment (e.g. did you download the field map)
3. Don't leave the field without the contact information of the applicant, you may need directions along the way.
4. Make sure you read the Pre-Site Environmental Questionnaire.
 - a. It is good practice to ask the EA writer and the Project Manager (PM) if they want us to pay attention or to ask something in particular.
5. The RFA document might give you what the funds were requested for, this is important because sometimes the applicants will keep talking about the projects, but not mention who's going to pay what.
6. Sign the JHA; make sure the PM has the time to prepare the document.

For the following always take pictures:

1. If there is a sign of site preparation, please ask when it happened and what they did (e.g. grading, filling, etc.)
2. Tree clearing – ask them about permits, and what type of tree it is.
3. When an applicant is not sure about the exact location of the project, make sure you take several overview pictures or a central point with N, E, S, and W views.
 1. Please be prepared to let the applicant know where wetlands are located within their parcel boundaries. This will help ensure they do not try and plan to locate any activities within wetlands (and/or ensure we know which permits will be required).
4. Ask about any organic debris (grasses, dirt, etc.) and other materials such as construction materials, buckets, tarps, etc., and what they plan to do to them.
5. Structures with a direct view of the project (ask when it was built).
6. Natural resources – water bodies, burrows, birds or nests, wetlands, erosion, landslides, etc.

Project #: PR-RGRW-04348	Photographer: Delise Torres-Ortiz
Location Address: Carr 140 Km. 8 H 1 Bo. Collores - Alturas Pizza, Jayuya, 00664	Coordinates: 18.174559, -66.617287

Photo #: 01	Date: 01/13/ 2025
Photo Direction: southeast	
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.	


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Jan 13, 2025 09:53:53.56
117° SE
Puerto Rico 140
Collores
Jayuya

Jan 13, 2025 09:53:53.56
117° SE
Puerto Rico 140
Collores
Jayuya

Photo #: 02	Date: 01/13/ 2025
Photo Direction: southeast	
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.	



Jan 13, 2025 10:31:53.26
150° SE
Puerto Rico 140
Collores
Jayuya

Jan 13, 2025 10:31:53.26
150° SE
Puerto Rico 140
Collores
Jayuya

Project #: PR-RGRW-04348	Photographer: Delise Torres-Ortiz
Location Address: Carr 140 Km. 8 H 1 Bo. Collores - Alturas Pizza, Jayuya, 00664	Coordinates: 18.174559, -66.617287

Photo #: 03	Date: 01/13/ 2025	
Photo Direction: southwest		
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.		

Jan 13, 2025 10:27:18.18
217° SW
Puerto Rico 140
Florida
Mameyes Abajo
Utua

Jan 13, 2025 10:27:18.18
217° SW
Puerto Rico 140
Florida
Mameyes Abajo
Utuado

Photo #: 04	Date: 01/13/ 2025	
Photo Direction: west		
Description: There is a carob tree that needs to be cut.		

Jan 13, 2025 10:02:52.46
289° W
Unnamed Road
Collores
Jayuya

Jan 13, 2025 10:02:52.46
289° W
Unnamed Road
Collores
Jayuya

Project #: PR-RGRW-04348	Photographer: Delise Torres-Ortiz
Location Address: Carr 140 Km. 8 H 1 Bo. Collores - Alturas Pizza, Jayuya, 00664	Coordinates: 18.174559, -66.617287

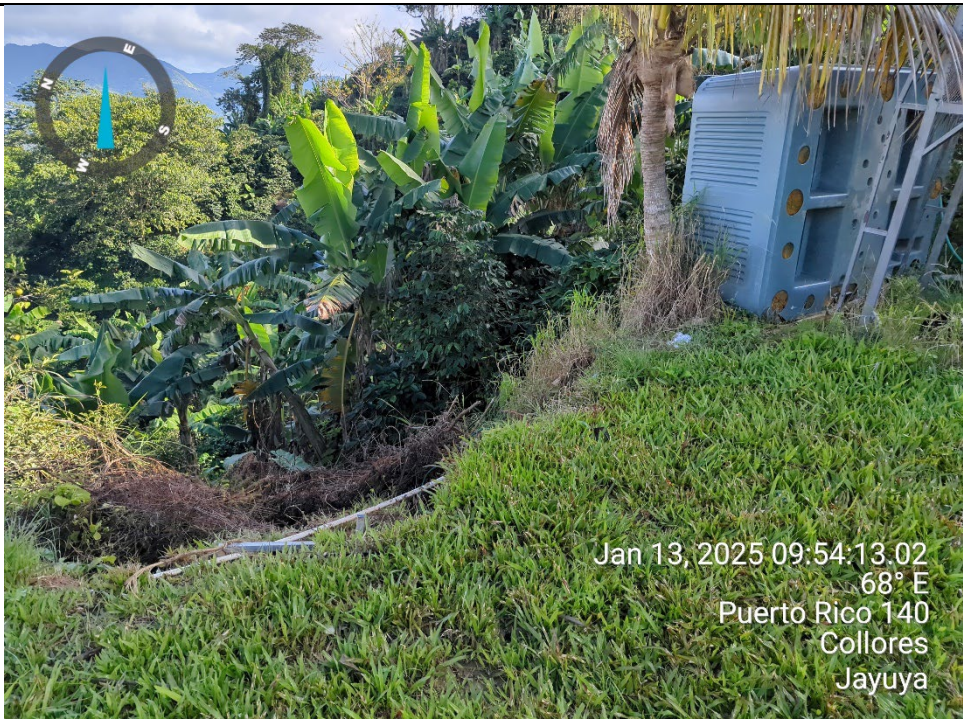
Photo #: 05	Date: 01/13/ 2025	
Photo Direction: east		
Description: Erosion - the applicant is working to fix the matter with natural debris.		

Photo #: 06	Date: 01/13/ 2025	
Photo Direction: Top/panel		
Description: Overview of the old underground cable that needs to be repaired or replace for the project.		

Project #: PR-RGRW-04348	Photographer: Delise Torres-Ortiz
Location Address: Carr 140 Km. 8 H 1 Bo. Collores - Alturas Pizza, Jayuya, 00664	Coordinates: 18.174559, -66.617287

Photo #: 07	Date: 01/13/ 2025
Photo Direction: west	
Description: The structure was built around 30 years ago, and it is where the electrical and water connections will come from.	



Jan 13, 2025 09:39:39.24
280° W
Puerto Rico 140
Jayuya

Photo #: 08	Date: 01/13/ 2025
Photo Direction: northeast	
Description: Water pumps will be placed on the septic tank; the irrigation system will start from the structure going north towards the hydroponic greenhouses aboveground, 20 to 30 ft in length.	



Jan 13, 2025 09:49:24.70
60° NE
Puerto Rico 140
Florida
Mameyes Abajo
Utuado

Project #: PR-RGRW-04348	Photographer: Delise Torres-Ortiz
Location Address: Carr 140 Km. 8 H 1 Bo. Collores - Alturas Pizza, Jayuya, 00664	Coordinates: 18.174559, -66.617287

Photo #: 09	Date: 01/13/ 2025
Photo Direction: east	
Description: Warehouse - the structure will be removed, and the materials/objects will be reused.	



Jan 13, 2025 10:02:09.00
107° E
Puerto Rico 140
Collores
Jayuya

Photo #: 10	Date: 01/13/ 2025	
Photo Direction: southeast		
Description: Warehouse - the structure will be removed, and the materials/objects will be reused.		



DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



Self-Certification

<https://www.fws.gov/office/caribbean-ecological-services>

Endangered Species Act Certification

The U.S. Fish and Wildlife Service, Caribbean Ecological Services Field Office developed a Blanket Clearance Letter in compliance with Endangered Species Act of 1973, as amended, and the Fish and Wildlife Coordination Act for federally funded projects.

The Service determined that projects in compliance with the following criteria are not likely to adversely affect federally-listed species.

The Puerto Rico Department of Housing (PRDOH) certifies that the following project **Luis A. Mejias Medina DBA (PR-RGRW-04348-W)**, under the CDBG-DR Regrow Urban Rural Agriculture Program, consisting of the purchase and installation of two tunnel style hydroponic greenhouses, located at Carr 140 Km. 8 H 1 Bo. Collores - Alturas Pizza, Jayuya, PR 00664, complies with:

Check	Project Criteria
☐	1. Activities related to the resurfacing existing streets or roads; maintenance of existing upland gabion or reinforced concrete retention walls; construction, reconstruction or repair of gutters and sidewalks along existing roads.
☐	2. Repair, replace, improve, reconstruct and/or rehabilitate facilities in already established public transportation systems (signs, sidewalks and ramps, bus stops and existing routes).
☐	3. Repair, replace, improve, reconstruct, rehabilitate and/or expanding existing public transportation facilities located in urban or developed areas.
☐	4. Construction of new facilities for public transportation systems (e.g. school bus stops, city buses, trolleybuses, public car stops, public car terminal) in urban or developed areas.
☐	5. Repair, replace, improve, reconstruct, or rehabilitate existing bridges or rip-rap. We recommend following FWS rip-rap guidance for design: https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us

☐	6. Reconstruction, or emergency repairs, of existing structures, including but not limited to buildings, facilities and homes.
☐	7. Demolition of dilapidated single-family homes or buildings.
☐	8. Rebuilding of demolished single-family homes or buildings.
☐	9. Retrofitting existing buildings.
☐	10. Construction of residential and/or commercial facilities.
☐	11. Construction, repair, replace, improve, reconstruct, and/or rehabilitate recreational facilities.
☐	12. Addition of concrete pads to the existing footprint of a residential and/or commercial structure, provided that the resulting addition is less than 20% of the size of the existing structure.
☐	13. Improvement or renovations to existing structures (exterior and interior) renovations resulting in an exterior increase greater than 20%.
☐	14. Improvements or renovations to existing structures (exterior and interior renovations) resulting in an exterior increase of less than 20%.
☐	15. Acquisition of residential and/or commercial properties in urban or developed areas for the relocation of families and/or activities.
☐	16. Construction, reconstruction, rehabilitation and/or expansion of cemeteries.
☐	17. Installation/drilling of new water well and associated utility infrastructure, either above ground or underground.
☐	18. Establishment of power facilities, including but not limited to associated aboveground and/or underground infrastructure.
☐	19. Construction of electrical system infrastructure and associated components, including but not limited to associated aboveground and/or underground infrastructure.
☐	20. Construction of land based small electric generating facilities, including those fueled with wind, sun, or biomass, capable of producing no more than 10 MW.
☐	21. Activities within existing Right of Ways (ROWs) related to water and sanitary infrastructure; communication infrastructure; roads, bridges and highways without the removal of native vegetation and/or major earth movement.
☐	22. Construction of rooftop or urban telecommunications systems and associated components, including but not limited to associated aboveground and/or underground infrastructure.
☐	23. Establishment of temporary debris storage (TDS) facilities.

☐	24. Establishment and/or closure of solid waste management facilities. But not new landfills.
☐	25. Installation of water storage systems (cisterns) and associated infrastructure, either above ground or underground, including but not limited to installations on existing or new concrete pads, or existing or new roofs.
☐	26. Installation of solar panels, battery storage systems and/or associated utility infrastructure, either above ground or underground, on existing or new concrete pads, existing or new roofs, ground or pole mounted.
☐	27. Installation of generators on existing or new concrete slabs, and associated utility infrastructure, either above ground or underground.
☐	28. Repair of existing agricultural structures including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with less than 20% expansion of footprint.
☒	29. New construction of agricultural structures in established farms including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with or without underground and/or aboveground infrastructure utility connections.
☐	30. Construction of fences, cattle corrals, concrete slabs.
☐	31. Installation of storage containers on new concrete slab.
☐	32. New construction or work which expands the footprint of an existing structure and occurs entirely on disturbed, regularly maintained, upland property, including the staging of equipment.



Angel G. López-Guzmán
Deputy Director
Permits and Environmental Compliance Division
Puerto Rico Department of Housing
Disaster Recovery Office, CDBG-DR/MIT
Address: P.O. Box 21365 San Juan, PR 00928
Telephone and Ext: 787-274-2527 ext. 4320
Email: environmentcdbg@vivienda.pr.gov

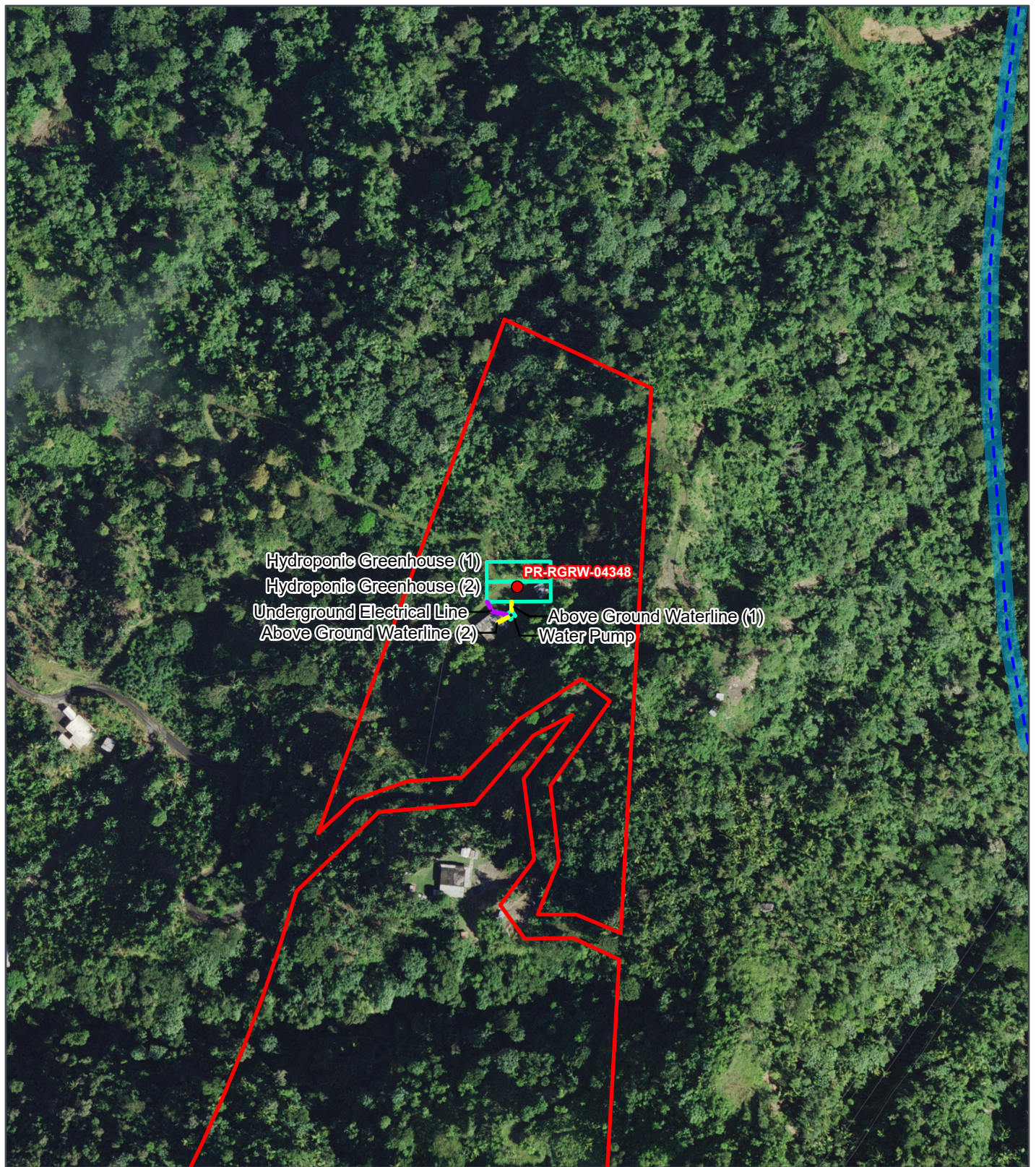
9-3-2025

Date

Attachments:

1. Project Site Map (Location Map)
2. Project Site Photos

3. Copy of the Blanket Clearance Letter
4. Others, as necessary to demonstrate compliance with the criteria (e.g. Explanatory Memorandum, Critical Habitat Map, National Wetlands Inventory Map, etc.)



REGROW PROGRAM

Figure B 13-1: Wetlands Protection Map

Applicant ID: PR-RGRW-04348

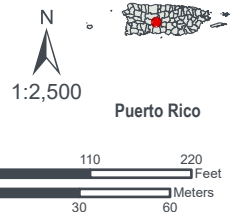


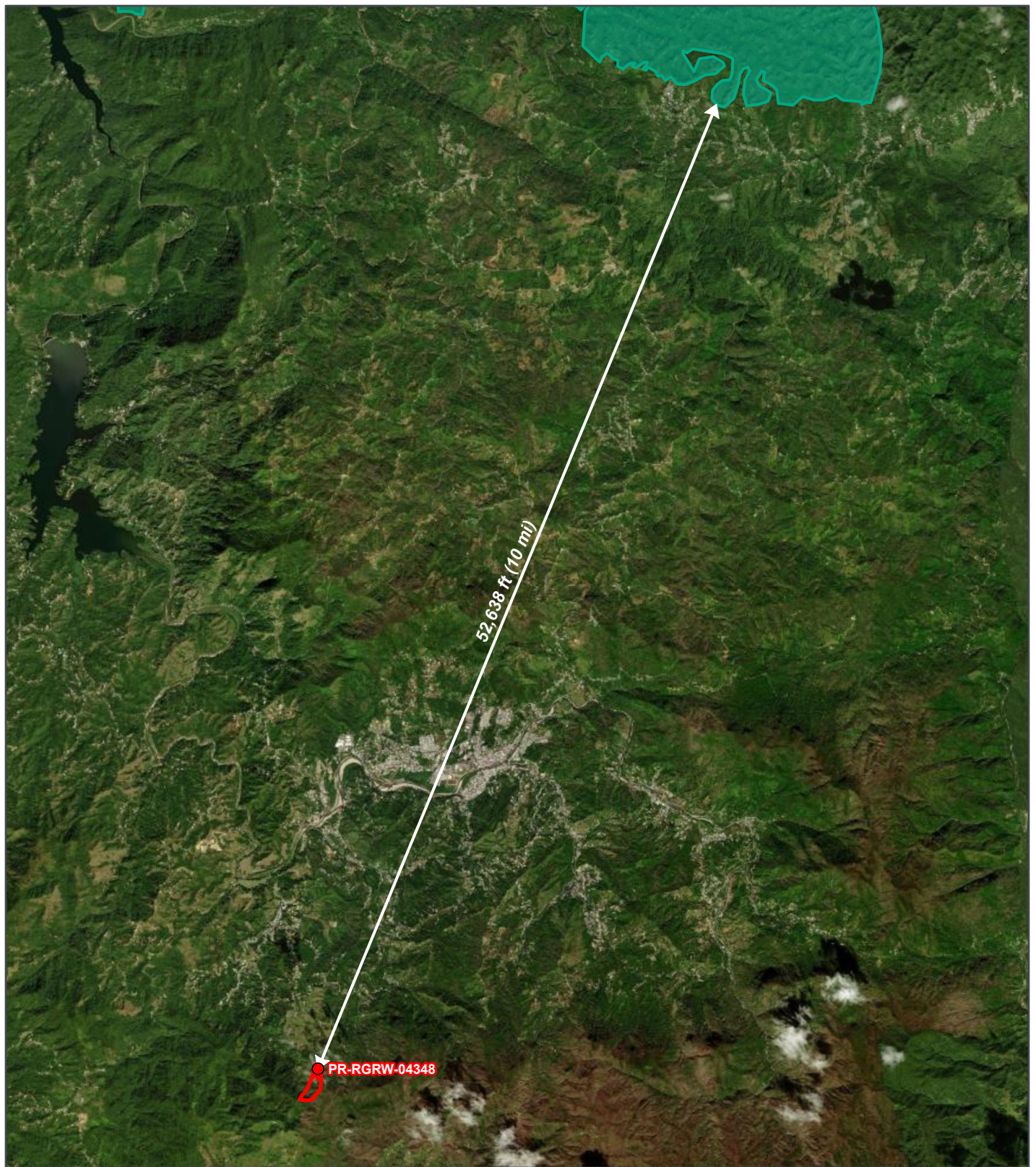
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Waterline
- Underground Electrical Line
- NHD Stream
- Estuarine and Marine Deepwater

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

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: 1/21/2025
Layout: Wetlands Protection





REGROW PROGRAM

Figure B 7-1: Critical Habitat Map

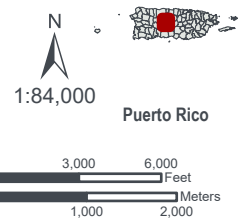
Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizza
Jayuya, PR. 00664
Parcel ID: 268-00-001-24
Center of Map:
66.588125°W 18.242751°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/Base_Map/ESRI/ArcGIS/Online,
accessed January 2025
Updated: 1/21/2025
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps



IPaC resource list

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

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

Location

Jayuya County, Puerto Rico



Local office

Caribbean Ecological Services Field Office

☎ (939) 320-3135

📠 (787) 851-7440

✉ CARIBBEAN_ES@FWS.GOV

MAILING ADDRESS

Post Office Box 491
Boqueron, PR 622-0491

PHYSICAL ADDRESS

Office Park I
State Road #2 Km 156.5, Suite 303}
Mayaguez, PR 680

NOT FOR CONSULTATION

Endangered species

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

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

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

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

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

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

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

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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

Birds

NAME	STATUS
Puerto Rican Broad-winged Hawk <i>Buteo platypterus</i> <i>brunnescens</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5512	Endangered
Puerto Rican Parrot <i>Amazona vittata</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3067	Endangered
Puerto Rican Sharp-shinned Hawk <i>Accipiter striatus venator</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/604	Endangered

Reptiles

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

Insects

NAME	STATUS
Puerto Rican Harlequin Butterfly <i>Atlantea tulita</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9005	Threatened

Flowering Plants

NAME	STATUS
------	--------

West Indian Walnut (=nogal) *Juglans jamaicensis*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/745>

Ferns and Allies

NAME

STATUS

Elfin Tree Fern *Cyathea dryopteroides*

Endangered

Wherever found

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/4895>

Critical habitats

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

There are no critical habitats at this location.

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

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The [data](#) in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the [Supplemental Information on Migratory Birds and Eagles document](#) to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

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

Bald & Golden Eagles FAQs

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

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior [authorization](#) by the Department of Interior U.S. Fish and Wildlife Service (FWS).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden->

[eagles-may-occur-project-action](#)

The [data](#) in this location indicates that no migratory birds of concern have been observed in this area. This does not mean [birds of concern](#) are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the [Supplemental Information on Migratory Birds and Eagles document](#) to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine what migratory birds of concern may be present (e.g. your local FWS field office, state surveys, your own surveys).

Migratory Bird FAQs

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

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

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

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as “Vulnerable”. See the FAQ “What are the levels of concern for migratory birds?” for more information on the levels of concern covered in the IPaC migratory bird species list.

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

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

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

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

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

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

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

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

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

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

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

Proper interpretation and use of your migratory bird report

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

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

Wildlife refuges and fish hatcheries

Refuge and fish hatchery information is not available at this time

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

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

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

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

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged

aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

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

NOT FOR CONSULTATION

PR-RGRW-04348-W Site Photos

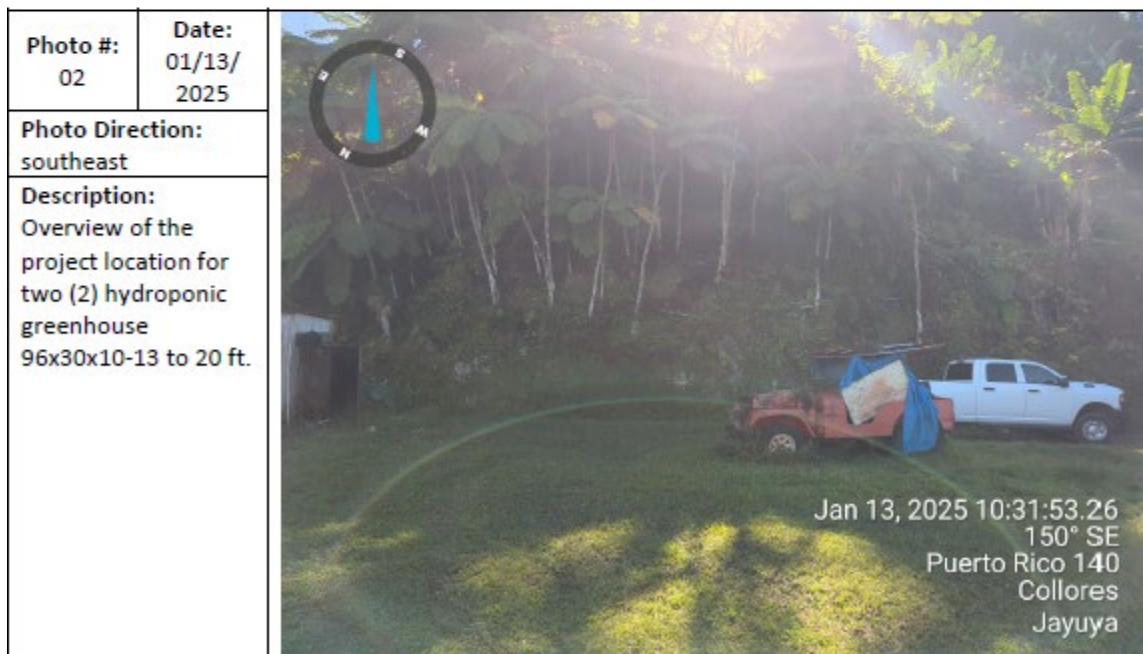


Photo #: 03	Date: 01/13/ 2025	
Photo Direction: southwest		
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.		

Jan 13, 2025 10:27:18 18
217° SW
Puerto Rico 140
Florida
Mameyes Abajo
Utua

Jan 13, 2025 10:27:18 18
 217° SW
 Puerto Rico 140
 Florida
 Mameyes Abajo
 Utuado



[CDBG-MIT] PROGRAM

ReGrow

**PRIMARY SCREENING FOR WETLANDS
AS PER HUD's REGULATIONS AT 24 CFR 55.9(b)**

General Information:		
Project Name (Case ID):	Luis A. Mejias Medina DBA	
Coordinates:	18.174559 -66.617287	
Parcel ID:	268-00-001-24	
Municipio:	Jayuya	
Report Date:	1/13/25	
Preparer:	Delise Torres-Ortiz	
Project Scope:		
Does this project involve new construction as defined in Executive Order 11990? (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.)	☒ Yes	☐ No (Based on the response, the review is in compliance)
Project Site Conditions: (Indicate whether the area is impacted or not. If impacted, specify what elements or factors are present.)	Project area not impacted by site conditions	

A. Visual Assessment (Desktop Study)

National Wetlands Inventory (NWI) Reference		
Coordinates: 18.174559 -66.617287		
Is the project area located in proximity to wetlands identified on the National Wetlands Inventory (NWI)?	☐ Yes	The project site is in proximity of wetlands identified on NWI.
	☒ No	The project site is not in proximity of wetlands identified on NWI.

B. Visual Assessment (Field Study)

Visual Assessment performed on: 1/10/2025

List Individual(s) conducting the assessment. List weather conditions the day the assessment was performed, description of Site Conditions and Transects performed at site.

Individual(s) present:	Delise Torres-Ortiz	
Weather Conditions: (Prior and during the site visit)	70-80s, sunny, humid, low wind	
Were transects performed?	☐ Yes	☒ No
If performed, how many transects were performed per transects?	NA	

Wetland Vegetation:

Was vegetation identified throughout the visit?	☐ Yes	Wetland vegetation was identified. (Provide supporting documentation)
	☒ No	No wetland vegetation was identified. (Provide supporting documentation).

Wetland Hydrology:

Was visual inundation, ponding or saturation present at the site?	☐ Yes	☒ No
Were watermarks present within site (If applicable)?	☐ Yes	☒ No
If performed, how many borings were performed per transects?	NA	
If performed, how many samples were taken?	NA	
If performed, was underground water found throughout borings?	☐ Yes	☒ No

Wetland Hydrology:	
If boring were performed, summarize determination of borings:	Borings not completed as this is a visual assessment.
Reasoning as for why borings were not performed:	RFA/ETO scope of work did not include subsurface testing.
Provide supporting documentation (Photo Log) with brief descriptions and georeferenced document of all boring sample locations taken at end of form.	

Hydric Soils:		
What is the NRCS' soil classification for this site?	Lirios clay loam, 40 to 60 percent slopes, eroded	
If performed, how many borings were performed per transects?	None	
If performed, when were the borings performed?	NA	
If performed, how many samples were taken?	NA	
If performed, what were the identified soils for each sample?	NA	
If performed, does the identified soil sample concur with NRCS Soil Study Identification?	☐ Yes	☐ No
If performed, was underground water found throughout borings?	☐ Yes	☐ No
If boring were performed, summarize determination of borings:	NA	
Reasoning as for why borings were not performed:	RFA/ETO scope of work did not include subsurface testing.	
Provide supporting documentation (Photo Log) with brief descriptions and georeferenced document of all boring sample locations taken at end of form.		

Summary of Finding for Wetland Indicators	
Is there a presence of mentioned indicators or characteristics of wetlands within the assessed area?	☐ Wetlands Vegetation
	☐ Hydric Soils
	☐ Hydrology
	☒ No Indicators were observed

C. Determination

Visual Assessment Field Study and Desktop Study		
Based on Visual Assessment Field Study and Desktop Study:	☐	The primary screening conclusively determined that the project site contains wetlands.
	☒	The primary screening conclusively determined that the project site does not contain wetlands.
	☐	The primary screening is inconclusive; potential wetlands should be further studied.

D. Supporting Documentation

The best available information such as NRCS Soil identification, Maps, USDA Plant Lists, previous USACE wetland determinations, if any, and/or documentation of project site (if available) must be provided to support the determination made. All supporting documentation must provide source reference.

Field Study photos, photo log, and georeferenced document demonstrating location of all boring sample must be included in this form.



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/BKT/HUD

Mr. Efrain Maldonado
Field Office Director
U.S. Department of Housing and Urban Development
235 Federico Costa Street, Suite 200
San Juan, Puerto Rico 00918

Re: Blanket Clearance Letter for Federally
sponsored projects, Housing and Urban
Development

Dear Mr. Maldonado:

On January 14, 2013, the U.S. Fish and Wildlife Service (USFWS) in coordination with the U.S. Department of Housing and Urban Development (HUD), signed the Blanket Clearance Letter (BCL) to expedite the consultation process, for federally sponsored projects. On March 20, 2025, the USFWS and the Puerto Rico Department of Housing (PRDOH) acting as the responsible entity designated by HUD decided to review and update the BCL to ensure that new available information regarding the consultation process is included. This letter replaces the January 14, 2013, Blanket Clearance Letter for HUD sponsored projects.

The U.S. Fish and Wildlife Service (USFWS) is one of two lead Federal Agencies responsible for the protection and conservation of Federal Trust Resources, including threatened or endangered species listed under the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.) (ESA). In the U.S. Caribbean, the USFWS has jurisdiction over terrestrial plants and animals, the Antillean manatee and sea turtles when nesting. The National Marine Fisheries Service has jurisdiction over marine species, except for the manatee. The ESA directs all Federal agencies to participate in conserving these species. Section 7 of the ESA requires Federal agencies to consult with the USFWS to ensure that actions they fund authorize, permit, or otherwise carry out will not jeopardize the continued existence of any listed species or adversely modify designated critical habitat.

The USFWS issued regulations in 1986 detailing the consultation process. As part of this consultation process, the USFWS reviews development projects to assist Federal agencies on the compliance of the ESA. Since HUD typically allocate grant funds for rural and urban development projects, obligations under the ESA, as well as the National Environmental Policy Act (NEPA), require HUD to perform consultation and an environmental impact review prior to the project's

authorization. Primarily, these projects involve repair or reconstruction of existing facilities associated with developed land.

In order to expedite the consultation process, the Caribbean Ecological Services Field Office (CESFO) has developed this BCL to cover for activities and projects that typically result in no adverse effects to federally-listed species under our jurisdiction. The proposed project criteria discussed below are subject to the following conditions:

1. The project is located within an urban or developed area.
 - An urban or developed area is defined as an area that 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 neighborhood 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 applicant¹.
2. If the project is located in a rural area, and the project is located within a disturbed area that does not require additional clearing of forested (trees) areas.
3. The project is not located within (or adjacent to) drainages, rivers, streams, wetlands, aquatic systems, or coastal areas.
4. If the project is located in a rural area, and the project is not located immediately adjacent to forested areas (e.g., 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 trees²).
5. The lighting associated to the facilities is not visible directly or indirectly from the shoreline or beach area.

Proposed projects that **do not** meet the above conditions **Do Not Qualify** for review under the Blanket Clearance Letter developed for compliance with Section 7 of the Endangered Species Act.

¹ This is the definition used by the USFWS in IPaC.

¹ *Ibid.*

Project Criteria:

1. Activities related to the resurfacing existing streets or roads; maintenance of existing upland gabion or reinforced concrete retention walls; construction, reconstruction or repair of gutters and sidewalks along existing roads.
2. Repair, replace, improve, reconstruct and/or rehabilitate facilities in already established public transportation systems (Signs, sidewalks and ramps, bus stops and existing routes).
3. Repair, replace, improve, reconstruct, rehabilitate and/or expanding existing public transportation facilities located in urban or developed areas.
4. Construction of new facilities for public transportation systems (e.g. School bus stops, city buses, trolleybuses, public car stops, Public car terminal) in urban or developed areas.
5. Repair, replace, improve, reconstruct, or rehabilitate existing bridges or rip-rap. (follow FWS rip-rap guidance for design).
6. Reconstruction, or emergency repairs, of existing structures, including but not limited to buildings, facilities and homes.
7. Demolition of dilapidated single-family homes or buildings.
8. Rebuilding of demolished single-family homes or buildings.
9. Retrofitting existing buildings.
10. Construction of residential and/or commercial facilities.
11. Construction, repair, replace, improve, reconstruct, and/or rehabilitate recreational facilities.
12. Addition of concrete pads to the existing footprint of a residential and/or commercial structure, provided that the resulting addition is less than 20% of the size of the existing structure.
13. Improvement or renovations to existing structures (exterior and interior) renovations resulting in an exterior increase greater than 20%.
14. Improvements or renovations to existing structures (exterior and interior renovations) resulting in an exterior increase of less than 20%.
15. Acquisition of residential and/or commercial properties in urban or developed areas for the relocation of families and/or activities.
16. Construction, reconstruction, rehabilitation and/or expansion of cemeteries.

17. Installation/drilling of new water well and associated utility infrastructure, either above ground or underground.
18. Establishment of power facilities, including but not limited to associated aboveground and/or underground infrastructure.
19. Construction of electrical system infrastructure and associated components, including but not limited to associated aboveground and/or underground infrastructure.
20. Construction of land based small electric generating facilities, including those fueled with wind, sun, or biomass, capable of producing no more than 10 MW. *
21. Activities within existing Right of Ways (ROWs) related to water and sanitary infrastructure; communication infrastructure; roads, bridges and highways without the removal of native vegetation and/or major earth movement.
22. Construction of rooftop or urban telecommunications systems and associated components, including but not limited to associated aboveground and/or underground infrastructure.
23. Establishment of temporary debris storage (TDS) facilities.
24. Establishment and/or closure of solid waste management facilities. But not new landfills.
25. Installation of water storage systems (cisterns) and associated infrastructure, either above ground or underground, including but not limited to installations on existing or new concrete pads, or existing or new roofs.
26. Installation of solar panels, battery storage systems and/or associated utility infrastructure, either above ground or underground, on existing or new concrete pads, existing or new roofs, ground or pole mounted.
27. Installation of generators on existing or new concrete slabs, and associated utility infrastructure, either above ground or underground.
28. Repair of existing agricultural structures including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with less than 20% expansion of footprint.
29. New construction of agricultural structures in established farms including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with or without underground and/or aboveground infrastructure utility connections.
30. Construction of fences, cattle corrals, concrete slabs.
31. Installation of storage containers on new concrete slab.

32. New construction or work which expands the footprint of an existing structure and occurs entirely on disturbed, regularly maintained, upland property, including the staging of equipment.

*Comply with USFWS wind energy guidelines if more than one wind turbine, consider painting one blade black to help birds see the blades. <https://www.fws.gov/media/land-based-wind-energy-guidelines>

Determination:

Based on the nature of the projects described above and habitat characteristics described on project criteria, we have determined that the actions and type of projects described above may be conducted within this BCL without adversely affecting federally-listed species under our jurisdiction. Thus, consultation under Section 7 of the Endangered Species Act is not required.

For all projects, HUD and its funded partners (municipalities) are expected to implement Best Management Practices to enhance the conservation of our trust resources (i.e.; listed species, wetlands, aquatic habitats, migratory birds and marine mammals) and avoid impacts from project development to aquatic habitat such as erosion and stream sedimentation. The Service provides the following recommendations that have proven to help achieve this effort.

Water Crossing Structures:

1. Use of bottomless culverts or single span bridges instead of traditional box or RCP culverts or any other water crossing structure that impacts the stream bottom, particularly in streams which support native fish. The use of bottomless culverts or a short span bridge would provide a more stable crossing and would not alter the stream habitat. However, if bottomless structures or bridges are not feasible due to cost or engineering constraints, we recommend the following criteria be used to maintain good habitat in the streams:
 - a. The stream should not be widened to fit the bridge since this can lead to sedimentation during low flows and possible bank erosion during high flows. Rather, the bridge should be designed to fit the stream channel at the point of crossing. Culverts should be sized to carry natural bank full flow. Additional flow can be capture by culverts placed at a higher elevation so as not to impact bank full flows.
 - b. Bridge abutments, wing walls or any other structures should not intrude into the active stream channel.
 - c. All culvert footings must be countersunk into the stream channel at both the invert and outlet ends at a minimum of 10% of the culvert height. This will align the water crossing structure with the slope of the stream.
 - d. Waterways must not be blocked as to impede the free movement of water and fish. Materials moved during construction, such as grubbing, earth fills, and earth cut

materials must not be piled where they can fall back into the stream and block the drainage courses.

- e. Appropriate erosion and/or sedimentation controls measures are to be undertaken to protect water quality until riverbanks are re-vegetated. It has been our experience that appropriate erosion and/or sedimentation control measures are not implemented properly by project contractors. In order to function properly, silt fences need to be buried 6" (proper depth is marked by a line on the silt fence) and supported at regular intervals by wood stakes. For that reason we are recommending that the enclosed drawing of proper silt fence installation is included in all final project construction plans.
- f. Upon completion of a water crossing construction, any temporary fill, must be removed from the construction area and disposed in a landfill.

For a detailed guide to water crossing structures, the Service developed a detailed guide to water crossing structures for regulatory review by permitting agencies, protect damaged structures, reduce future damages, and prevent or minimize damage to natural resources. The document is titled "Guidance for Repair, Replacement, and Clean-up Projects in Streams and Waterways of Puerto Rico and U.S. Virgin Islands" and is available at:

<https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us>

Limitations:

Actions that do not meet the above project criteria, such as actions requiring placement of fill, disturbance, or modification to land outside of an existing access road or ROW; actions that occur on vacant property harboring a wetland and/or forest vegetation; actions requiring excavation, clearing of native vegetation, or alteration of storm water drainage patterns; or actions that require lighting which can be directly or indirectly seen from a beach, must be individually coordinated through the Caribbean Ecological Services Field Office and will be evaluated on a case by case basis.

The Service reserves the right to revoke or modify this BCL if:

1. New information reveals that the categories of work covered in this BCL may affect listed or designated critical habitat in a manner, or to an extent, not previously considered.
2. The categories of work included in this BCL are subsequently modified to include activities not considered in this review.
3. New species are listed, or designated critical habitat may be affected.
4. Lack of compliance with criteria in this BCL.

To obtain additional information on threatened and endangered species, you may visit our website <https://www.fws.gov/office/caribbean-ecological-services> where you will also find the Map of the Species by Municipality and the Map of Critical Habitat. These maps provide information on the species/habitat relations within a municipality and could provide the applicants an insight if the proposed action is covered under this BCL or may affect a species, thus requiring individual review

The USFWS has also developed a web based tool called the Information for Planning and Consultation (IPaC). Please visit <https://ipac.ecosphere.fws.gov/> and familiarize yourself with the features we offer. We encourage you to begin your project planning process by requesting an Official Species List for your individual project that will include all species that may occur in the vicinity of the action area and includes a map of the action area. The site will also identify designated critical habitat, or other natural resources of concern that may be affected by your proposed project. Best management practices or conservation measures are available at the site for some species, but we expect the site to continue growing in its offering.

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. It is our 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 additional questions regarding this BCL, please do not hesitate to contact us at (786) 244-0081 or via email at caribbean_es@fws.gov.

Sincerely,

Lourdes Mena
Field Supervisor

PR-RGRW-04348-W Site Photos

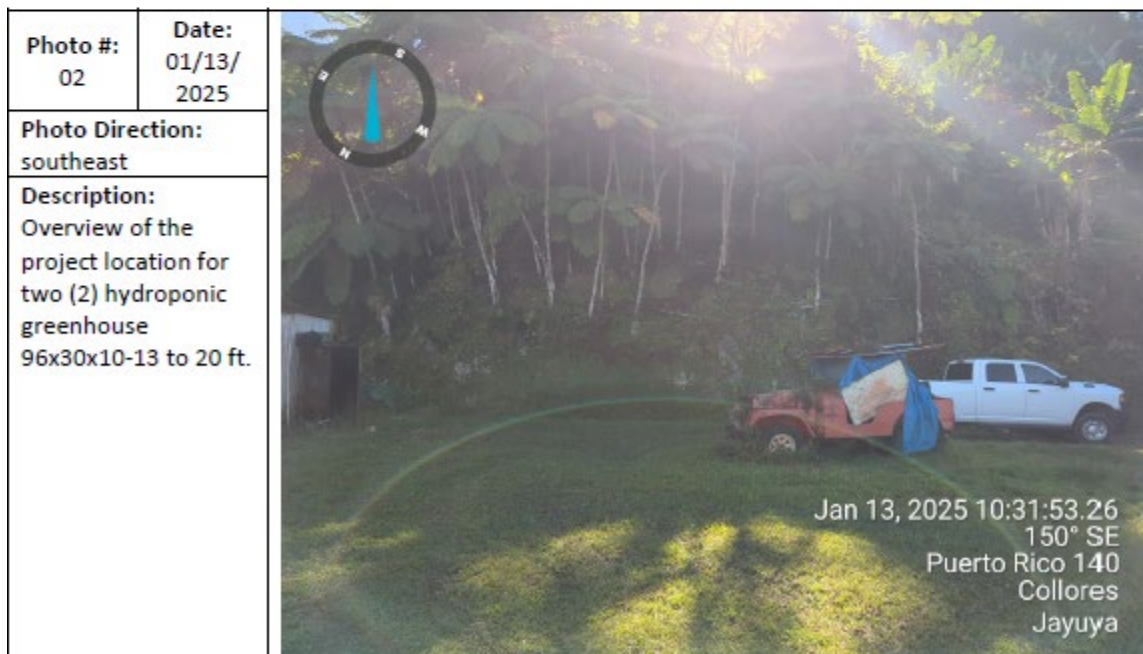
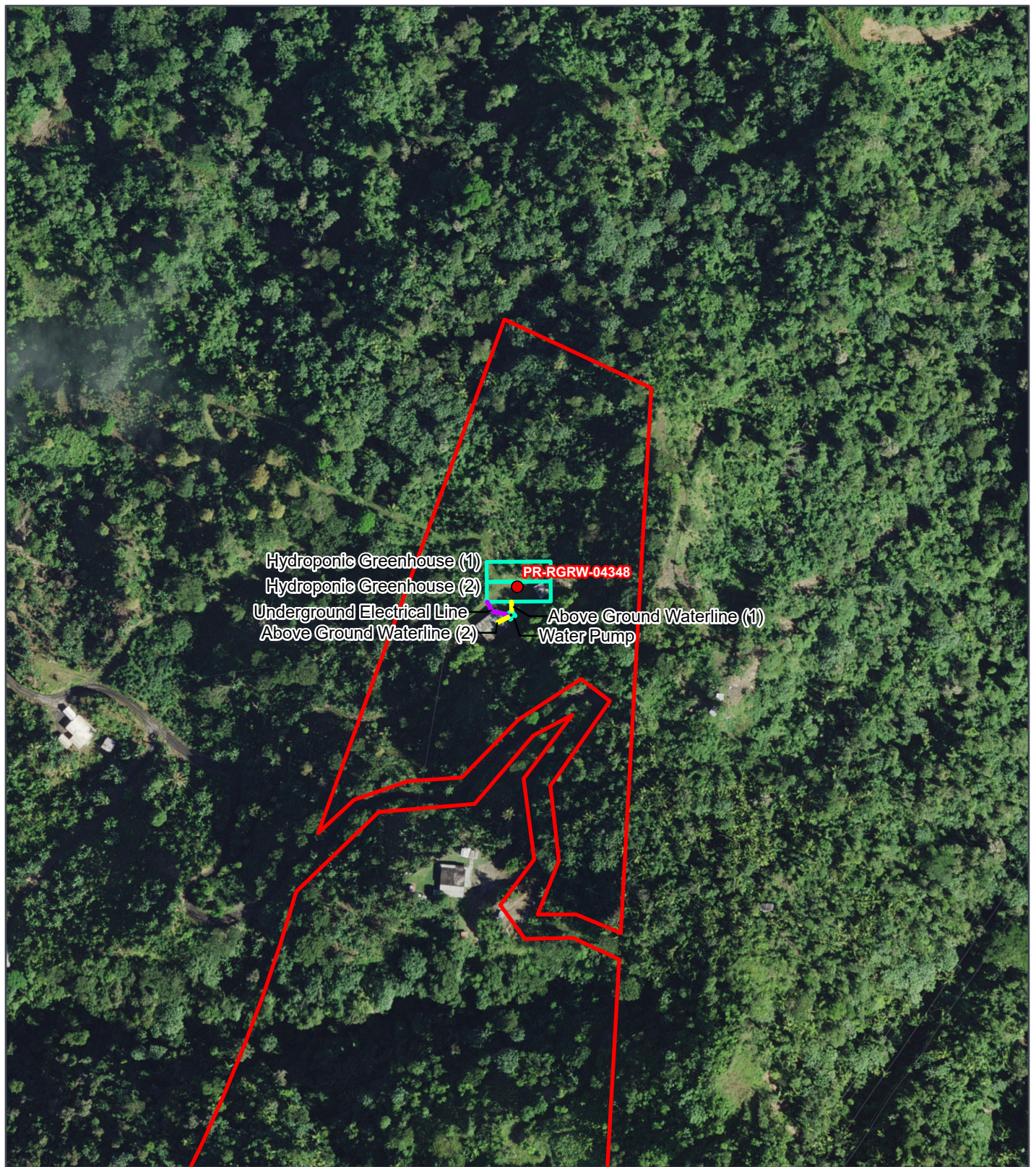


Photo #: 03	Date: 01/13/ 2025
Photo Direction: southwest	
Description: Overview of the project location for two (2) hydroponic greenhouse 96x30x10-13 to 20 ft.	



Jan 13, 2025 10:27:18
217° SW
Puerto Rico 140
Florida
Mameyes Abajo
Utua

Jan 13, 2025 10:27:18 18
 217° SW
 Puerto Rico 140
 Florida
 Mameyes Abajo
 Utuado



REGROW PROGRAM

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

Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

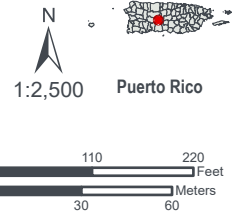
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Waterline
- Underground Electrical Line
- Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
-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

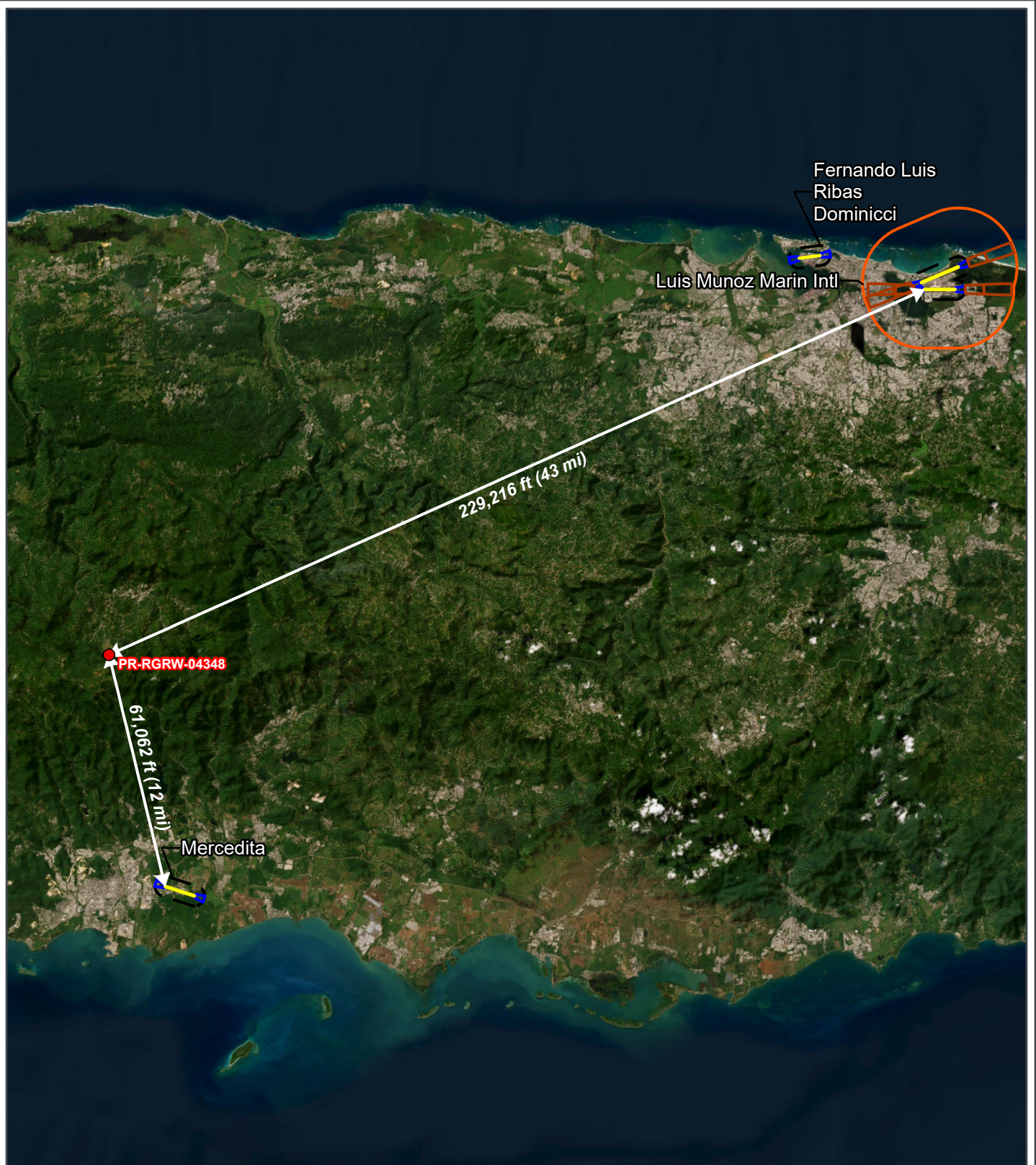
Carr 140 Km. 8 H 1 Bo. Collores -Alturas
Pizza
Jayuya, PR 00664

Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

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

Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 1/21/2025
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 1-1: Airport Hazards Map

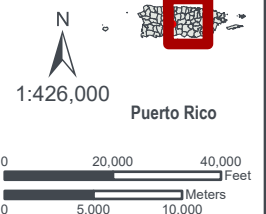
Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online,
accessed January 2025
Updated: 1/21/2025
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

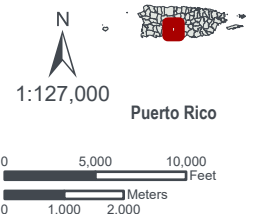
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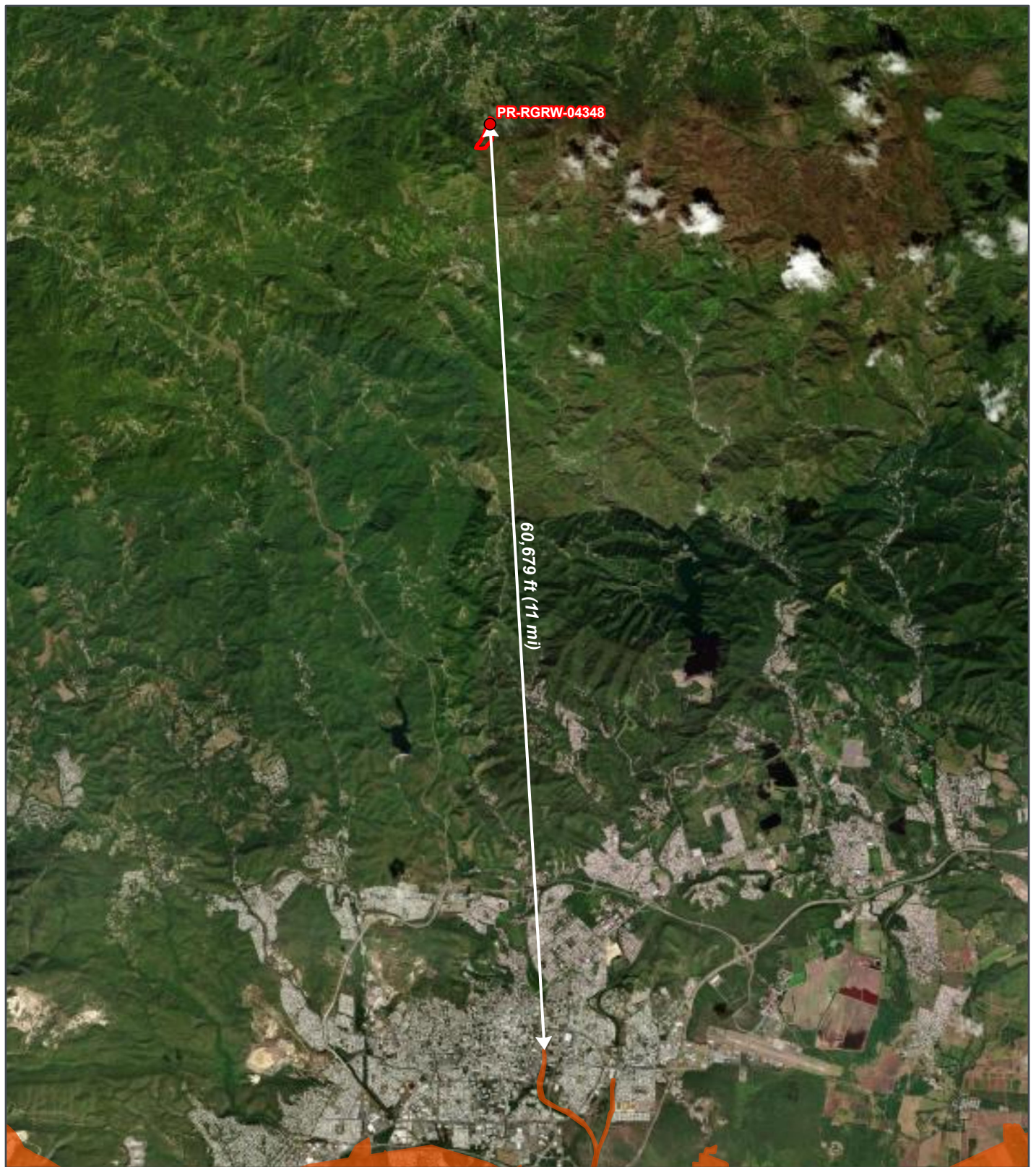
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Otherwise Protected Area
- System Unit

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
Base Map: ESRI ArcGIS Online,
accessed January 2025
Updated: 1/21/2025
Layout: Coastal Barrier Resources
System





REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

Applicant ID: PR-RGRW-04348

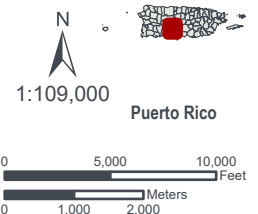
SWCA
ENVIRONMENTAL CONSULTANTS

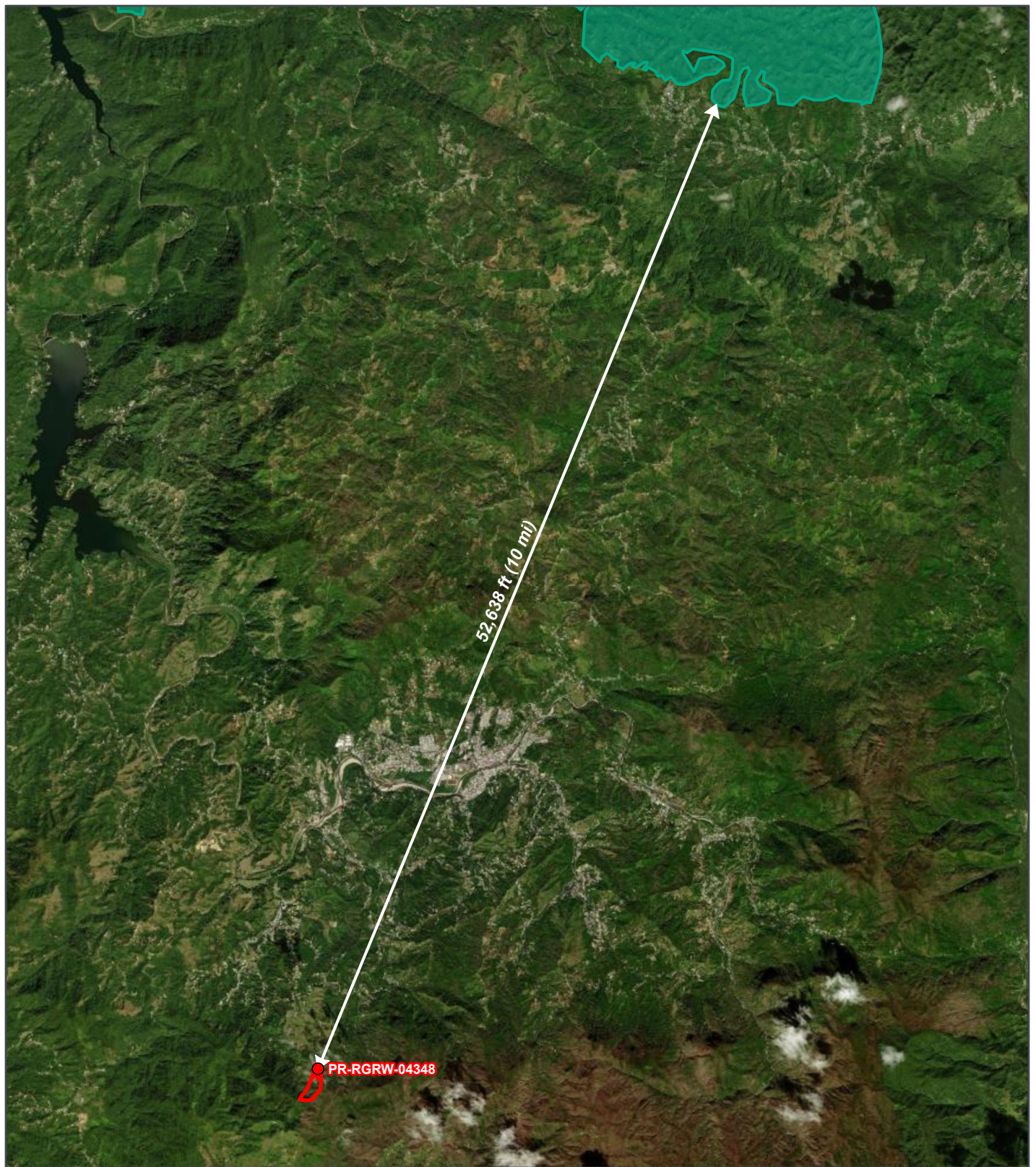
● Site

Coastal Management Zone

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/>
Base Map: ESRI ArcGIS Online, accessed January 2025
Updated: 1/21/2025
Layout: Coastal Zone Management
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 7-1: Critical Habitat Map

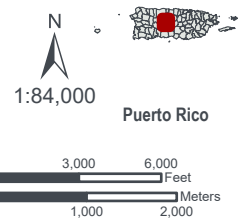
Applicant ID: PR-RGRW-04348

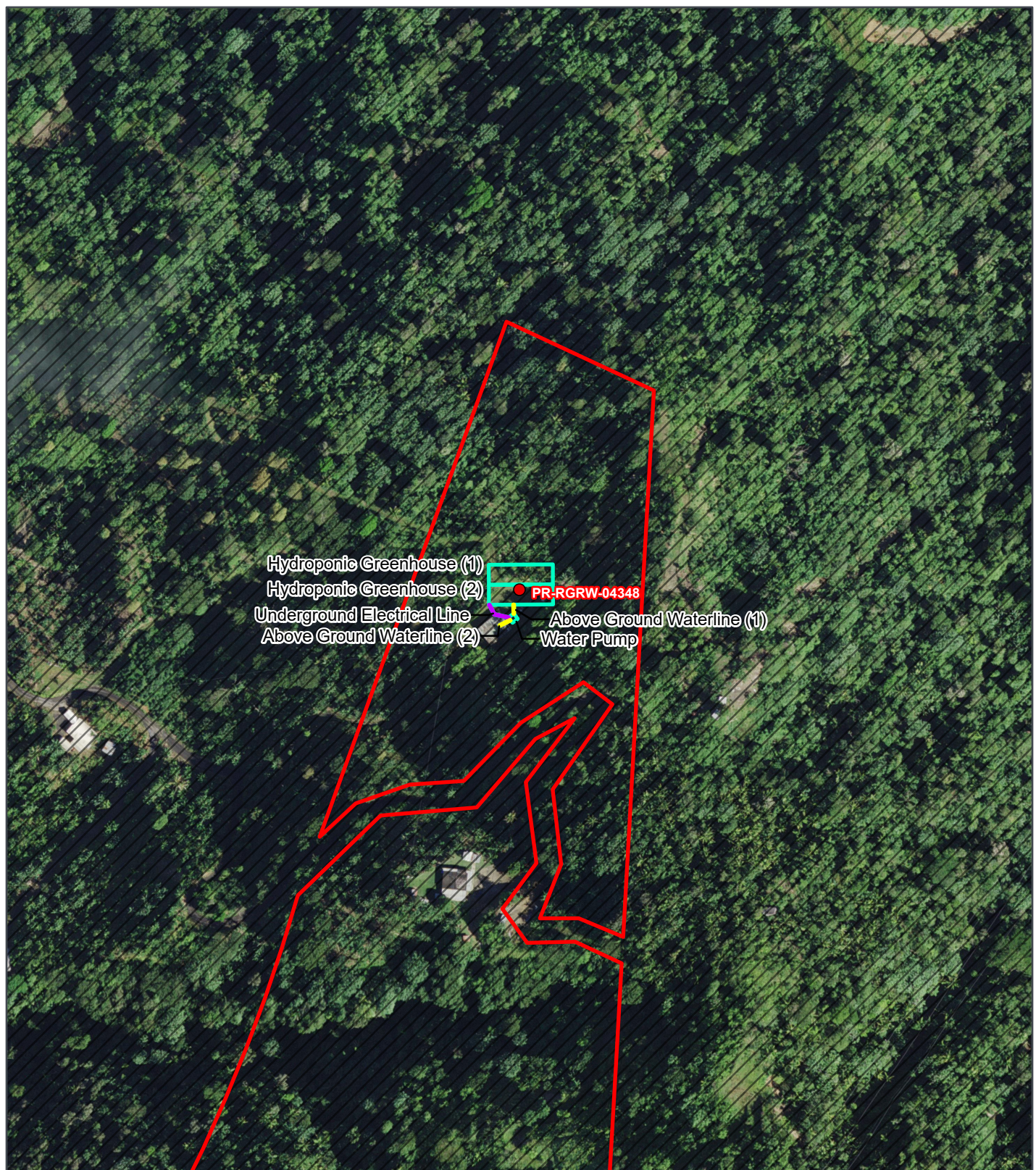
SWCA
ENVIRONMENTAL CONSULTANTS

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizza
Jayuya, PR. 00664
Parcel ID: 268-00-001-24
Center of Map:
66.588125°W 18.242751°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/Base_Map/ESRI/ArcGIS/Online,
accessed January 2025
Updated: 1/21/2025
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 9-1: Prime Farmland Map

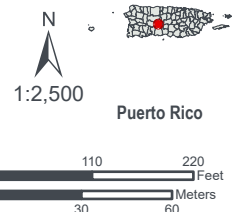
Applicant ID: PR-RGRW-04348

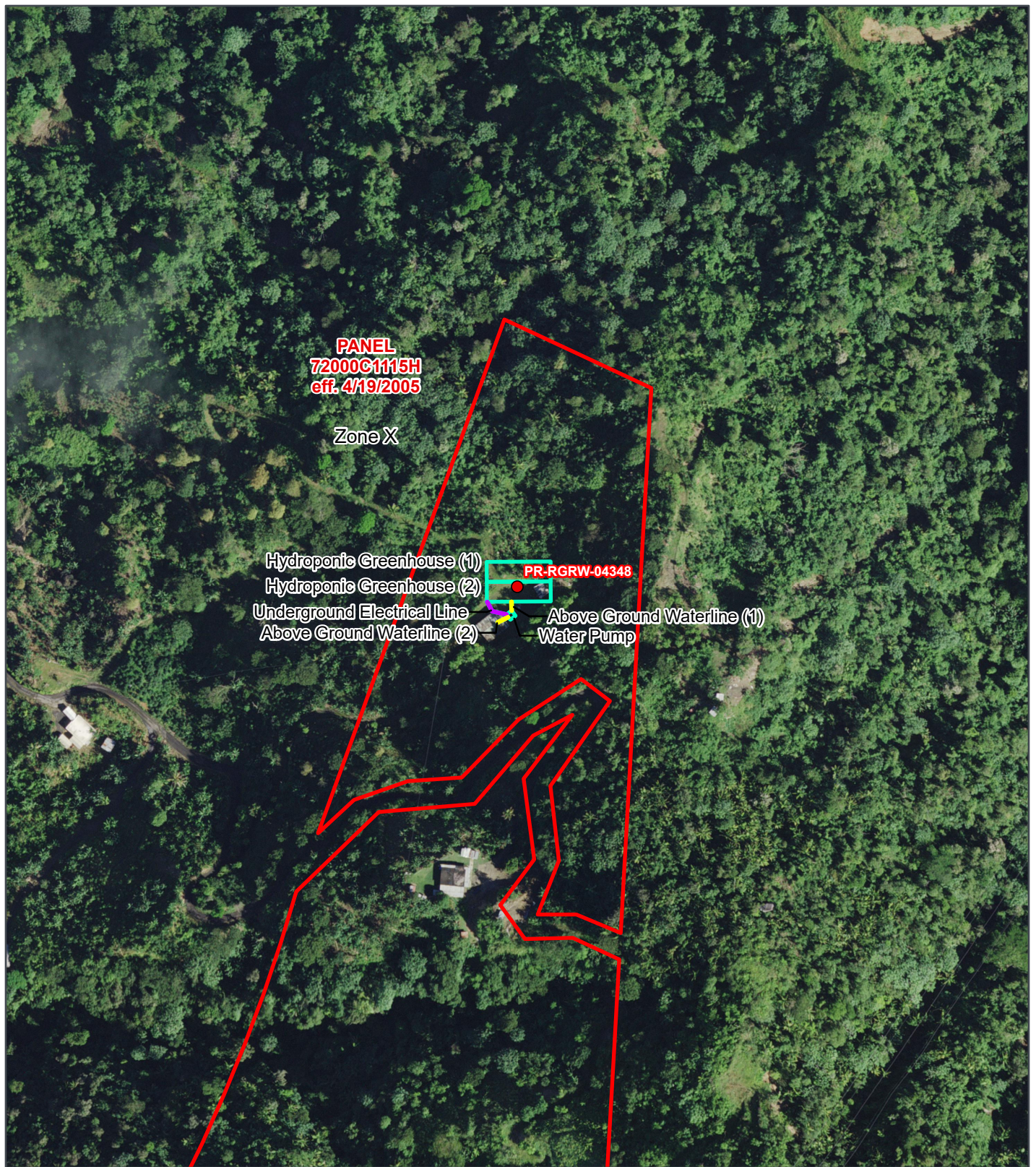
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- Underground Electrical Line
- Above Ground Waterline
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained
- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Not prime farmland
- Not Public Information

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizza
Jayuya, PR. 00664
Parcel ID: 268-00-001-24
Center of Map:
66.617033°W 18.175745°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 1/21/2025
Layout: Prime Farmland
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

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

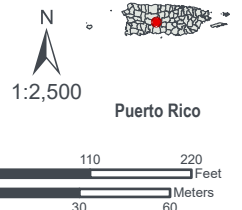
Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

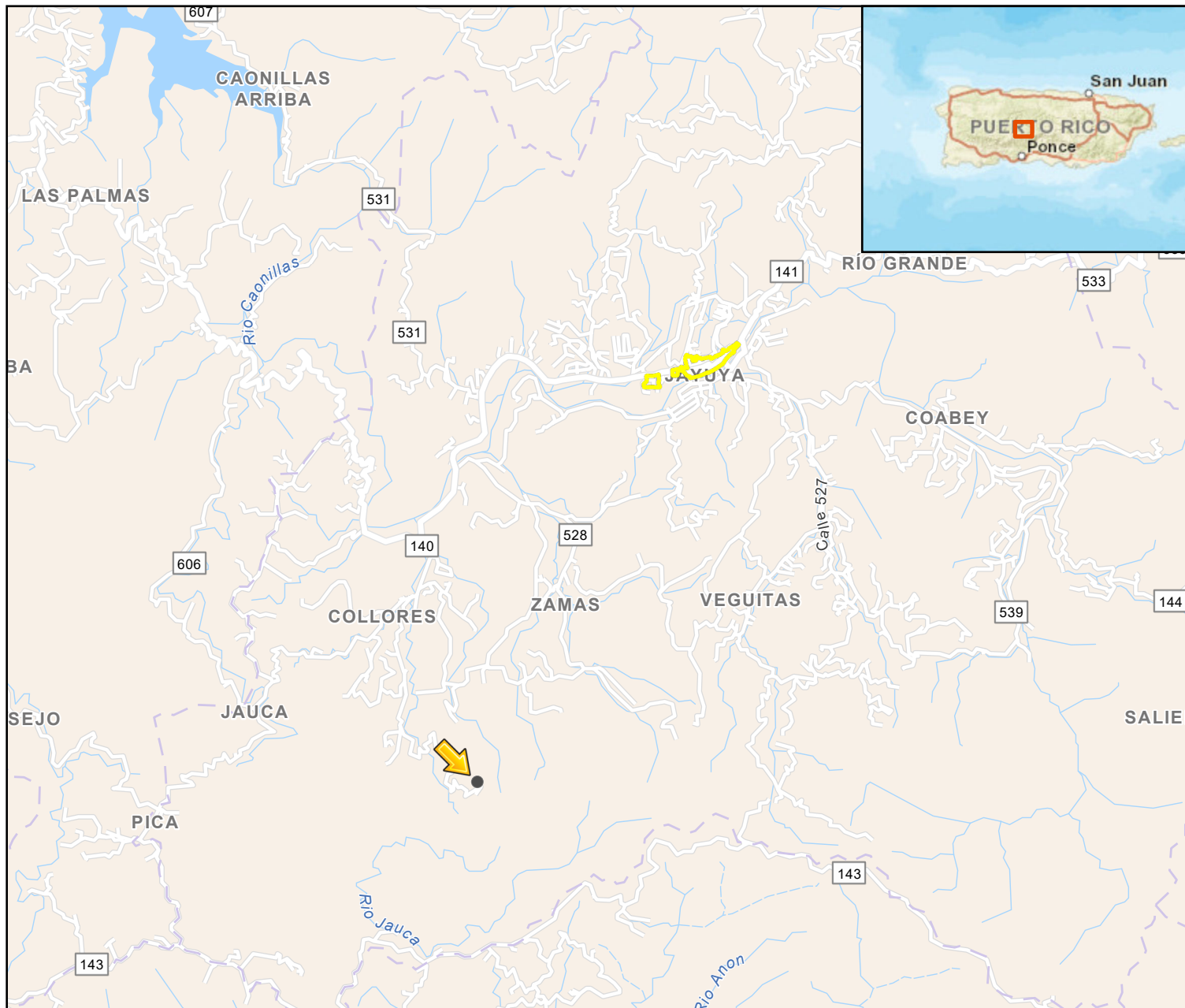
- | | |
|-------------------------------|---------------------------------------|
| ● Site | Zone AE |
| □ Site Parcel | Zone AH |
| □ Project Footprint (Option) | Zone AO |
| □ Above Ground Waterline | Zone VE |
| □ Underground Electrical Line | Floodway |
| ~ Base Flood Elevations | Zone X - Shaded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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 1/21/2025
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps



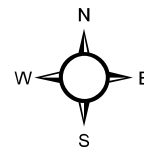
PR-RGRW-04348-W Historic



Legend

 Traditional Urban Centers

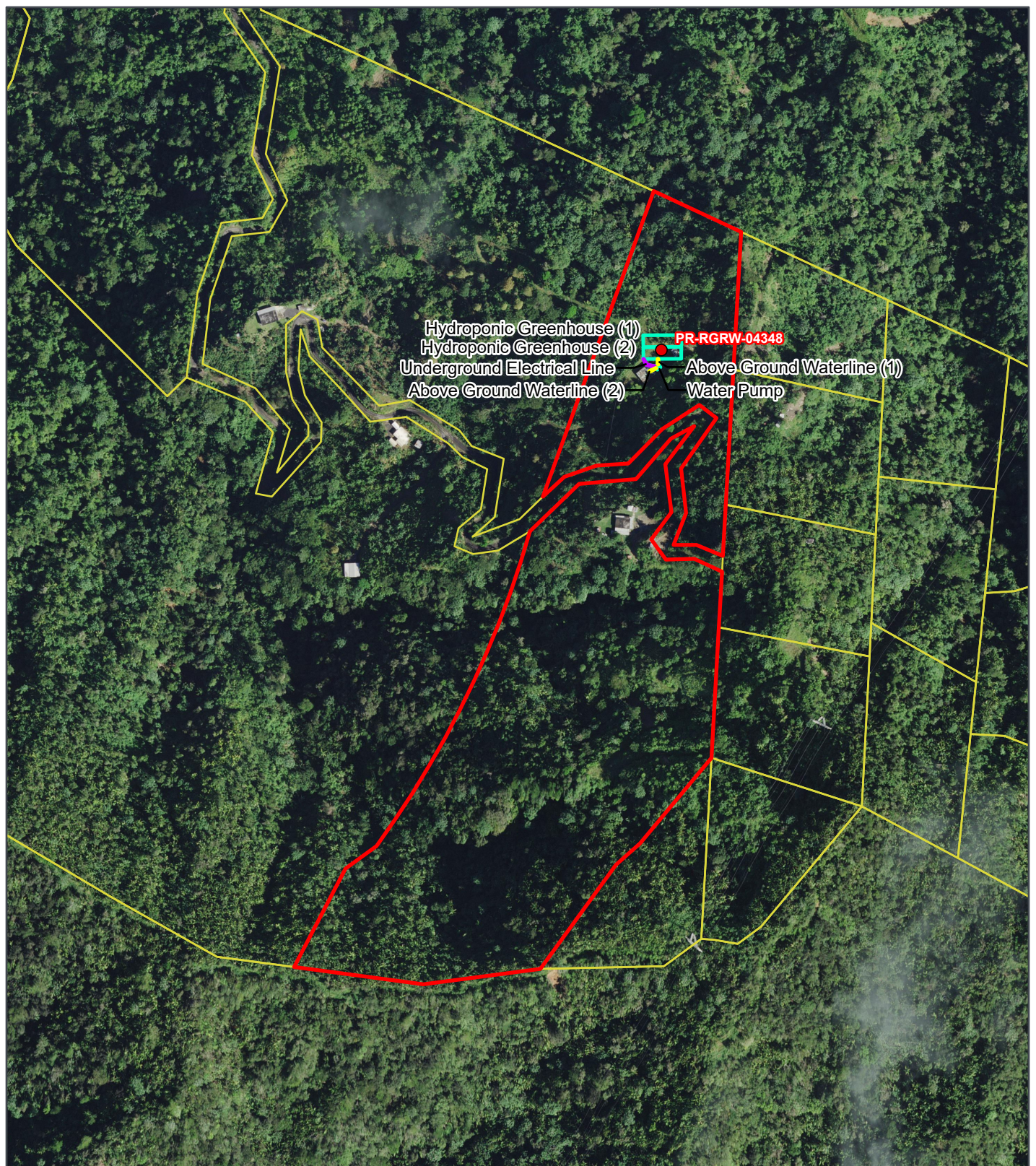
0 0.5 1 2 mi



National Register of Historic Places

<https://arcgis.home.com/portal/apps/experiencebuilder/experience/?id=883eb165a91d411996af67b92f45a429>
<https://sigejp.pr.gov/portal/apps/webappviewer/index.html?id=b36c00df6e064b6a8f70a6593cf64b7e>
<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

Local Historic Areas digitized by Horne



REGROW PROGRAM

Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-04348

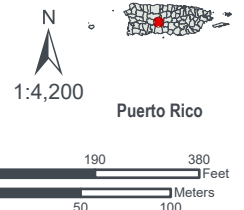
SWCA
ENVIRONMENTAL CONSULTANTS

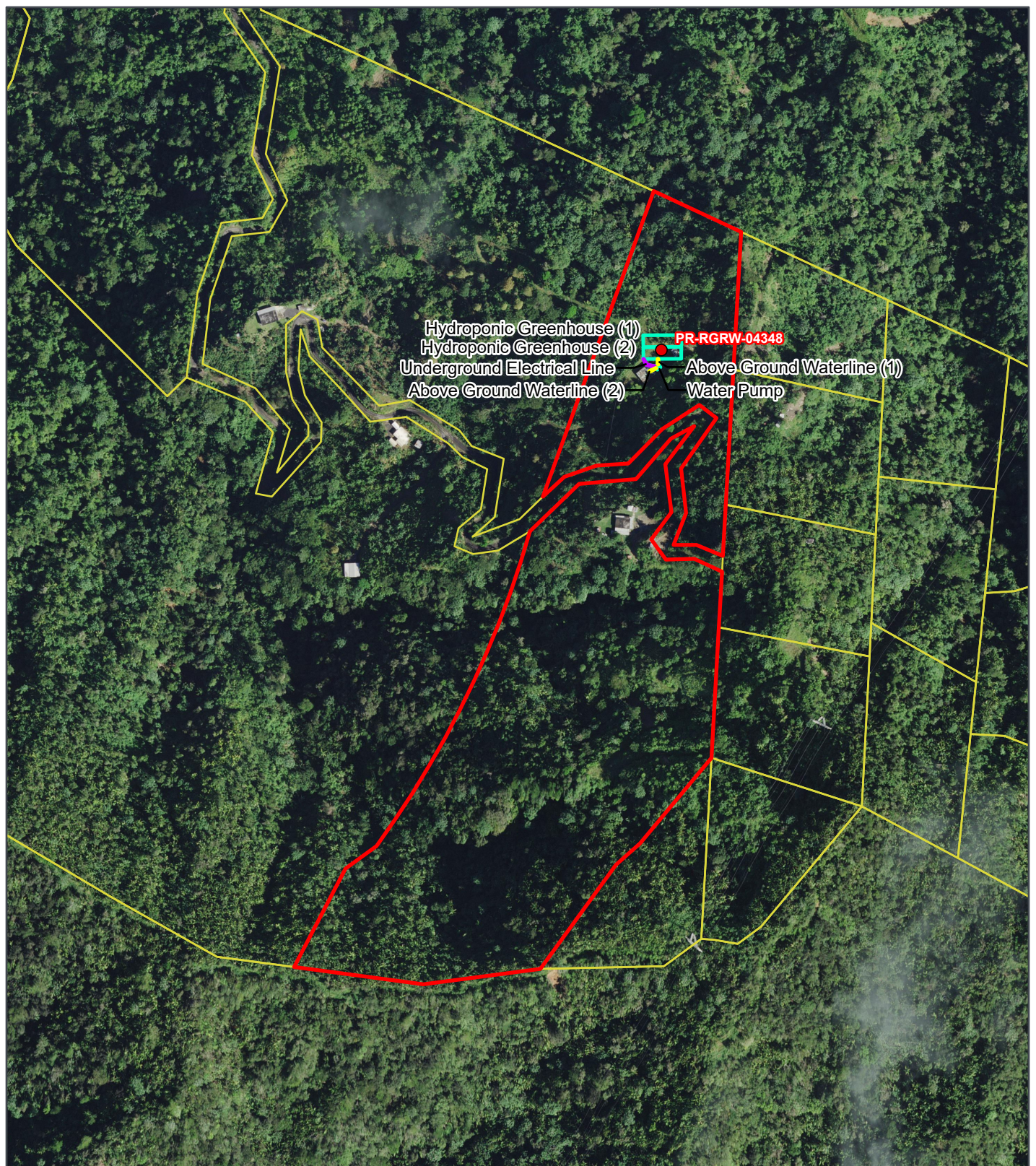
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Waterline
- Underground Electrical Line

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664

Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Base Map: USA NAIIP Imagery
Imagery Year: 2022
Updated: 1/21/2025
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-04348

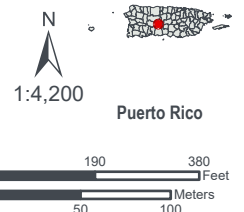
SWCA
ENVIRONMENTAL CONSULTANTS

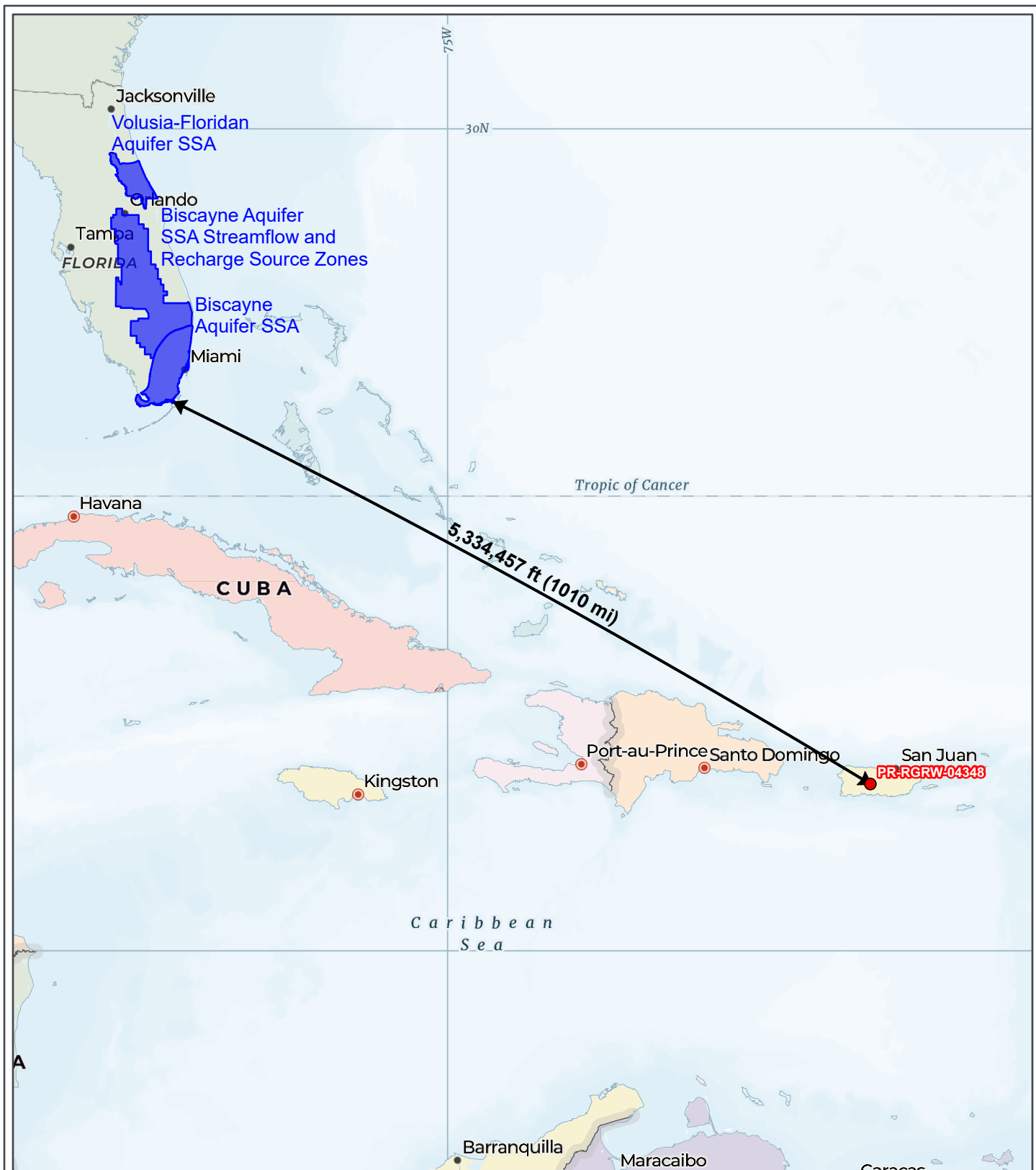
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Waterline
- Underground Electrical Line

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664

Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Base Map: USA NAIIP Imagery
Imagery Year: 2022
Updated: 1/21/2025
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure 12-1: Sole Source Aquifers Map

Applicant ID: PR-RGRW-04348

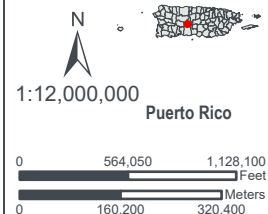
SWCA
ENVIRONMENTAL CONSULTANTS

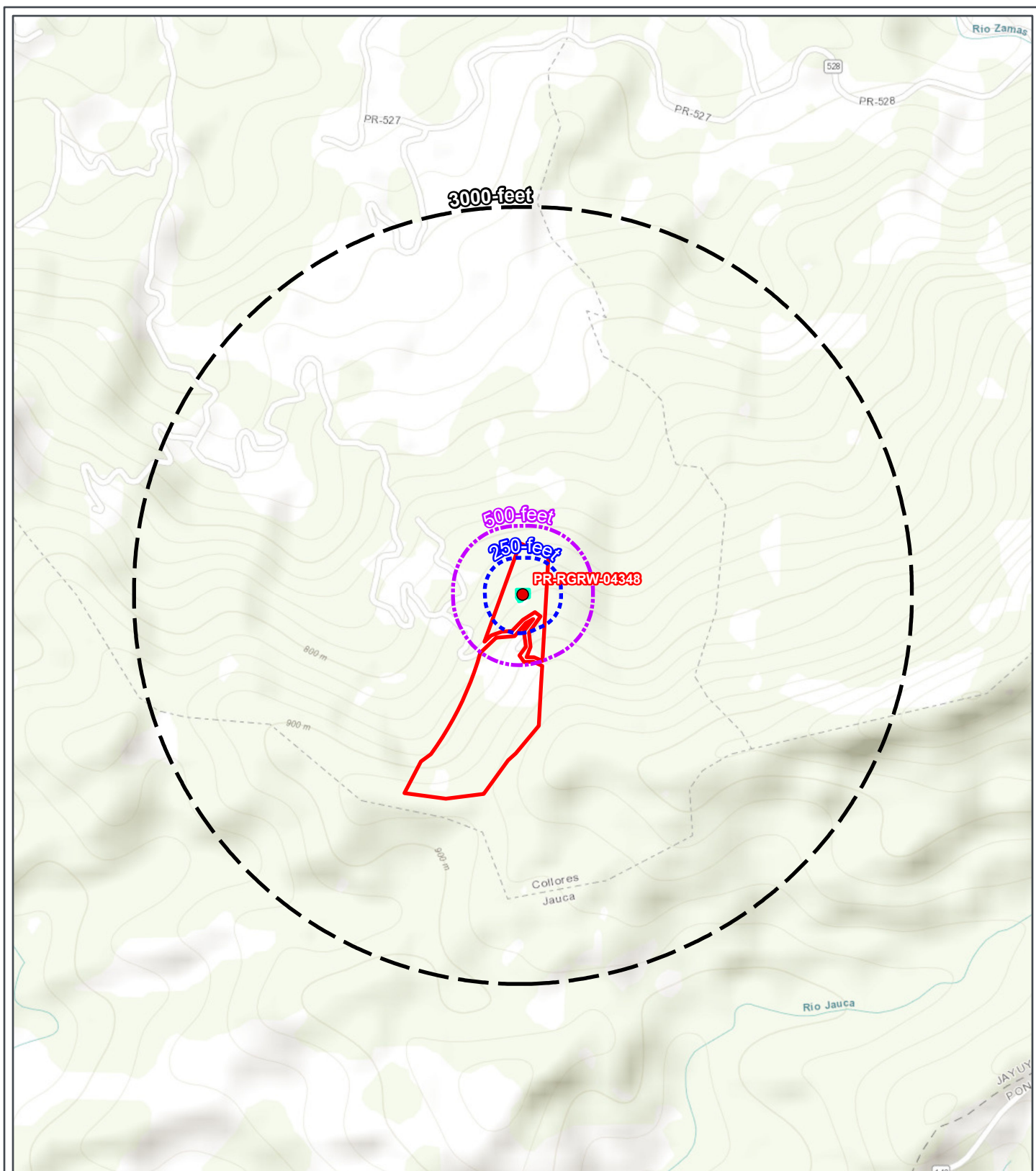
- Site
- Sole Source Aquifers

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Center of Map:
73.504196°W 21.72574°N

Data Source: <https://services.arcgis.com/cJ9YHowT8TU7DUyn/arcgis/rest/services/SoleSourceAquifers/FeatureServer>
Base Map: ESRI ArcGIS Online, accessed January 2025
Updated: 1/21/2025
Layout: Sole Source Aquifers
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 6-1: Contamination and Toxic Substances Map

Applicant ID: PR-RGRW-04348

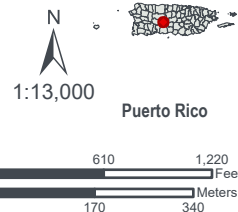
SWCA
ENVIRONMENTAL CONSULTANTS

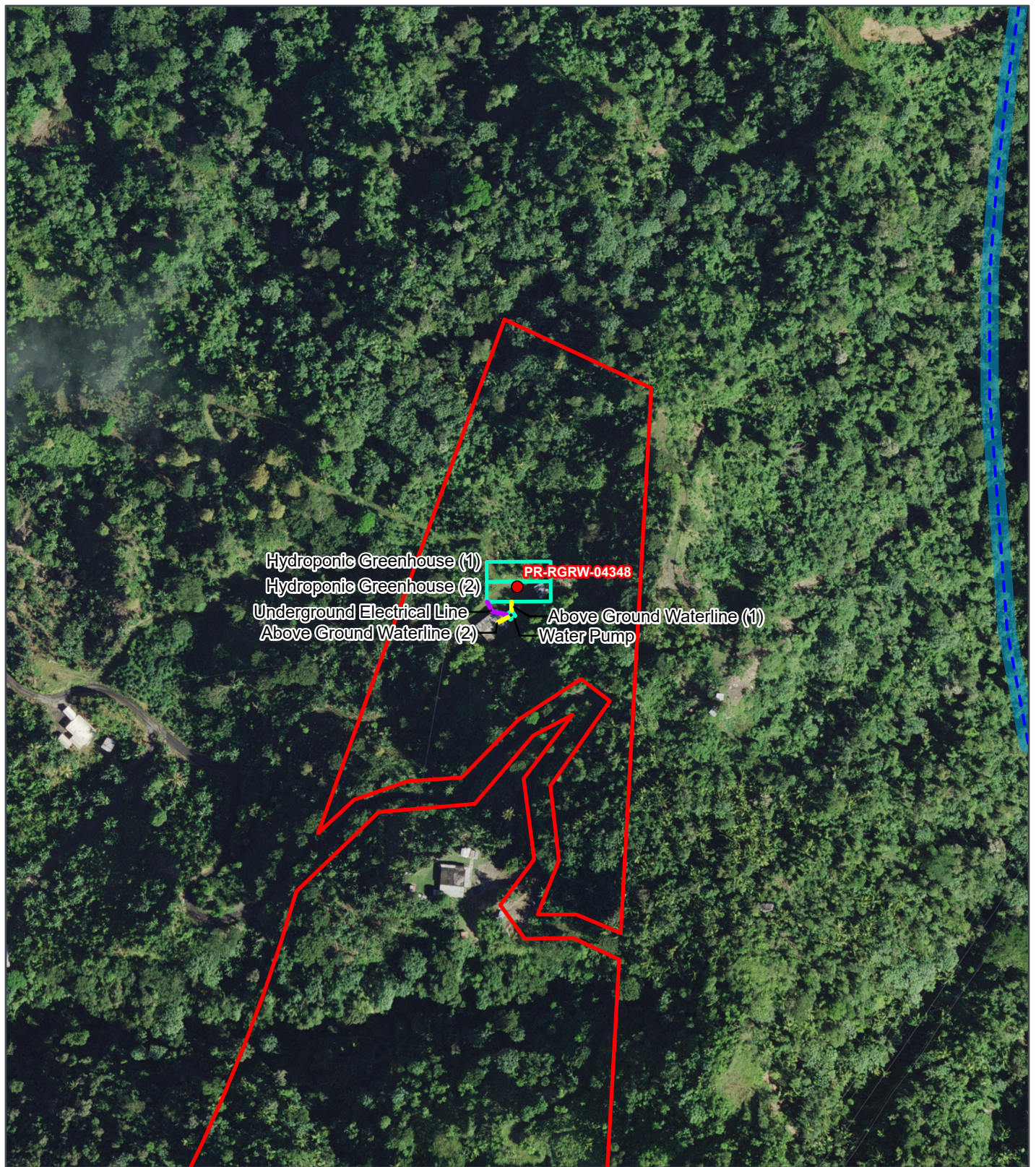
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (250-feet)
- ▭ Buffer (500-feet)
- ▭ Buffer (3000-feet)
- ▭ Water dischargers

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEP/MapServer>
Base Map: ESRI ArcGIS Online, accessed January 2025
Updated: 1/21/2025
Layout: Contamination and Toxic Substances





REGROW PROGRAM

Figure B 13-1: Wetlands Protection Map

Applicant ID: PR-RGRW-04348

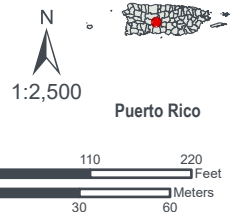


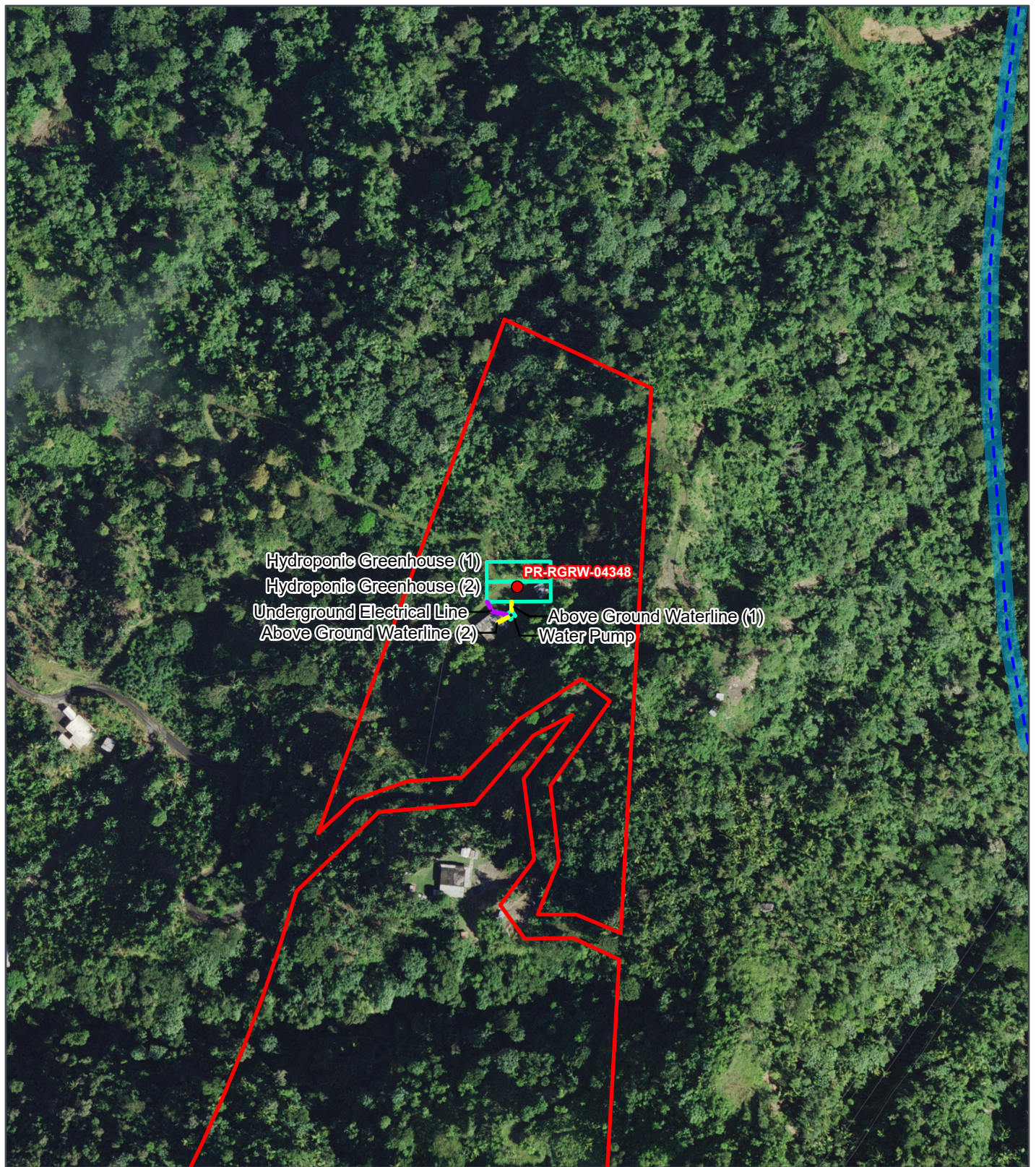
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Waterline
- Underground Electrical Line
- NHD Stream
- Estuarine and Marine Deepwater

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

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: 1/21/2025
Layout: Wetlands Protection





REGROW PROGRAM

Figure B 13-1: Wetlands Protection Map

Applicant ID: PR-RGRW-04348

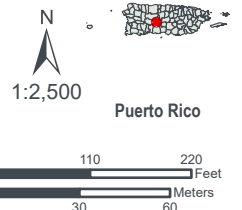


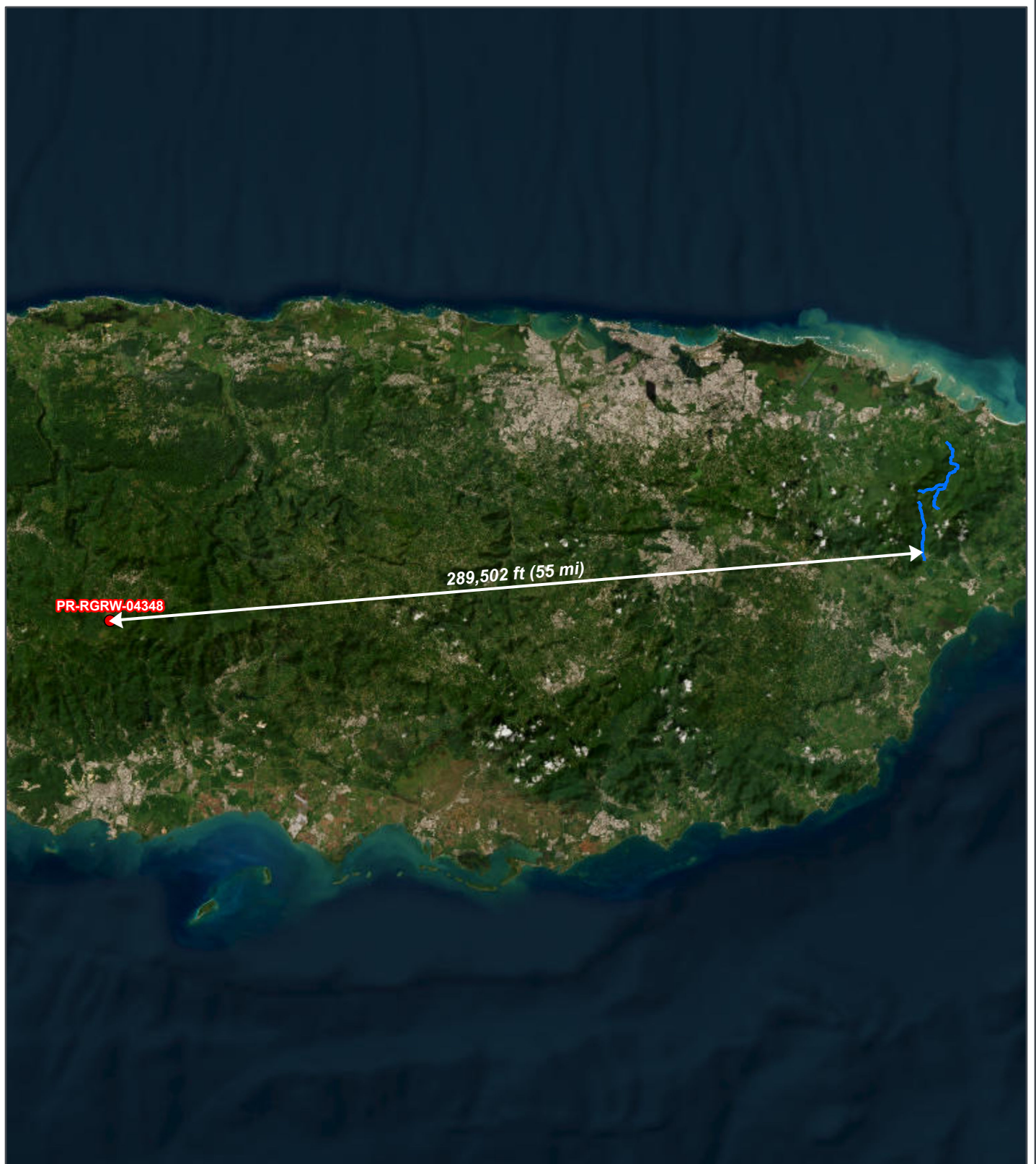
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Waterline
- Underground Electrical Line
- NHD Stream
- Estuarine and Marine Deepwater

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

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Piza
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

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: 1/21/2025
Layout: Wetlands Protection





REGROW PROGRAM

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

Applicant ID: PR-RGRW-04348

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- National Wild and Scenic River

Carr 140 Km. 8 H 1 Bo. Collores
-Alturas Pizaa
Jayuya, PR 00664
Parcel ID: 268-00-001-24
Coordinates:
18.175808, -66.617027

Data Source: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/mapserver
Base Map: ESRI ArcGIS Online,
accessed January 2025
Updated: 1/21/2025

