

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-00853

Project Name: MY LITTLE FARM LLC

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Municipio of Cidra

Preparer: Alaina Callinan, Deputy Program Manager

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Project Location:

The proposed project, which includes purchase and installation of a new "Farm in the City" vertical hydroponic greenhouse (greenhouse), is located on a 5.02-acre parcel (Cadastral Number 275-000-010-62-000) at Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, Puerto Rico, 00739 (see **Appendix A, Figure 1-** Site Location and **Figure 2-** Site Vicinity). This property is in a rural area in the southeast portion of Cidra Municipio. Access to the project areas is provided via an existing unpaved road that runs north/south through the central portion of the property.

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

- Farm in the City greenhouse Module Option 1 (18.167783, -66.12705) is in the southern portion of the parcel, along the southern parcel boundary.
- Farm in the City greenhouse Module Option 2 (18.167956, -66.126557) is in the center portion of the parcel.

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

The proposed project involves the purchase and installation of a new “Farm in the City” vertical hydroponic greenhouse module (“Farm in the City” greenhouse module) to be installed on a concrete foundation. The new “Farm in the City” greenhouse module will consist of a freight container that is 320 square feet (sq. ft) (40 feet [ft] by 8 ft) with a total height of 9 ft. The freight container will be built on a platform 2 ft around the container, made of wood and gravel. The wood beams used for the border would create a container, 3 to 4 inches (in), and be filled with gravel. Two optional locations are evaluated for the “Farm in the City” greenhouse module: Option 1 is in the southern portion of the parcel, near the southern parcel boundary; Option 2 is in the center portion of the parcel. All potential location areas are currently undeveloped. Option 2 features a small, tented garage that is not on a foundation and is held down with stakes that would be removed prior to greenhouse installation.

There will be minimum tree clearing (removal of dead trees) required for construction if Option 1 is chosen, and no tree clearing is required for Option 2. There will be ground disturbance associated with the installation of a platform for both locations. For Option 1, electrical lines will need to be connected to an existing electric meter with an above ground cable connected to the greenhouse. Option 2 would require an above ground cable to be connected to an existing electrical box on the rear of the applicant’s residence. Water supply for Option 1 will be provided from an existing underground water line that runs parallel to the main road. An aboveground connection to this water line is located near the property entrance. Water supply for Option 2 will be provided from a water connection at the applicant’s residence. All irrigation piping and connections to Option 1 and Option 2 sites will be above ground surface lines to the existing water line connections.

The applicant owns the property and currently uses it for agricultural use; therefore, no acquisition or conversion is required.

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

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

Many properties were damaged in Hurricane Maria, resulting in struggling businesses. The Re-Grow Puerto Rico Urban-Rural Agriculture Program (Re-Grow Program) will develop

greater agricultural capacity and address the needs created by Hurricanes Irma and María with a substantial investment of CDBG-DR funds for a wide variety of viable and sustainable agricultural activities.

Agricultural capacity and strong food systems are fundamental to resiliency of economies and, as Puerto Rico's entire agriculture sector was devastated by the Hurricanes, this Program is designed to revitalize this industry. The Re-Grow Program is an integral part of the long-term expansion of jobs in the sector, food security and contributing to overall economic recovery of disaster impacted populations.

The applicant does not have the resources to purchase farming equipment and materials for their agricultural operation nor has the applicant received any other outside source of funding for the project. The new "Farm in the City" greenhouse module will help increase the agricultural production. The project as a whole will support continued local agricultural production during future disasters.

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

Existing Conditions and Trends

The area where the project is located is currently undeveloped land on an existing commercial farm. There is a structure that is used as the applicant's residence and behind it, a small, tented storage garage. The site is an open field 0-10% slope and tree clearing may be required for Option 1, Option 2 will not require tree clearing. The land use of the entire property is classified as rustic agricultural land (SRC)/ general agricultural (A-G). The proposed activities are for agricultural purposes and are consistent with the current land use.

Funding Information

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

Estimated Total HUD Funded Amount: \$100,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$100,000.00

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not within 2,500 ft of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Luis Munoz Marin International Airport, is located 104,080 ft (20 miles [mi]) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 104,080 ft (20 mi) from the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.</p> <p>The Airport Hazards Partner Worksheet and Airport Hazards Map (Figure B 1-1) are provided in Appendix B, Attachment 1.</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Cidra. The closest CBRS unit, Punta Guilarte, is located 77,076 ft (15 mi) from the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.</p> <p>The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map (Figure B 2-1) are provided in Appendix B, Attachment 2.</p>

<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1195H (effective date 04/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.</p> <p>The Flood Insurance Partner Worksheet and FIRM (Figure B 3-1) are provided in Appendix B, Attachment 3.</p>
<p>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</p>		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is in Cidra Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include new construction of a new "Farm in the City" greenhouse module to be installed on a concrete foundation. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule de minimis thresholds. No further evaluation is required. The project is in compliance with the Clean Air Act.</p> <p>The Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air Map (Figure B 4-1) are provided in Appendix B, Attachment 4.</p>

<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 71,520 feet (14 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map (Figure B 5-1) are provided in Appendix B, Attachment 5.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site was evaluated for potential contamination by conducting a field site inspection on July 21, 2023 (Appendix C) to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc.</p> <p>In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not find any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.</p> <p>The Contamination and Toxics Substances Partner Worksheet and Contamination and Toxic Substances Map (Figure B 6-1) are provided in Appendix B, Attachment 6.</p>

<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves activities that have the potential to affect protected species or habitats including but not limited to activities such as ground disturbance.</p> <p>Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) Tool. In addition, critical species habitat was reviewed through the USFWS IPaC and Critical Habitat Portal.</p> <p>The review identified two federally listed species (Puerto Rican Plain Pigeon [<i>Columba inornate wetmorei</i>] and Puerto Rican boa [<i>Chilobothrus inornatus</i>]) with the potential to occur within the project area. There is no designated or proposed critical habitat within the project area; the closest final designated critical habitat is located 27,760 ft (5 mi) away. Therefore, as currently designed, the proposed project activities will have <i>No effect</i> on any federally listed species or designated critical habitat. The proposed project is in compliance with the Endangered Species Act.</p> <p>If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</p> <p>The Endangered Species Act Partner Worksheet, Threatened and Endangered Species Technical Memorandum with IPaC, Critical Habitat Map (Figure B 7-1) are provided in Appendix B, Attachment 7.</p>
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<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project includes the new construction of a "Farm in the City" greenhouse module. The project itself is not the development of a</p>
		<p>hazardous facility nor will the project increase residential densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.</p> <p>The Explosive and Flammable Hazards Partner Worksheet is provided in Appendix B, Attachment 8.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. No prime farmland or farmlands of statewide importance are within the project area. Although the project includes new construction, the project is exempt from review under the Farmland Protection Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required. The project is in compliance with the Farmland Protection Policy Act.</p> <p>The Farmlands Protection Partner Worksheet and Prime Farmland Map (Figure B 9-1) are provided in Appendix B, Attachment 9.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C1195H (effective date 04/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.</p> <p>The Floodplain Management Partner Worksheet and ABFE Floodplain Map (Figure B 10-1) are provided in Appendix B, Attachment 10.</p>

<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project will involve new construction of a "Farm in the City" vertical hydroponic greenhouse on an undeveloped property and significant ground disturbing activities of previously undisturbed soil. State Historic Preservation Office (SHPO) consultation was performed.</p> <p>No National Historic Landmark (NHL) are within or near the project area.</p> <p>A site visit was conducted on July 25, 2023, by an SOI-qualified Archaeologist. Record reviews and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.</p> <p>The results of the Record Search and the Site Inspection indicate that there are no historic properties or cultural resources within the 0.5-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE.</p> <p>The determination was submitted to SHPO by PRDOH for concurrence on September 27, 2023, and SHPO concurred with the No Historic Properties Affected determination on October 4, 2023. No further evaluation is required. The project is in compliance with the National Historic Preservation Act.</p> <p>The Historic Preservation Partner Worksheet and SHPO consultation are provided in Appendix B, Attachment 11.</p>
<p>Noise Abatement and Control</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project activities are limited to the purchase and installation of a new "Farm in the City" greenhouse module to be installed on a concrete</p>

<p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>		<p>foundation and do not involve residential new construction or rehabilitation. No further evaluation is required. The project is in compliance with HUD's noise regulation.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico. No further evaluation is required. The project is in compliance with the Safe Drinking Water Act.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection. Option 1 for the greenhouse will be about 499 ft north of the NHD stream. Option 2 will be about 162 ft west of the stream. It will not be impacted by the projects if BMPs, such as silt fencing and erosion control, are implemented during any ground-disturbing activities. No further evaluation is required. The project is in compliance with Executive Order 11990.</p> <p>The Wetlands Protection Partner Worksheet and Wetland Map (Figure B 12-1) are provided in Appendix B, Attachment 12.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Cidra Municipio. The closest Wild and Scenic River segment is located 121,341 ft (23 mi) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.</p> <p>The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (Figure B 13-1) are provided in Appendix B, Attachment 13.</p>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The ReGrow Program intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by improving agricultural use and production. The project would not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. The project is in compliance with Executive Order 12898. The Environmental Justice Partner Worksheet and EJSscreen Report are provided in Appendix B, Attachment 14.

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

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

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<p>The project site location is classified as Rural General (R-G) land use. The proposed action is continued agricultural use of property, which is compatible with zoning and existing land use.</p> <p>Construction actions include minor improvements which increase the current function of the existing land use. There is no change in land use since the land will continue to be used for agriculture purposes. The project site is in a rural area of Cidra Municipio, and project activities will not contribute to urban sprawl.</p> <p>Any necessary permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Contractors will be required to use best management practices during construction to control erosion and prevent runoff. The soil is currently being used for agriculture purposes.</p> <p>Landslide data from the U.S. Geological Survey (USGS) indicates lesser than 25 landslides per square kilometer for the project area (see Appendix A, Figure 3- USGS Landslide Map).</p> <p>Department of Natural and Environmental Resources (DNER) authorization may be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>Contractors will be required to provide health and safety plans and monitoring during construction. Noise levels will temporarily increase during construction; however, program activities are limited to the existing farm property and will not elevate ambient noise levels long-term. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours and at the</p>

		time established in the Regulation for Noise Control and Pollution in Puerto Rico. Additionally, the project does not include housing to where inhabitants would be affected.
Energy Consumption	2	The project will not result in significant additional energy consumption. The "Farm in the City" module Option 1 will require electricity lines to be connected to an existing electric meter with an above ground cable connected to the "Farm in the City" vertical hydroponic greenhouse module. Option 2 would require an above ground cable to be connected to an existing electrical box on the rear of the applicant's residence.

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project activities will occur on private land and will not contribute to any change in

		educational or cultural facilities or affect access to or capacity of educational or cultural facilities.
Commercial Facilities	2	The proposed project will increase agricultural production, resulting in a net positive impact to the applicant's farm commercial output and a positive benefit to surrounding commercial enterprises who purchase and sell the produce.
Health Care and Social Services	2	The proposed project activities will occur on private land and will not affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	The proposed project may cause an increase in short-term generation of solid waste during construction. All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste). The project will not contribute to long-term needs or changes to solid waste disposal and recycling.
Wastewater / Sanitary Sewers	2	The construction of a "Farm in the City" vertical hydroponic greenhouse is not expected to result in significant changes in wastewater or sanitary sewer generation. Sewage generation will not exceed the capacity of sewers or treatment facilities, nor does the project involve on-site waste disposal systems in areas not suitable for its use. Wastewater from the project will not enter environmentally sensitive areas, nor will the project produce any noxious odors affecting quality of life for nearby residents. No new wastewater or sanitary sewer connections are required for this project.
Water Supply	2	The proposed project activities are not expected to result in significant changes to water supply. Project activities will use an existing 200-gallon water tank and existing connections to municipal water.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project activities will occur on private land and will not affect public safety concerns such as police, fire, and emergency medical services.
Parks, Open Space and Recreation	2	The proposed project activities will occur on private land and will not result in any changes to access or use of parks, open space, and recreation areas.

Transportation and Accessibility	2	The project activities will occur on private land and have no relation to transportation services. The proposed activities will not result in any changes in transportation and accessibility.
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Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Rio Clavijo runs along the eastern boundary of the applicant's property. No construction or project activities will occur within the waterbody or affect quality or access to Rio Clavijo.
Vegetation, Wildlife	2	<p>The project area has already been previously disturbed for residential home placement and farm operations; therefore, the project is not anticipated to result in any new impacts to trees, vegetation, wildlife or native plant communities.</p> <p>The project area has already been previously disturbed for farm operations. Although there will be some clearing of dead trees with one of the options, the project is not anticipated to negatively impact trees, vegetation, wildlife, or native plant communities.</p>
Climate Change	2	<p>The proposed ReGrow program project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters, including drought. The Climate Mapping for Resilience and Adaptation Assessment tool (https://resilience.climate.gov/#assessment-tool) provides historical and future climate data for five common climate-related hazards (extreme heat, drought, wildfires, flooding, and coastal inundation). The data model for the census tract that includes application location does not indicate a significant increase in hazard risks from climate change for drought, wildfire, or flooding, when comparing historical data (1976-2005) to future projections. The model projects a greater number of days where temperatures will exceed 90 degrees Fahrenheit after 2015, which is a systemic trend in the model across the Island.</p>

	<p>The specific activities proposed for this economic development project are limited in scale and land impacts. The proposed greenhouse construction activities are for individual farm use and will not result in a significant increase in electricity or water draw. The greenhouse and irrigation system used will allow the applicant to control the water to the crops and will reduce the amount needed compared to open air farming which often results in higher evapotranspiration. The equipment that will be used during construction and operation will also be limited to occasional use at this specific land parcel, and therefore will not generate a significant amount of greenhouse gas. Additionally, project activities will not result in tree clearing that would contribute to a loss in carbon capture.</p>
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Additional Studies Performed:

No additional studies were performed.

Field Inspection (Date and completed by):

Field inspection completed on July 21, 2023, by Delise Torres-Ortiz, SWCA Environmental Consultants.

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

Department of Economic Development and Commerce. 2023. Sole Incidental Operational Permit for Cutting, Pruning, Transplanting and Tree System Authorization. Permits Management Office. Accessed July 24, 2023. Available at: [Permits Management Office Department of Economic Development and Commerce \(pr.gov\)](https://permitsmanagementoffice.commerce.pr.gov/).

Department of Natural and Environmental Resources (DNER). 2023. Puerto Rico DNER Species Ranges – under construction. Accessed September 7, 2023. Available at: <https://arcg.is/1S9aju0>.

Federal Aviation Administration (FAA). 2022. National Plan for Integrated Airport Systems 2023-2027. Accessed July 24, 2023. Available at: [National Plan of Integrated Airport Systems \(NPIAS\) 2023-2027, Appendix B: National and State Maps \(faa.gov\)](https://www.faa.gov/airports/atsis/npias).

Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center - Map Panel 72000C0H545H (effective 4/19/2005). Accessed July 24, 2023. Available at: <https://msc.fema.gov/portal/home>.

Institute of Puerto Rican Culture (ICP). 2023. San Juan, Puerto Rico. Data collection conducted on August 21, 2023.

National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management. 2023. Puerto Rico Coastal Zone Boundary. Accessed July 24, 2023. Available at: [Puerto Rico Coastal Vulnerability Viewer \(arcgis.com\)](#).

State Historic Preservation Office (SHPO). 2023. San Juan, Puerto Rico. Data collection conducted on August 21, 2023.

U.S. Environmental Protection Agency (USEPA). 2022a. Envirofacts Mapper. Air pollution data (ICIS-AIR), Brownfields, Hazardous Waste (RCRAInfo), Superfund National Priorities List (NPL), Toxic Releases Inventory (TRI), and National Pollutants Discharge Elimination Systems (NPDES). Accessed July 24, 2023. Available at: <https://geopub.epa.gov/arcgis/rest/services/EMEF/efpoints/MapServer>.

USEPA. 2022b. Sole Source Aquifer Map. Accessed July 24, 2023. Available at: <https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b>.

USEPA. 2023a. Puerto Rico Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants. USEPA Green Book. Accessed July 24, 2023. Available at: https://www3.epa.gov/airquality/greenbook/anayo_pr.html.

USEPA. 2023b. EJScreen: Environmental Justice Screening and Mapping Tool. Accessed October 10, 2023. Available at: <https://www.epa.gov/ejscreen/download-ejscreen-data>.

U.S. Fish and Wildlife Service (USFWS). 2019. Coastal Barrier Resources System. Accessed July 24, 2023. Available at: <https://www.fws.gov/CBRA/Maps/Mapper.html>.

USFWS. 2023a. Information for Planning and Consultation (IPaC). Accessed August 25, 2023. Available at: <https://ipac.ecosphere.fws.gov/location/index>.

USFWS. 2023b. Critical Habitat for Threatened & Endangered Species. Accessed August 25, 2023. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.

USFWS. 2023c. National Wetlands Inventory Surface Waters and Wetlands Mapper. Accessed July 24, 2023. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

U.S. Forest Service. 2022. National Wild and Scenic River Segments. Accessed July 24, 2023. Available at: <https://www.rivers.gov/mapping-gis.php>; [Wild & Scenic Rivers | US Forest Service \(usda.gov\)](#).

U.S. Geological Survey (USGS). 2022. Concentration of Landslides caused by Hurricane Maria, Puerto Rico. Accessed July 24, 2023. Available at: [U.S. Landslide Inventory \(arcgis.com\)](#).

List of Permits Obtained:

No permits have been obtained.

Public Outreach [24 CFR 58.43]:

Puerto Rico Department of Agriculture has worked closely with the agricultural community. In compliance with the National Environmental Policy Act (NEPA) regulations for HUD, the public will be notified of the project through publication of the combined Finding of No Significant Impact (FONSI) – Notice of Intent to Request Release of Funds (NOI-RROF) notice with a 15-day public comment period.

Cumulative Impact Analysis [24 CFR 58.32]:

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

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

Within the boundaries of the property, other locations could be considered for the new “Farm in the City” greenhouse module. However, other locations may require greater environmental impacts such as additional ground disturbance, grading for slopes that are not suitable for installation, or additional tree clearing and would result in higher costs to the applicant.

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

Under the No Action Alternative, the applicant would not receive federal funding for the purchase of a “Farm in the City” greenhouse module. In the absence of the module, the business may have difficulty continuing agricultural production during future disasters. Given the degree of need for greater agricultural capacity in Puerto Rico following Hurricanes Irma and María, the costs of foregoing the Project would exceed the benefits.

Summary of Findings and Conclusions:

The proposed project would not result in any adverse impacts to the surrounding natural, historical, and water resources; generate significant air or noise pollution; or promote environmental or socioeconomic injustices. The proposed project is not located within a coastal zone or near a major water resource.

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

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These

measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>General Condition:</i></p> <p>The current project activities involve the clearing of dead trees for the option 1 location. If any tree clearing is to be proposed, the project will need to be re-evaluated for impacts to threatened and endangered species.</p> <p>If a Puerto Rican Boa (Boa) is found in the project activity site, work shall cease until the Boa moves off site on its own. If the Boa does not move off site, the Construction Manager shall contact the Puerto Rico DNER to relocate the Boa.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>General Condition:</i></p> <p>If historic properties are discovered, unanticipated effects on historic properties are found, or cultural materials are encountered, work should cease in the immediate area; work can continue where no historic properties or cultural materials are present. Please contact PRDOH to consult on further actions that may be necessary to protect historic properties or cultural materials.</p>
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>Any necessary permits should be obtained by the applicant and/or contractor from the appropriate department prior to construction activities.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>Soil suitability will be assessed prior to construction. Contractors will be required to use best management practices during construction if erosion impacts will occur.</p> <p>Department of Natural and Environmental Resources (DNER) authorization will be required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p>
<p>Vegetation, Wildlife</p>	<p>Department of Natural and Environmental Resources (DNER) authorization may be required for pruning. The landowner and/or the contractor will contact the Permit Management Office to determine permits and authorizations required prior to construction.</p>

Hazards and Nuisances including Site Safety and Noise	Contractors will be required to provide health and safety plans and monitoring during construction. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours.
Solid Waste Disposal / Recycling	All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste).

Determination:

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

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

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

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

Type text here

Preparer Signature: Alaina Callinan Date: 1/5/2024

Name/Title/Organization: Alaina Callinan, Deputy Program Manager

SWCA Environmental Consultants

Certifying Officer Signature:  Date: January 11, 2024

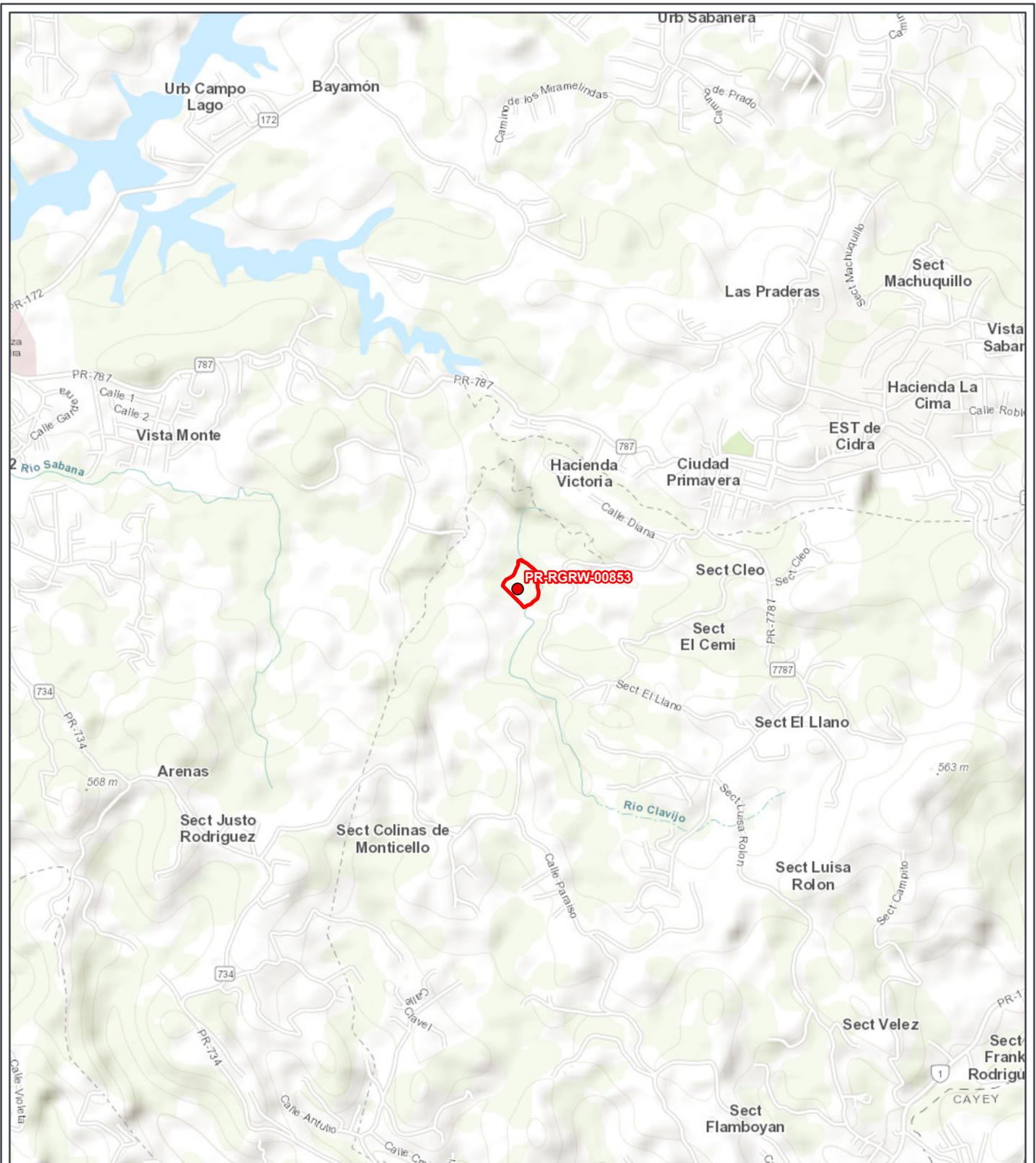
Name/Title: Mónica M. Machuca Ríos / Permits and Environmental Compliance Specialist

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

Appendix A

Project Overview Figures

Figure 1
Site Location Map



REGROW PROGRAM

**Figure A-1:
Site Location**

Applicant ID: PR-RGRW-00853



- Site
- Site Parcel

Carr 734 km 3 Hect. 5 Int., Bo.
Arenas Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.126811°W 18.167868°N

Base Map: ESRI ArcGIS Online,
accessed July 2023
Updated: 7/24/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps

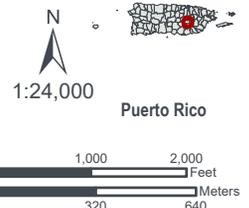


Figure 2
Site Vicinity Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-00853



- Site
- Site Parcel
- Project Footprint (Option)

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.126651°W 18.168077°N

Base Map: ESRI ArcGIS Online,
accessed July 2023
Updated: 7/24/2023
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

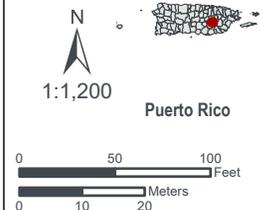


Figure 3
USGS Landslide Map



REGROW PROGRAM

**Figure A-3:
USGS Landslide Map**

Applicant ID: PR-RGRW-00853

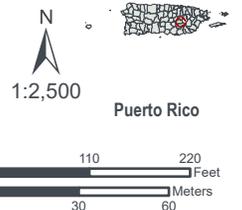


- Site
- Site Parcel
- Project Footprint (Option)
- Greater than 25 Landslides per sq km
- Less than 25 Landslides per sq km
- No Landslides
- Not Examined

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.126811°W 18.167868°N

Data Source: https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane_Maria_Landslides/MapServer
Base Map: ESRI ArcGIS Online, accessed July 2023
Updated: 7/24/2023
Layout: Landslide



Appendix B
Attachments and Supporting
Documentation

Attachment 1

Airport Hazards Partner Worksheet and

Airport Hazards Map



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

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

Airport Hazards (CEST and EA) – PARTNER

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

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

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

Yes → *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

Click here to enter text.

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

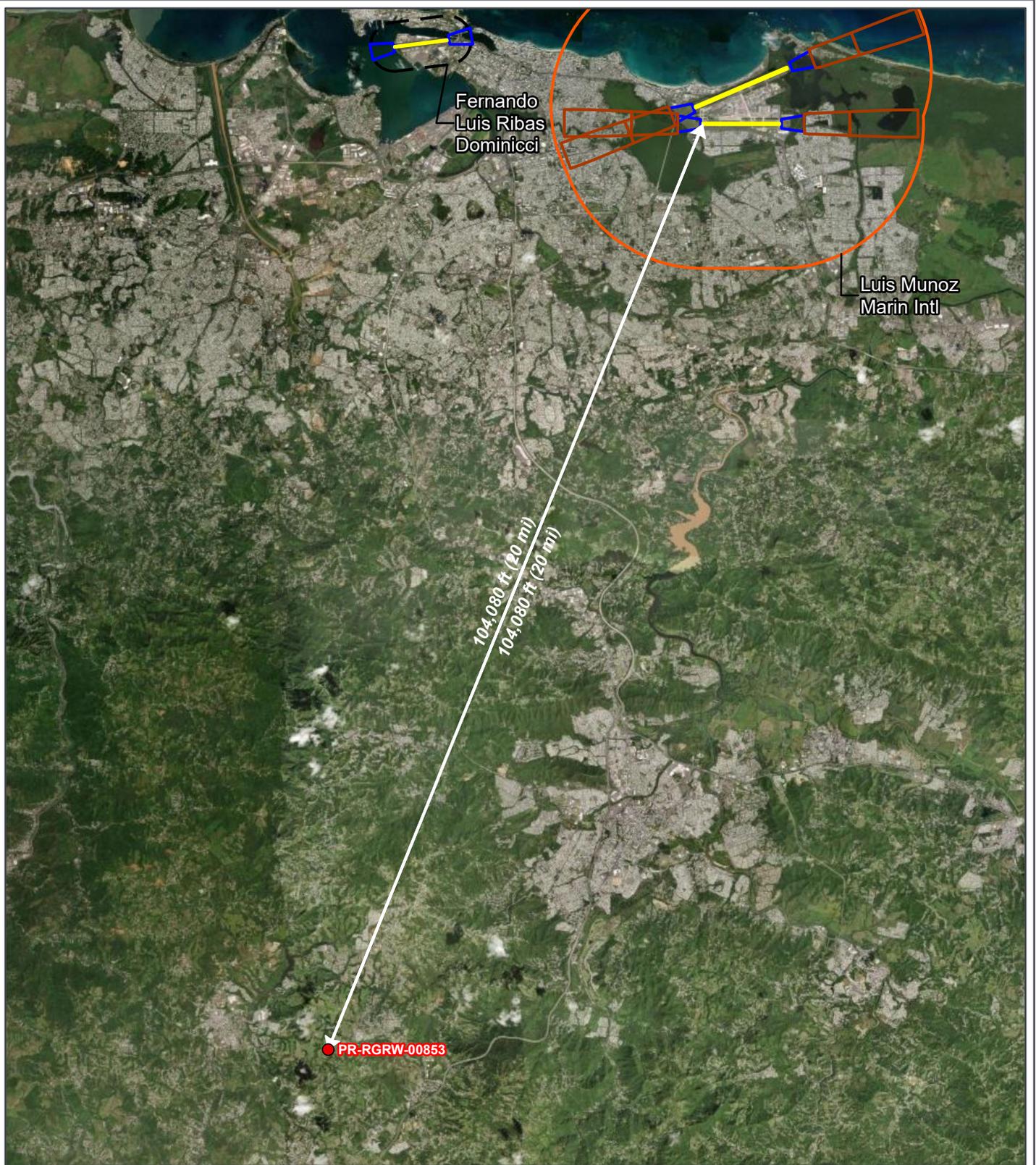
Worksheet Summary

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

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

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

The project site is not within 2,500 feet (ft) of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Luis Munoz Marin International Airport, is located 104,080 ft (20 miles) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 104,080 ft (20 miles) from the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.



REGROW PROGRAM

**Figure B 1-1:
Airport Hazards Map**

Applicant ID: PR-RGRW-00853



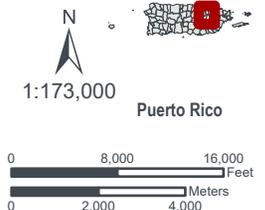
- Site
- Airport Runway
- Accident Potential Zones (APZ)
- Runway Protection Zones (RPZ)
- 2,500-FT Civil Airport Buffer
- 15,000-FT Military Airport Buffer

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.070312°W 18.300619°N

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online,
accessed July 2023

Updated: 7/24/2023
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps



Attachment 2

Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map



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

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

Coastal Barrier Resources (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

1. Is the project located in a CBRS Unit?

- No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*
- Yes → *Continue to 2.*

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

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

- Consultation with the FWS
- Cancel the project

Worksheet Summary

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

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

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

The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Cidra. The closest CBRS unit, Punta Guilarte, is located 77,076



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

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feet (15 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.



REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

Applicant ID: PR-RGRW-00853

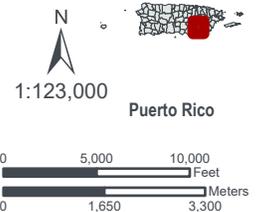


- Site
- Otherwise Protected Area
- System Unit

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.076289°W 18.073373°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
Base Map: ESRI ArcGIS Online, accessed July 2023
Updated: 7/24/2023
Layout: Coastal Barrier Resources System



Attachment 3

Flood Insurance Partner Worksheet and Flood Insurance Rate Map



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

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

Flood Insurance (CEST and EA) – PARTNER

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

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

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

→ Continue to the Worksheet Summary.

Yes → Continue to Question 2.

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

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

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

No → Continue to the Worksheet Summary.

Yes → Continue to Question 3.

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

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

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

→ Continue to the Worksheet Summary.

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

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

→ Continue to the Worksheet Summary.

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

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

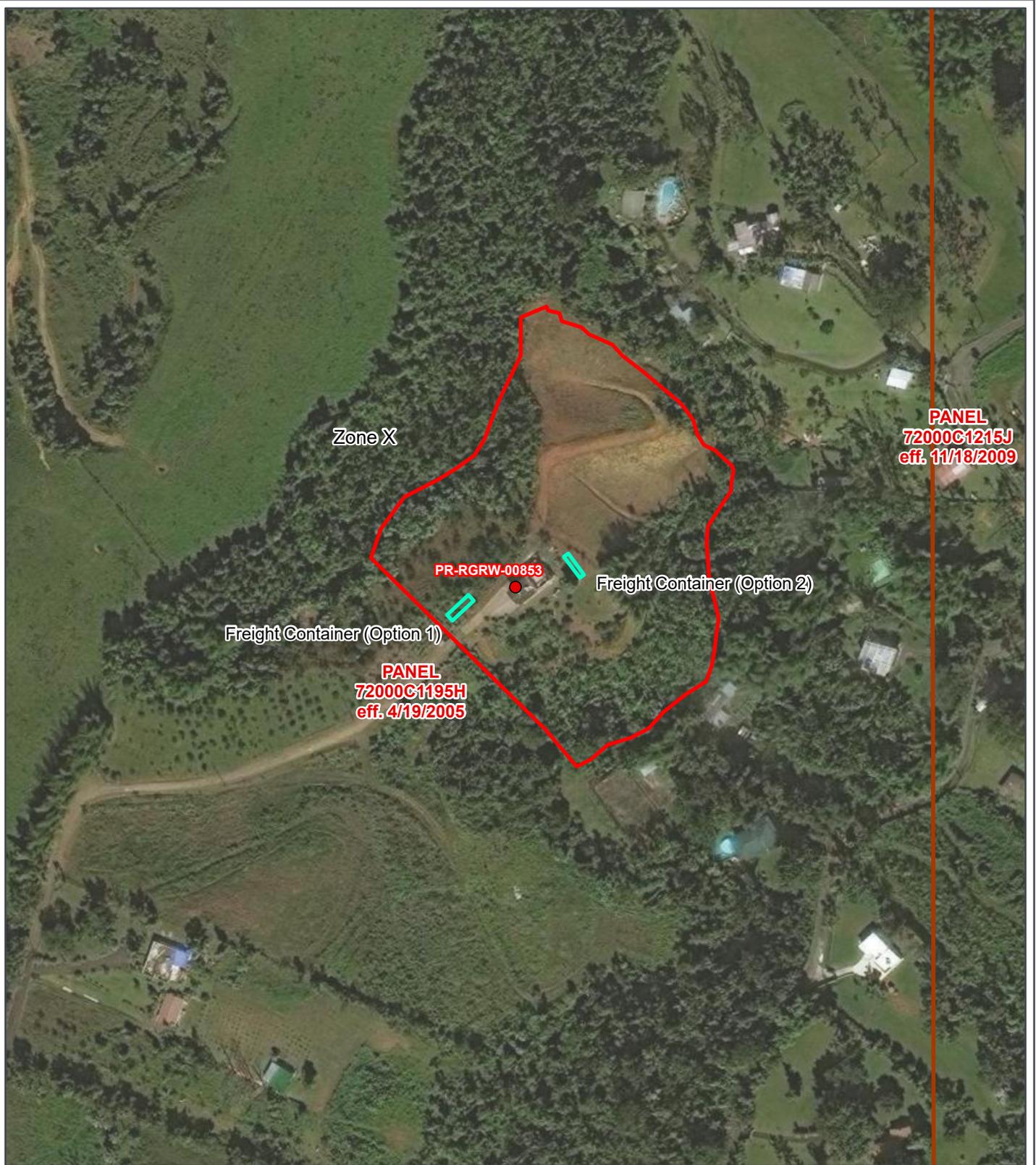
Worksheet Summary

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

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

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

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C1195H (effective date 04/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00853



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

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.126811°W 18.167868°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: ESRI ArcGIS Online, accessed July 2023
Updated: 7/24/2023
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps

N

1:2,500

Puerto Rico

0 110 220 Feet

0 30 60 Meters

Attachment 4

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



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

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Air Quality (CEST and EA) – PARTNER

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

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

Yes → *Continue to Question 2.*

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

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

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

<http://www.epa.gov/oaqps001/greenbk/>

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

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

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

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

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

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

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project site is in Cidra Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include new construction of a new "Farm in the City" vertical hydroponic greenhouse to be installed on a concrete foundation. The project is not anticipated to have a negative impact on air quality and will not increase residential density. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule *de minimis* thresholds. No further evaluation is required. The project is in compliance with the Clean Air Act.



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

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

Data is current as of February 28, 2023

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

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

Change the State:

Important Notes

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

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/Part County	Population (2010)	State/County FIPS Codes
PUERTO RICO								
Arecibo Municipio	Lead (2008)	Arecibo, PR	11121314151617181920212223	//		Part	32,185	72/013
Bayamon Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	22,921	72/021
Catano Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Whole	28,140	72/033
Guaynabo Municipio	PM-10 (1987)	Mun. of Guaynabo, PR	929394959697989900010203040506070809	02/11/2010	Moderate	Part	90,470	72/061
Guaynabo Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	23,802	72/061
Salinas Municipio	Sulfur Dioxide (2010)	Guayama-Salinas, PR	181920212223	//		Part	23,401	72/123
San Juan Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	147,963	72/127
Toa Baja Municipio	Sulfur Dioxide (2010)	San Juan, PR	181920212223	//		Part	52,441	72/137

Important Notes

Discover.

Connect.

Ask.

Follow.

2023-02-28



REGROW PROGRAM

**Figure B 4-1:
Clean Air Map**

Applicant ID: PR-RGRW-00853



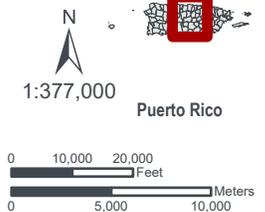
- Site
- 8-Hour Ozone (2015 Standard)*
- Lead (2008 Standard)
- PM-2.5 (2012 Standard)*
- Sulfur Dioxide (2010 Standard)

*No Data in Puerto Rico

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.3935°W 18.263622°N

Data Source: https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic_fgdb/MapServer
Base Map: ESRI ArcGIS Online, accessed July 2023
Updated: 7/24/2023
Layout: Clean Air
Aprx: 72428_ReGrowTier2Maps



Attachment 5

Coastal Zone Management Partner Worksheet and Coastal Zone Map



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

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

Coastal Zone Management Act (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

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

Yes → Continue to Question 2.

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

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

Yes → Continue to Question 3.

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

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

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

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

No → Project cannot proceed at this location.

Worksheet Summary

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

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

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

The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 71,520 feet (14 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.



REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

Applicant ID: PR-RGRW-00853



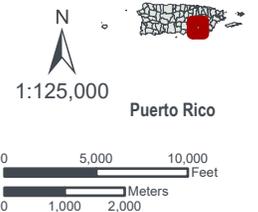
- Site
- Coastal Management Zone

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.105009°W 18.071622°N

Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/>
Base Map: ESRI ArcGIS Online, accessed July 2023
Updated: 7/24/2023

Layout: Coastal Zone Management
Aprx: 72428_ReGrowTier2Maps



Attachment 6

**Contamination and Toxics Substances
Partner Worksheet, Desktop Review
Summary, and Toxics and Contamination
Map**



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

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

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

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

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

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

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

Continue to Question 2.

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

- No → Explain below.

Click here to enter text.

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

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

3. Can adverse environmental impacts be mitigated?

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

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

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

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

[Click here to enter text.](#)

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

- Complete removal
 Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

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

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

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

The project site was evaluated for potential contamination by conducting a field site inspection on 07/21/2023 (Appendix C) to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did/did not identify any onsite hazards that could not be resolved with mitigation.

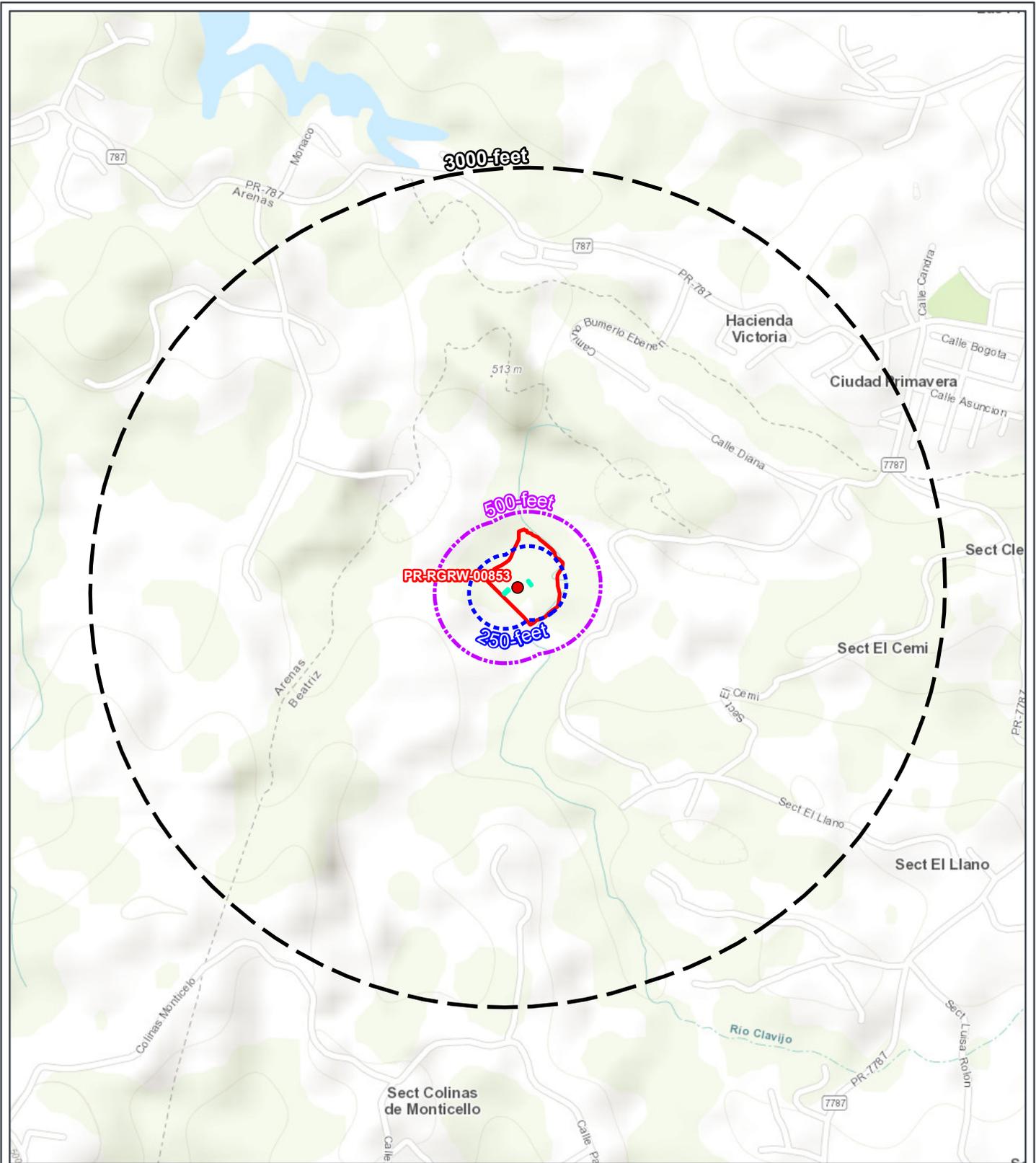
In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up

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

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

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

action and/or further investigation. The desktop review did not find any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 feet of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.



REGROW PROGRAM

**Figure B 6-1:
Contamination and
Toxic Substances Map**

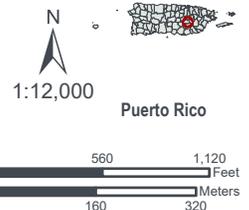
Applicant ID: PR-RGRW-00853



- 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 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739
Parcel ID: 275-000-010-62-000
Parcel Center:
66.126811°W 18.167868°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEP/le/points/MapServer>
Base Map: ESRI ArcGIS Online, accessed September 2023
Updated: 9/27/2023
Layout: Contamination and Toxic Substances



Attachment 7

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



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

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

Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

[Click here to enter text.](#)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

No suitable habitat for any federal listed species is present within the proposed project location options and, other than two small orange trees (*Citrus spp.*) which are not suitable habitat, no tree clearing or vegetation removal is proposed as a part of construction activities; therefore, project activities will have *no effect* to any federal listed species or critical habitat. The project site is 27,760 feet (5 miles) away from the closest final designated critical habitat. See the attached Threatened and Endangered Species Technical Memorandum.

TECHNICAL MEMORANDUM

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

From: Susan Fischer, Wildlife Ecologist

Date: October 20, 2023

Re: **Threatened and Endangered Species Review for Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra**

Project Name: My Little Farm, LLC / PR-RGRW-00853

Site Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra

GPS Coordinates: 18.167798, -66.127118

This Threatened and Endangered Species Review evaluates the installation of a new vertical hydroponic greenhouse and foundation. This parcel is located at Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, Puerto Rico. To complete this review, the United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) system was consulted, then a site inspection performed to evaluate on-site nest and habitat potential. For the purposes of this review, the evaluation encompasses a maximum 100-foot buffer around the two proposed project location options.

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

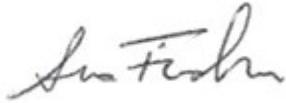
- Puerto Rican Plain Pigeon (*Columba inornate wetmorei*)
- Puerto Rican Boa (*Chilabothrus inornatus*)

A site inspection on July 21, 2023 found the parcel is situated in a rural area. The property is used for agricultural production and the lot consists of a mix of cleared, agricultural, and forested areas. The proposed project area consists of open pasture lawn. Representative photographs of the subject property are included in the Environmental Field Assessment Photographic Log. Although the review area does contain wooded areas that could provide suitable habitat to one or more federal-listed species, inspectors did not observe any suitable ground or vegetative habitat, individuals, or nests for any listed species at the proposed project location. There are two small, dying orange trees (*Citrus spp.*) at the Option 1 location that would be removed if that location was selected; however, neither of these trees are large enough to provide suitable habitat for any listed species. There is no critical habitat for any species found within the subject property based on the USFWS databases.

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

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

Sincerely,

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

Susan Fischer
Wildlife Ecologist
SWCA Environmental Consultants

IPaC resource list

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

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

Location

Cidra County, Puerto Rico



Local office

Caribbean Ecological Services Field Office

☎ (787) 834-1600

📠 (787) 851-7440

✉ CARIBBEAN_ES@FWS.GOV

MAILING ADDRESS

Post Office Box 491
Boqueron, PR 00622-0491

PHYSICAL ADDRESS

Office Park I
State Road #2 Km 156.5, Suite 303}
Mayaguez, PR 00680

NOT FOR CONSULTATION

Endangered species

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

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

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

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

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

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

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

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

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

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

Birds

NAME	STATUS
Puerto Rican Plain Pigeon <i>Columba inornata wetmorei</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7955	Endangered

Reptiles

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

Critical habitats

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

There are no critical habitats at this location.

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

Bald & Golden Eagles

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

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>

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

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

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

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

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

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

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

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

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

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

Additional information can be found using the following links:

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

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

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

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

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

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

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

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to

you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

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

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

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

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

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



REGROW PROGRAM

**Figure B 7-1:
Critical Habitat Map**

Applicant ID: PR-RGRW-00853

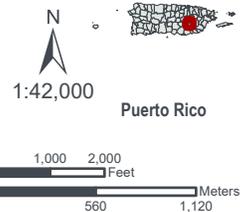


- Site
- Site Parcel
- Buffer (100-ft)
- Critical Habitat - Final
- National Wildlife Refuges

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.095448°W 18.144159°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/
Base Map: ESRI ArcGIS Online, accessed July 2023
Updated: 7/24/2023
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps



Attachment 8
Explosive and Flammable Hazards Partner
Worksheet



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

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

Explosive and Flammable Hazards (CEST and EA) – PARTNER

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

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

No

→ Continue to Question 2.

Yes

Explain:

Click here to enter text.

→ Continue to Question 5.

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

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

Yes → Continue to Question 3.

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

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

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

Yes → Continue to Question 4.

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project includes the new construction of a “Farm in the City” vertical hydroponic greenhouse. The project itself is not the development of a hazardous facility nor will the project increase residential

densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.

Attachment 9
Farmlands Protection Partner Worksheet
and Prime Farmland Map



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

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

Farmlands Protection (CEST and EA) - PARTNER

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

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

Yes → *Continue to Question 2.*

No

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

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

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

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

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

Yes → *Continue to Question 3.*

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

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

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

Project will proceed with mitigation.

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

[Click here to enter text.](#)

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

Project will proceed without mitigation.

Explain why mitigation will not be made here:

[Click here to enter text.](#)

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

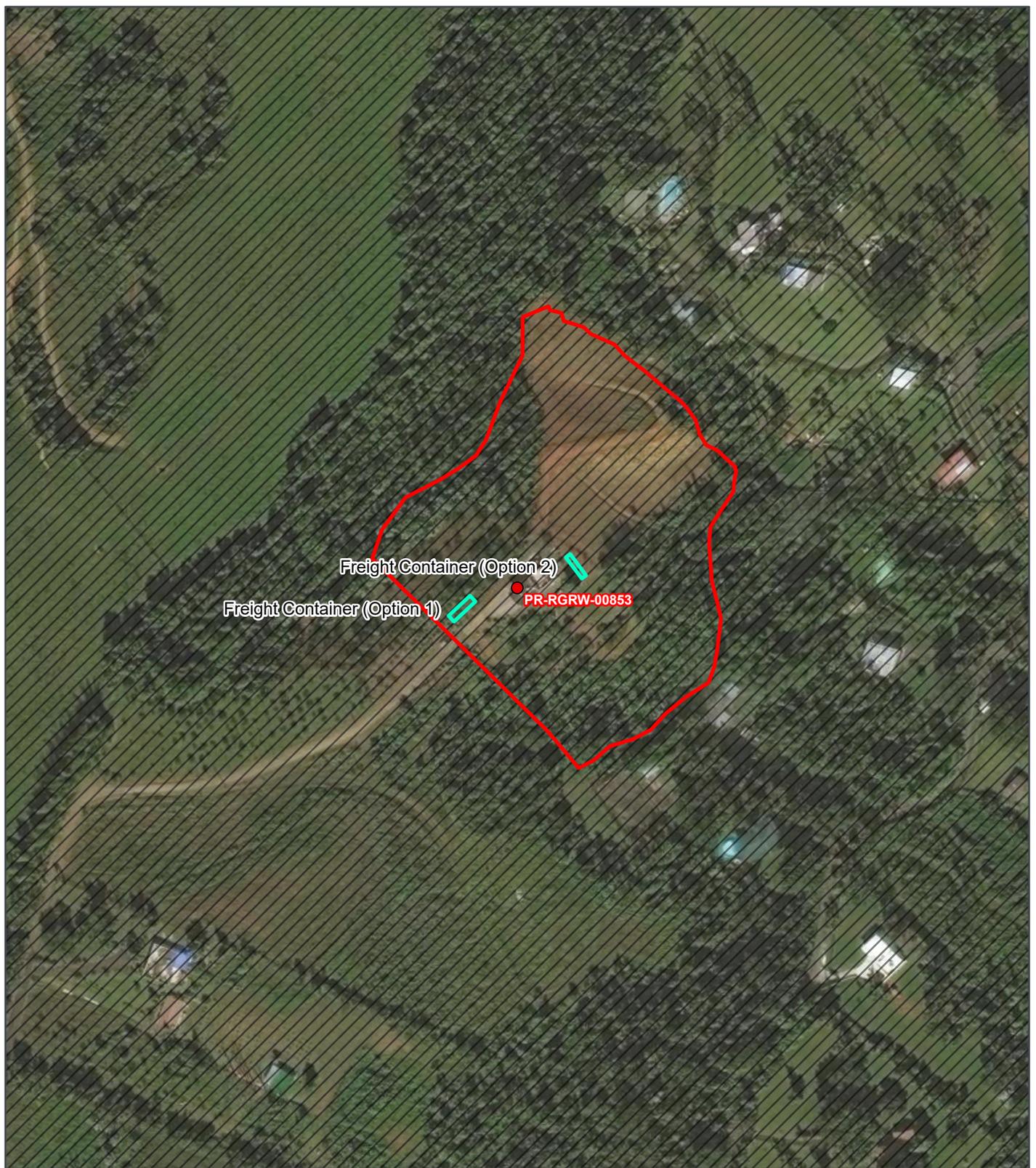
Worksheet Summary

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

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

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

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



REGROW PROGRAM

**Figure B 9-1:
Prime Farmland Map**

Applicant ID: PR-RGRW-00853

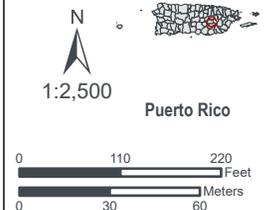


- Site
- Site Parcel
- Project Footprint (Option)
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Prime farmland if drained
- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime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

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.126811°W 18.167868°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
Base Map: ESRI ArcGIS Online,
accessed July 2023
Updated: 7/24/2023
Layout: Prime Farmland
Aprx: 72428_ReGrowTier2Maps



Attachment 10

Floodplain Management Partner Worksheet and Advisory Base Flood Elevation Map



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

Floodplain Management (CEST and EA) – PARTNER

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

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

Yes

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

Click here to enter text.

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

No → Continue to Question 2.

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

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

Does your project occur in a floodplain?

No → Continue to the Worksheet Summary below.

Yes

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

Floodway → Continue to Question 3, Floodways

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

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

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

3. **Floodways**

Is this a functionally dependent use?

Yes

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

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

4. Coastal High Hazard Area

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

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

- No

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

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

→ *Continue to Question 6, 8-Step Process*

- No, this action concerns only existing construction.

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

→ *Continue to Question 6, 8-Step Process*

5. 500-year Floodplain

Is this a critical action?

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

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

6. 8-Step Process.

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

- 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

Click here to enter text.

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

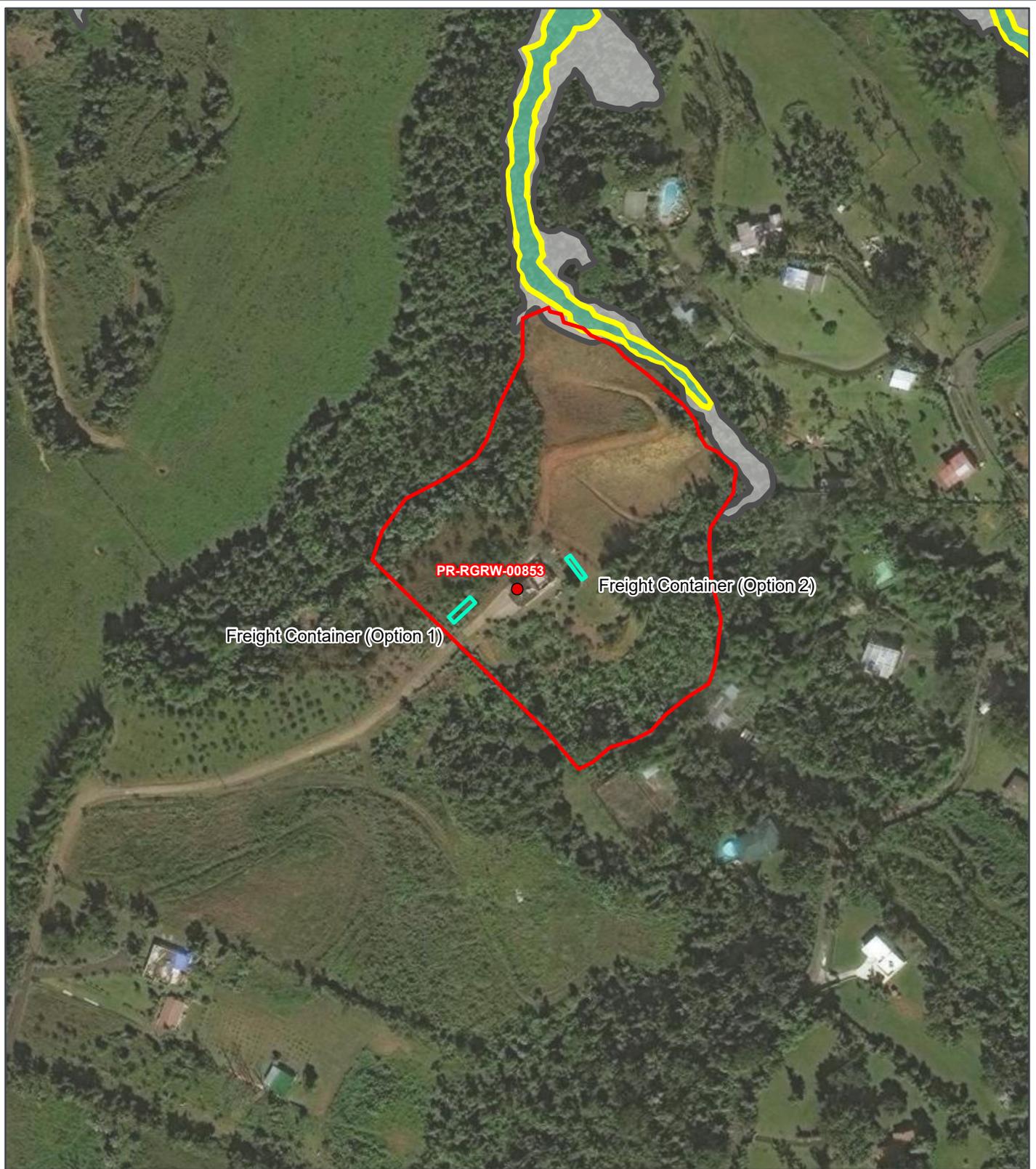
Worksheet Summary

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

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

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

A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C1195H (effective date 04/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.



REGROW PROGRAM

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

Applicant ID: PR-RGRW-00853



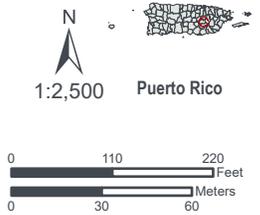
- Site
- Site Parcel
- Project Footprint (Option)
- Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone X (500-year floodplain)
- Zone/BFE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

Carr 734 km 3 Hect. 5 Int., Bo. Arena
Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.126811°W 18.167868°N

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

Base Map: ESRI ArcGIS Online,
accessed July 2023
Updated: 7/24/2023
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps



Attachment 11
Historic Preservation Partner Worksheet
and SHPO Consultation



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

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

Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

The Section 106 Process

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

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

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

Step 1 - Initiate Consultation

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

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

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

SHPO, PRDOH, applicant

See SHPO consultation package for more information.

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

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

The proposed activities for PR-RGR-00853 involve the purchase and installation of a new "Farm in the City" vertical hydroponic greenhouse to be installed on a concrete foundation. The new greenhouse will consist of a freight container that is 320 square feet (40 feet by 8 feet) with a total height of 9 feet. The freight container will be built on a platform 2 feet around the container, made of wood and gravel. The two (2) feet around the container accounts for the difference in square footage as seen above. The wood beams used for the border, would create a container, 3 to 4 inches, and be filled with gravel. Two locations are being evaluated for the freight container location: Option 1 is in the southern portion of the parcel, near the southern parcel boundary; Option 2 is in the center portion of the parcel. All potential location areas are currently undeveloped. Option 2 features a small, tented garage that is not on a foundation and is held down with stakes. There will be minimum tree clearing required for construction if Option 1 is chosen. There will be ground disturbance associated with the installation of a platform and irrigation system for both locations. For Option 1, electricity lines will need to be connected to an electric meter with an above ground cable connected to the greenhouse. Option 2 would require an above ground cable to be connected to an electric box on the back of the applicant's house. There is an existing irrigation system underground, that will be used for either optional location. The existing irrigation system will be connected from the applicant's residence using aboveground PVC pipes. As defined in 36 CFR §800.16(d), the area of potential effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project is the location of the

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

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

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

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

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is not within the boundaries of the National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. The only survey directly focused on historic architectural resources in proximity to the project area, Código SHPO #10-27-14-03, was performed in 2017 for the Low-Income Housing Rehabilitation Program by HUD. Three houses were surveyed for that program, located 0.54-mile, 0.57 mile, and 0.81 mile to the northeast of the project area. A finding of no historic properties was returned. The project area is in a suburban area of Cidra, approximately 2.05 miles to the east of Cidra Centros Urbanos. The area is mountainous with dense tropical vegetation. The project sites sit on the side of a broad ridge, with housing to the south, southeast, and east. Historic aerials from 1958 show one building in the area, but that building disappears by the 1962 aerial (<https://www.historicaerials.com/viewer>). There are no other buildings in the 0.50 review area for the 1962 aerial. Google Earth imager shows houses and buildings in the area by 1994 (googleearth.com) and applicant has stated that his house was built around 1980. As the project site sits on a ridge side that faces west, and the newer housing in the area are to the south, southwest, and east, the housing in those directions will not see the project area. The project site is further shielded by dense vegetation that will block the view. *Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.*

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

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

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

Additional notes:

[Click here to enter text.](#)

No → Continue to Step 3.

Step 3 - Assess Effects of the Project on Historic Properties

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

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

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

No Historic Properties Affected

Document reason for finding:

No historic properties present.

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

No Adverse Effect

Document reason for finding and provide any comments below.

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

[Click here to enter text.](#)

Adverse Effect

Document reason for finding:

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

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

[Click here to enter text.](#)

Provide any comments below:

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

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 is one previously recorded archaeological site of undetermined NRHP eligibility within a half-mile radius of the proposed project location. No previously recorded 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-00853 is located. Although the closest freshwater body is relatively close (215 ft [65 m]) to the east, the size of the proposed project activities is small (0.012121 acres [528 sq. ft] and 0.007346 acres [320 sq. ft]). Additionally, construction of private roads, residential structures, and agricultural infrastructure, have impacted the surrounding terrain. Therefore, no impact to cultural properties is anticipated for this reconstruction project.

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



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

October 4, 2023

Lauren Bair Poche

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

SHPO 09-27-23-12 SECTION 106 NHPA EFFECT DETERMINATION SUBMITTAL:
PR-RGRW-00853- MY LITTLE FARM, LLC- CARR. 734, KM 3 HECT 5 INT, BARRIO
ARENA, SECT. MONTICELLO, CIDRA, PUERTO RICO

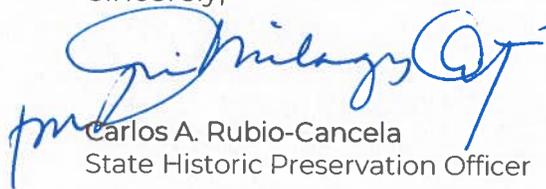
Dear Ms. Bair,

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

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

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

Sincerely,



Carlos A. Rubio-Cancela
State Historic Preservation Officer

CARC/GMO/MB



September 27, 2023

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

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

Section 106 NHPA Effect Determination Submittal: PR-RGRW-00853 – My Little Farm LLC – Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, Puerto Rico – *No Historic Properties Affected*

Dear Architect Rubio Cancela,

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

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, HORNE is submitting documentation for activities proposed by My Little Farm LLC at Carretera 734 KM 3 Hect 5 Int. in Sect. Monticello of Bo. Arena which is in the municipality of Cidra. The proposed activities for PR-RGRW-00853 involve the purchase and installation of a new “Farm in the City” vertical hydroponic greenhouse to be installed on a concrete foundation. The new greenhouse will consist of a freight container that is 320 square feet (40 feet by 8 feet) with a total height of 9 feet. The freight container will be built on a platform 2 feet around the container, made of wood and gravel. The two (2) feet around the container accounts for the difference in square footage as seen above. The wood beams used for the border, would create a container, 3 to 4 inches, and be filled with gravel. Two locations are being evaluated for the freight container location, which are detailed in the attached form.

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

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

Kindest regards,



Lauren Bair Poche, M.A.

Architectural Historian, Historic Preservation Senior Manager

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM		
REGROW PUERTO RICO PROGRAM		
Section 106 NHPA Effect Determination		
Applicant: MY LITTLE FARM LLC		
Case ID: PR-RGRW-00853	City: Cidra	

Project Location: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	
Project Coordinates (as provided by the applicant during field visit): Greenhouse Option #1 centerpoint: 18.167783, -66.12705 Greenhouse Option #2 centerpoint: 18.167956, -66.126557	
TPID (Número de Catastro): 275-000-010-62-000	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): Applicant's House ca 1980	Property Size (acres): Total Parcel: 5.02 acres Greenhouse Option 1: 0.012121 (528 sq. ft). Option 1 is slightly larger due to the 2-foot platform around the container that is needed. Greenhouse Option 2: 0.007346 (320 sq. ft). No platform needed.

SOI-Qualified Architect/Architectural Historian: Erin Edwards, M.P.S.
Date Reviewed: September 11, 2023
SOI-Qualified Archaeologist: Delise Torres Ortiz, M.A.
Date Reviewed: September 11, 2023

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

Project Description (Undertaking)

The proposed activities for PR-RGR-00853 involve the purchase and installation of a new "Farm in the City" vertical hydroponic greenhouse to be installed on a concrete foundation. The new greenhouse will consist of a freight container that is 320 square feet (40 feet by 8 feet) with a total height of 9 feet. The freight container will be built on a platform 2 feet around the container, made of wood and gravel. The two (2) feet around the container accounts for the difference in square footage as seen above. The wood beams used for the border, would create a container, 3 to 4 inches, and be filled with gravel. Two locations are being evaluated for the freight container location: Option 1 is in the southern portion of the parcel, near the southern parcel boundary; Option 2 is in the center portion of the parcel. All potential location areas are currently undeveloped. Option 2 features a small, tented garage that is not on a foundation and is held down with stakes.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: MY LITTLE FARM LLC		
Case ID: PR-RGRW-00853		City: Cidra

There will be minimum tree clearing required for construction if Option 1 is chosen. There will be ground disturbance associated with the installation of a platform and irrigation system for both locations. For Option 1, electricity lines will need to be connected to an electric meter with an above ground cable connected to the greenhouse. Option 2 would require an above ground cable to be connected to an electric box on the back of the applicant's house. There is an existing irrigation system underground, that will be used for either optional location. The existing irrigation system will be connected from the applicant's residence using aboveground PVC pipes.

The applicant owns the property and currently uses it for agricultural use; therefore, no acquisition or conversion is required.

Area of Potential Effects

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

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information by a Program contracted archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there is one reported archaeological site within a half-mile radius of the project location. The site's eligibility for the NRHP is undetermined. Four archaeological surveys (SHPO#12-12-97-02; SHPO# 07-18-08-02 associated with ICP-CAT-CD-09 and ICP-CAT-CD-10, ICP-CAT-CD-89-01-08, and ICP-CAT-CD-98-08-01) were reviewed.

The closest survey is Código SHPO# 12-12-97-02, a combined Phase IA/IB effort carried out 0.36 mile to the south of the project area in 2000 to support a road construction project. Three archaeological resources were recorded as a result of the investigation, one of which lies within the half-mile radius of review for the present report. This was a rock shelter that yielded pre-Columbian ceramic sherds from one positive shovel test of 11 total shovel tests

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGrow PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 <small>GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING</small>
Applicant: MY LITTLE FARM LLC	
Case ID: PR-RGRW-00853	City: Cidra

excavated in the vicinity of the rock shelter. The investigators recommended monitoring and avoidance of the site during road construction.

Código SHPO#07-18-08-02, which was a wide-ranging Phase IA/IB effort carried out 0.36 mile to the south of the project area in support of roadway construction for the Puerto Rico Department of Transportation. The Phase IA and Phase IB reports both correspond to the same SHPO number and contain information regarding several resources, most of which lie beyond the half-mile review radius for the present report. The resources recorded by the survey that are located within the review radius are associated with a site known as Cerro del Bohique (site number CD0100008), located on the same hill as the rockshelter recorded in the 2000 survey described above. The Phase IA and Phase IB investigations were carried out during several discontinuous and partially overlapping periods in 2007 and 2008. The archaeologist reported that Cerro del Bohique contained four resources in total: a destroyed 'batey,' or ballcourt, a religious site known as La Piedra Hueca, a stone circle, and a midden. The report for the Phase IB investigation included recommendations for avoidance and further study of specific portions of the site. La Piedra Hueca and the stone circle were recommended for avoidance. The midden was recommended for further investigation in a Phase II study. The destroyed *batey* was evaluated as lacking integrity and no further work or mitigation were recommended. Route C-3 was ultimately chosen to complete the roadway, which avoided all the resources discussed above and was located more than a mile south of the project area. No information is available regarding the further investigation of the resources reported as a result of these surveys.

ICP-CAT-CD-98-08-01 was a Phase IA investigation performed for developers of the Hacienda Fortuna site on PR-787 in 1998 approximately 0.46 mile to the north of the project area. An archaeological survey for ICP-CAT-CD-89-01-08 was performed approximately 0.50 mile east-southeast of the project area in 1989 for developers wanting to build "Cider Stands", and a negative finding was returned. The survey located at the greatest distance from the project area, Código SHPO #10-27-14-03, was focused on historic architectural resources and is discussed in the following section.

The proposed project is in an active farmland setting within the central-east portion of the island at an elevation of about 420 feet (ft; 128 meters [m]) above mean sea level (amsl). Per the USGS/NRCS Web Soil Survey, the project area, and the APE crosses just one mapped soil series: Humatas clay (HtE), 40 to 60 percent slopes.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REgROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: MY LITTLE FARM LLC	
Case ID: PR-RGRW-00853	City: Cidra

The general project area is located on a relatively gentle, northeast-facing slope that descends from a mountainous area of greater relief located to the southwest, with cleared, actively cultivated fields interspersed with forested land and light-density residential construction. The closest freshwater source per USGS water data files is the Río Clavijo, whose course roughly coincides with the eastern limit of the project area. The south coast is approximately 15.2 mi (24.5 km) from the project area.

Identification of Historic Properties - Architecture

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

The only survey directly focused on historic architectural resources in proximity to the project area, Código SHPO #10-27-14-03, was performed in 2017 for the Low-Income Housing Rehabilitation Program by HUD. Three houses were surveyed for that program, located 0.54-mile, 0.57 mile, and 0.81 mile to the northeast of the project area. A finding of no historic properties was returned.

The project area is in a suburban area of Cidra, approximately 2.05 miles to the east of Cidra Centros Urbanos. The area is mountainous with dense tropical vegetation. The project sites sit on the side of a broad ridge, with housing to the south, southeast, and east. Historic aerials from 1958 show one building in the area, but that building disappears by the 1962 aerial (<https://www.historicaerials.com/viewer>). There are no other buildings in the 0.50 review area for the 1962 aerial. Google Earth imager shows houses and buildings in the area by 1994 (googleearth.com) The home is not present on 1977 imagery (<https://earthexplorer.usgs.gov/>) and applicant has stated that his house was built around 1980. As the project site sits on a ridge side that faces west, and the newer housing in the area are to the south, southwest, and east, the housing in those directions will not see the project area. The project site is further shielded by dense vegetation that will block the view.

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: MY LITTLE FARM LLC	
Case ID: PR-RGRW-00853	City: Cidra

- None
- Indirect Effect:
 - None

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There is one previously recorded archaeological site of undetermined NRHP eligibility within a half-mile radius of the proposed project location. No previously recorded 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-00853 is located. Although the closest freshwater body is relatively close (215 ft [65 m]) to the east), the size of the proposed project activities is small (0.012121 acres [528 sq. ft] and 0.007346 acres [320 sq. ft]). Additionally, construction of private roads, residential structures, and agricultural infrastructure, have impacted the surrounding terrain. Therefore, no historic properties will be affected by this reconstruction project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: MY LITTLE FARM LLC		
Case ID: PR-RGRW-00853		City: Cidra

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

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

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

This Section is to be Completed by SHPO Staff Only

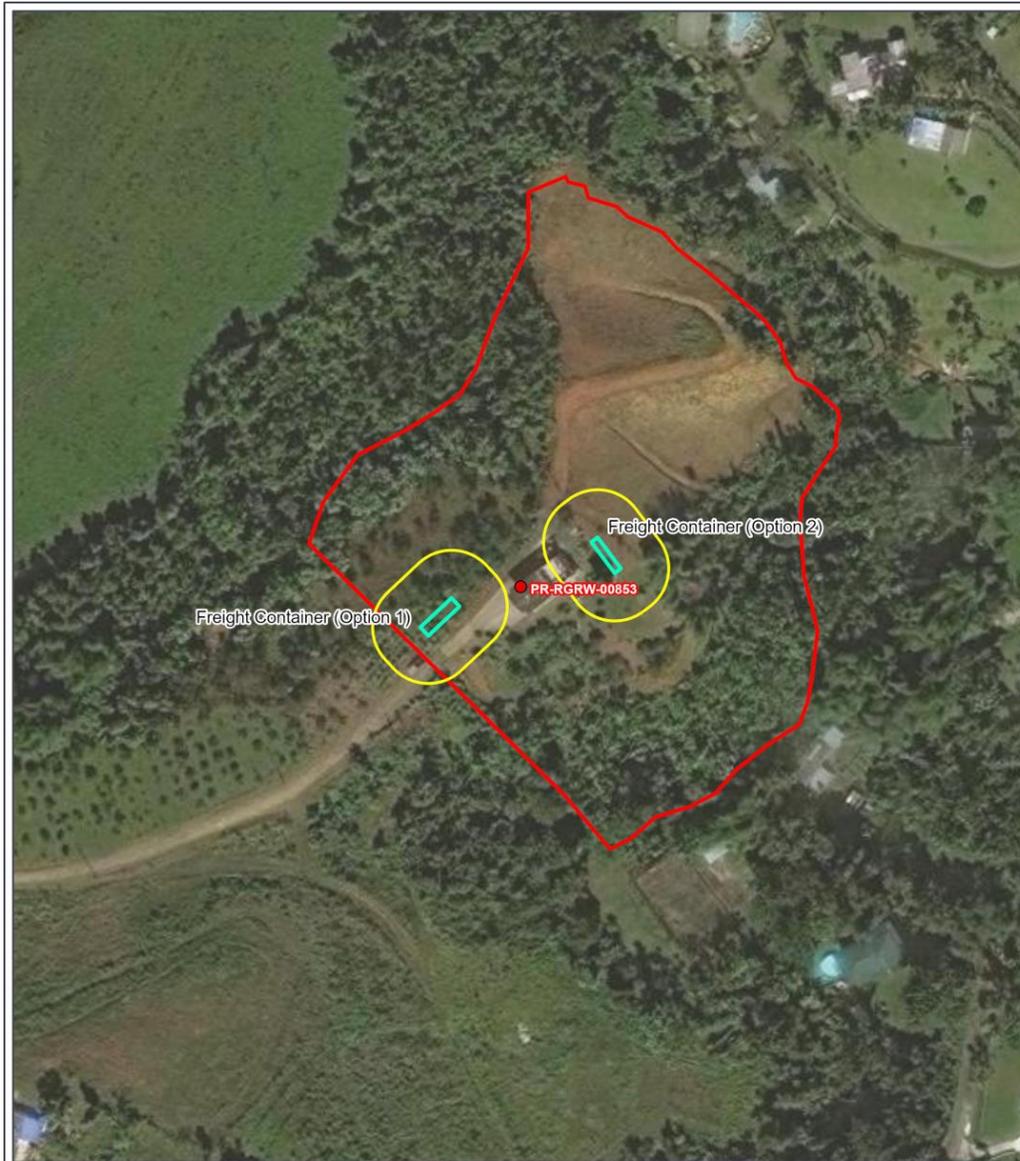
The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
<input type="checkbox"/> Concurs with the information provided. <input type="checkbox"/> Does not concur with the information provided.	
Comments: 	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

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



REGROW PROGRAM

Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-00853



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

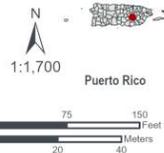
Carr 734 km 3 Hect. 5 Int., Bo. Arena Sect. Monticello Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000

Parcel Center: 66.126811°W 18.167868°N

Base Map: ESRI ArcGIS Online accessed July 2023 Updated: 7/24/2023

Layout: APE Aprx: 72428_ReGrowTer2Maps

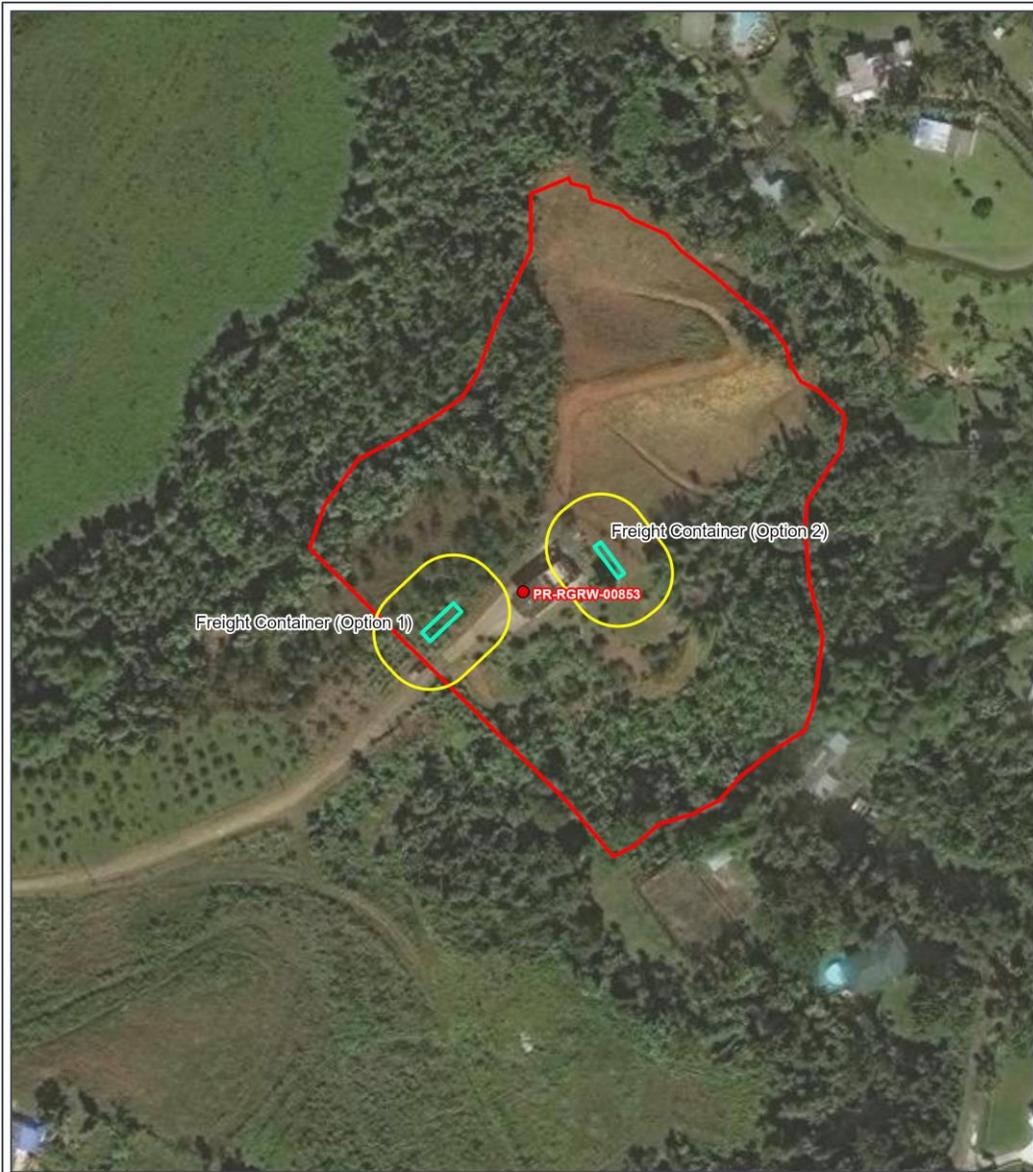


Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

Project (Parcel) Location - Aerial Map



REGROW PROGRAM

Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-00853



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

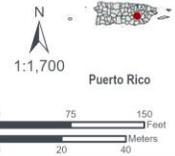
Carr 734 km 3 Hect. 5 Int., Bo. Arena Sect. Monticello Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000

Parcel Center: 66.126811°W 18.167868°N

Base Map: ESRI ArcGIS Online, accessed July 2023 Updated: 7/24/2023

Layout: APE Aprx: 72428_RegrowTier2Maps



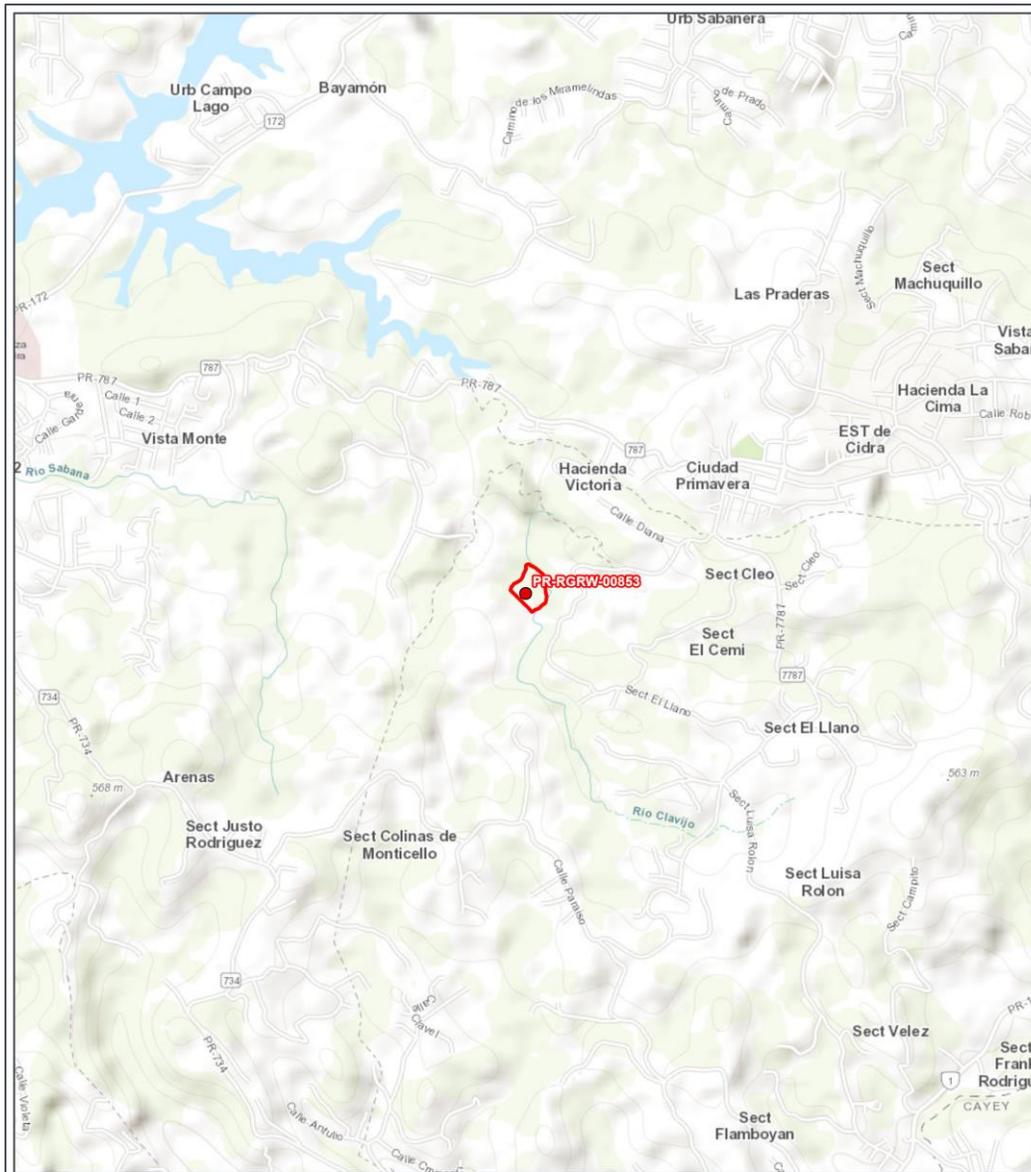


Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

Figure A-1:
Site Location

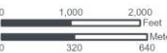
Applicant ID: PR-RGRW-00853



- Site
- ▭ Site Parcel

Carr 734 km 3 Hect. 5 Int., Bo.
 Arena Sect. Monticello
 Cidra, Puerto Rico 00739
 Parcel ID: 275-000-010-62-000
 Parcel Center:
 66.126811°W 18.167868°N

Base Map: ESRI ArcGIS Online,
 accessed July 2023
 Updated: 7/24/2023
 Layout: Site Location
 Aprx: 72420_ReGrowTier2Maps



Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

Project (Parcel) Location – Soils Map



Mapunit Symbol	Mapunit Name
HtF	Humatas clay, 40 to 60 percent slopes
MxE	Mucara clay, 20 to 40 percent slopes

REGROW PROGRAM

USDA Soils Map

Applicant ID: PR-RGRW-00853



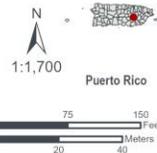
- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Soil Mapunit

Carr 734 km 3 Hect. 5 Int., Bo. Arena Sect. Monticello Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000

Parcel Center: 66.126811°W 18.167868°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/leg1/>
 Base Map: ESRI ArcGIS Online, accessed July 2023
 Updated: 7/24/2023
 Layout: Soils
 Aprx: 72428_ReGrowTier2Maps

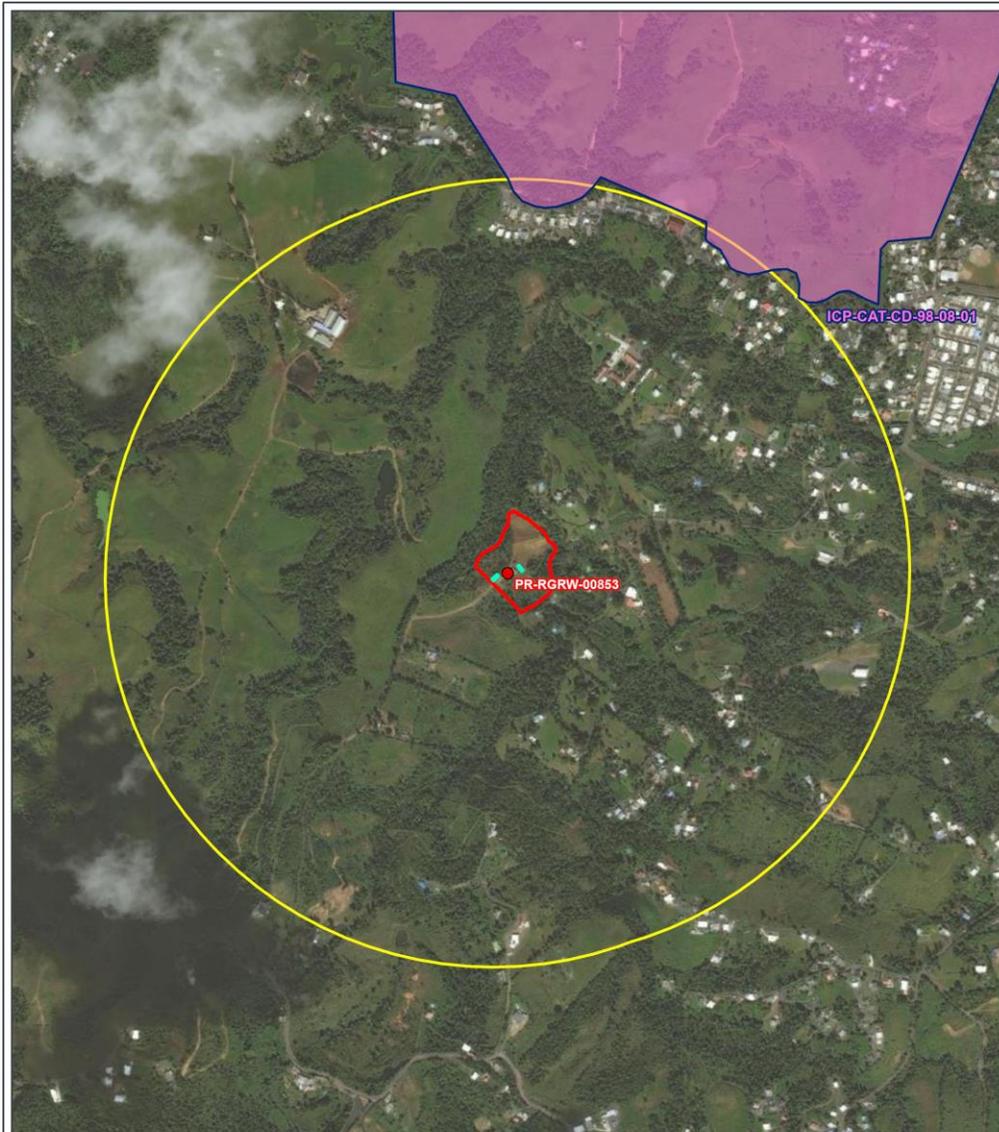


Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

Applicant ID: PR-RGRW-00853

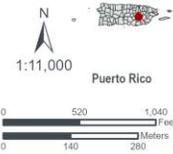


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- Buffer (0.5-mile)
- ▭ Previously Recorded Survey
- ▭ MIPR Arqueologia
- ▭ Traditional Urban Centers

Carr 734 km 3 Hect. 5 Int., Bo. Arena Sect., Monticello Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center: 66.126811°W 18.167868°N
Data Source: State Historic Preservation Office and Puerto Rico Institute of Culture

Base Map: ESRI ArcGIS Online, accessed August 2023
Updated: 8/16/2023
Layout: Previous Investigation
Aprx: 72428_RegrowTier2Maps



Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

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



REGROW PROGRAM

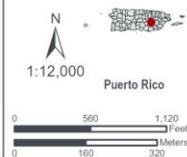
**Figure B 11-1:
Previously Recorded
Cultural Resources
Map**

Applicant ID: PR-RGRW-00853



<ul style="list-style-type: none"> ● Site ▭ Site Parcel ▭ Buffer (0.5-mile) ▲ Archaeological Site ○ Historical Place ★ Historic Area Point ○ JP Historical Sites ○ National Register of Historic Places 	<ul style="list-style-type: none"> ● National Historic Landmark ▭ National Register of Historic Places ▭ Historic Community ▭ Historic District ▭ Arroyo Historic Zone ▭ Caguas Historic Zone ▭ Coamo Historic Zone ▭ Guayama Historic Zone 	<ul style="list-style-type: none"> ▭ Manatí Historic Zone ▭ Miramar Historic Zone ▭ Ponce Historic Zone ▭ San German Historic Zone ▭ San Juan Historic Zone ▭ Vega Baja Historic Zone ▭ Traditional Urban Centers 	<p>Carr 734 km 3 Hect. 5 Int., Bo. Arena Sect. Monticello Cidra, Puerto Rico 00739 Parcel ID: 275-000-010-62-000 Parcel Center: 66.126811°W 18.167868°N</p> <p>Data Source: State Historic Preservation Office and Puerto Rico Institute of Culture</p> <p>Base Map: ESRI ArcGIS Online, accessed August 2023 Updated: 8/16/2023 Layout: Cultural Resources Aprx. 7/24/28_ReGrowTier2Maps</p>
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1:12,000



Puerto Rico

Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

Photograph Key



Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

<p>Photo #: 01</p>	<p>Date: 07/21/ 2023</p>	
<p>Photo Direction: Northwest</p>		
<p>Description: Overview of the site location for Option 1 hydroponic greenhouse and platform. The platform will have an extra 2 feet of space on all sides of the container and will be made of wood and gravel.</p>		
<p>Photo #: 02</p>	<p>Date: 07/21/ 2023</p>	
<p>Photo Direction: Northeast</p>		
<p>Description: Overview of the site location for Option 2 hydroponic greenhouse. There will be no platform for this greenhouse, as the land is relatively flat already.</p>		

Applicant: MY LITTLE FARM LLC

Case ID: PR-RGRW-00853

City: Cidra

Photo #:
03

Date:
07/21/ 2023

Photo Direction:

Northeast

Description:

Applicants house ca. 1980



Photo #:
04

Date:
07/21/ 2023

Photo Direction:

North

Description:

Existing electrical source for both options.





October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

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

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

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

Cordially,

A handwritten signature in blue ink, appearing to be 'JB', is written over the typed name.

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

Attachment 12
Wetlands Protection Partner Worksheet and
Wetland Map



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

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

Wetlands (CEST and EA) – Partner

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

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

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

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

Yes → *Continue to Question 2.*

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

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

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

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

No, the 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

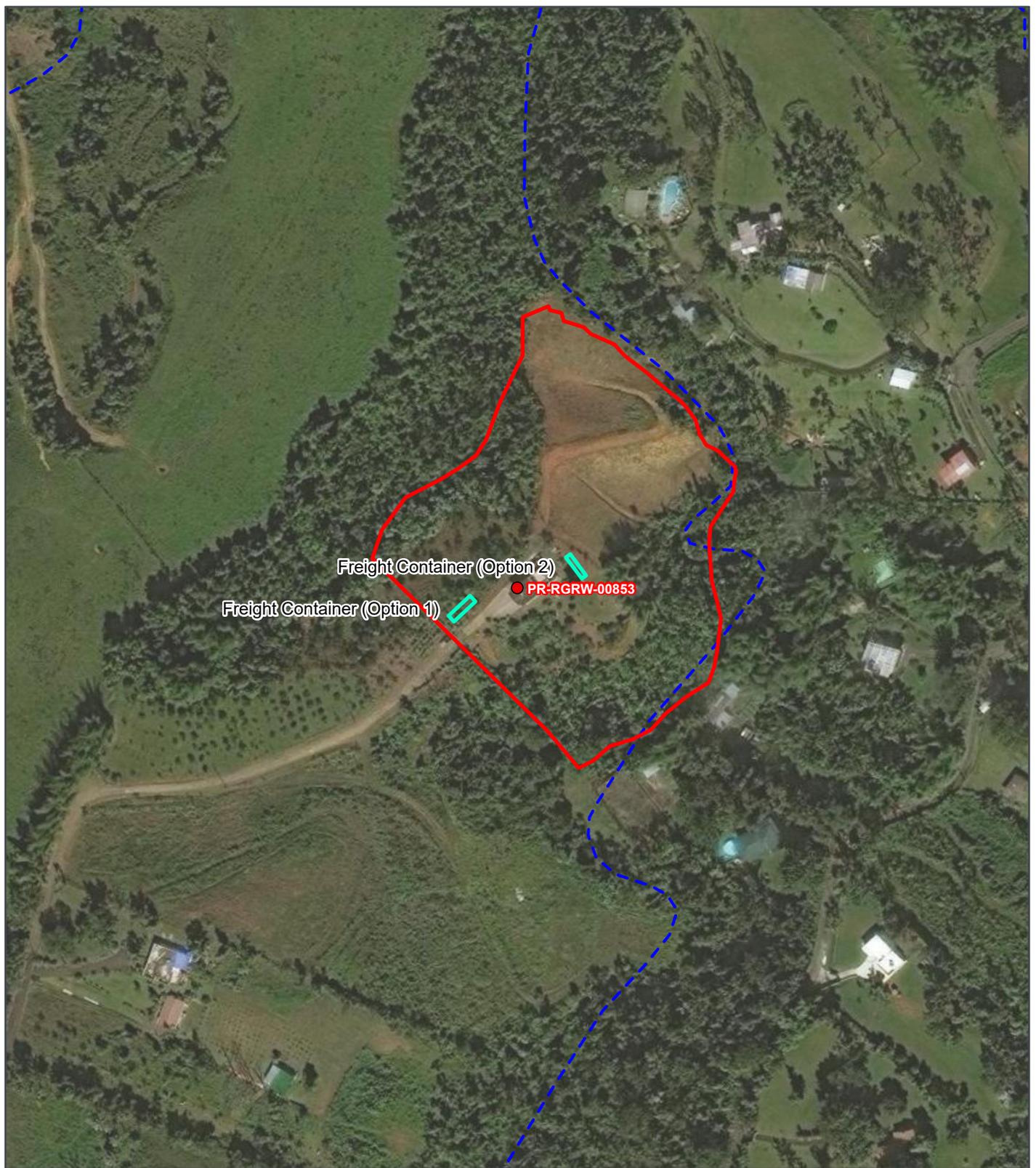
Worksheet Summary

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

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

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

The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection. Option 1 for the greenhouse will be about 499 feet north of the NHD stream. Option 2 will be about 162 feet west of the stream. It will not be impacted by the projects if BMPs, such as silt fencing and erosion control, are implemented during any ground-disturbing activities. No further evaluation is required. The project is in compliance with Executive Order 11990.



REGROW PROGRAM

**Figure B 12-1:
Wetlands Protection
Map**

Applicant ID: PR-RGRW-00853

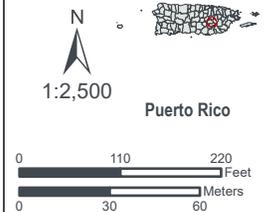


- Site
- Site Parcel
- Project Footprint (Option)
- NHD Stream
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
66.126811°W 18.167868°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>
<https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: ESRI ArcGIS Online,
accessed July 2023
Updated: 7/24/2023
Layout: Wetlands Protection



Attachment 13

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

Wild and Scenic Rivers (CEST and EA) – PARTNER

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

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

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

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

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

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

No

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

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

→ Continue to Question 2.

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

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

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

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

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

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

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

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

Worksheet Summary

Compliance Determination

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

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

A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Cidra Municipio. The closest Wild and Scenic River segment is located 121,341 feet (23 miles) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.

Are formal compliance steps or mitigation required?

Yes

No



REGROW PROGRAM

**Figure B 13-1:
National Wild and
Scenic River Map**

Applicant ID: PR-RGRW-00853



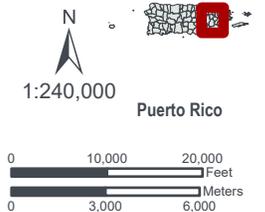
- Site
- National Wild and Scenic River

Carr 734 km 3 Hect. 5 Int., Bo.
Arena Sect. Monticello
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-62-000
Parcel Center:
65.956208°W 18.204251°N

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

Base Map: ESRI ArcGIS Online,
accessed July 2023
Updated: 7/24/2023
Layout: Wild and Scenic Rivers



Attachment 14
Environmental Justice Partner Worksheet
and EJScreen Report



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

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

Environmental Justice (CEST and EA) – PARTNER

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

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

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

Yes → *Continue to Question 2.*

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

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

Yes

Explain:

Click here to enter text.

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

No

Explain:

Click here to enter text.

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

Worksheet Summary

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

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

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

The ReGrow Program intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited to a small area on a single land parcel. The project will benefit the farm owner by improving agricultural use and production. The project would not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. The project is in compliance with Executive Order 12898.



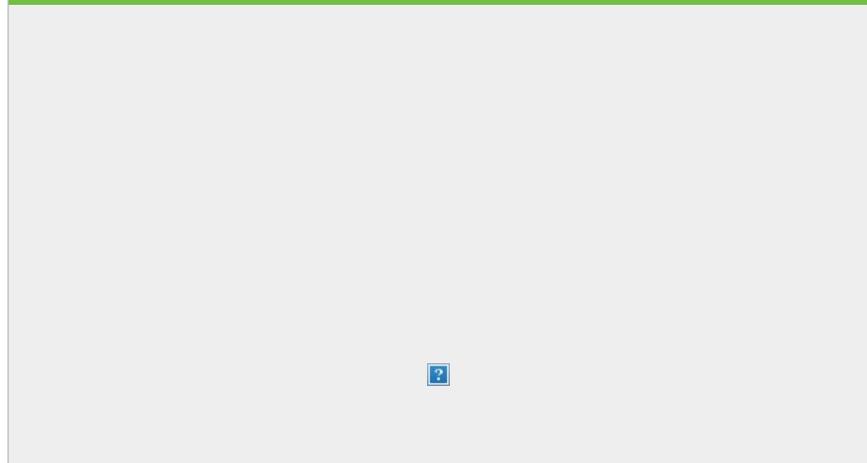
EJScreen Community Report

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

Cidra Municipio, PR

1 mile Ring around the Area
 Population: 4,720
 Area in square miles: 3.53

Dynamic map initially showing the user-selected area



COMMUNITY INFORMATION

Low income: 67 percent	People of color: 99 percent	Less than high school education: 22 percent	Limited English households: 78 percent
Unemployment: 2 percent	Persons with disabilities: 31 percent	Male: 49 percent	Female: 51 percent
N/A	\$13,405		
Average life expectancy	Per capita income	Number of households: 1,559	Owner occupied: 65 percent

BREAKDOWN BY RACE

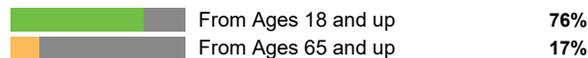
White: 1%	Black: 1%	American Indian: 0%	Asian: 0%
Hawaiian/Pacific Islander: 0%	Other race: 0%	Two or more races: 0%	Hispanic: 98%

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
----------	---------

 BR1	From Ages 1 to 4	7%
	From Ages 1 to 18	24%

English	1%
Spanish	99%
Total Non-English	99%



LIMITED ENGLISH SPEAKING BREAKDOWN



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

Environmental Justice & Supplemental Indexes

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

EJ INDEXES

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

EJ INDEXES FOR THE SELECTED

LOCATION10010090908080707060605050404030302020101000PERCENTILENaNNa442022372941851146072NaNNa949328768729852803997ParticulateMatterParticulate MatterOzoneOzoneDieselParticulateMatterDiesel Particulate MatterAirToxicsCancerRisk*Air Toxics Cancer Risk*AirToxicsRespiratoryHI*Air Toxics Respiratory HI*ToxicReleasesTo AirToxic Releases To AirTrafficProximityTraffic ProximityLeadPaintLead PaintSuperfundProximitySuperfund ProximityRMPFacilityProximityRMP Facility ProximityHazardousWasteProximityHazardous Waste ProximityUndergroundStorageTanksUnderground Storage TanksWastewaterDischargeWastewater Discharge



SUPPLEMENTAL INDEXES

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

indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED

LOCATION10010090908080707060605050404030302020101000PERCENTILENaNNa473133403143811250073NaNNa651329479799958903899ParticulateMatterParticulate
 MatterOzoneOzoneDieselParticulateMatterDiesel Particulate MatterAirToxicsCancerRisk*Air Toxics Cancer Risk*AirToxicsRespiratoryHI*Air Toxics Respiratory
 HI*ToxicReleasesTo AirToxic Releases To AirTrafficProximityTraffic ProximityLeadPaintLead PaintSuperfundProximitySuperfund ProximityRMPFacilityProximityRMP
 Facility ProximityHazardousWasteProximityHazardous Waste ProximityUndergroundStorageTanksUnderground Storage TanksWastewaterDischargeWastewater
 Discharge



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

Report for 1 mile Ring around the Area

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
POLLUTION AND SOURCES					
Particulate Matter (µg/m ³)	N/A	N/A	N/A	8.08	N/A
Ozone (ppb)	N/A	N/A	N/A	61.6	N/A
Diesel Particulate Matter (µg/m ³)	0.0332	0.0667	44	0.261	2
Air Toxics Cancer Risk* (lifetime risk per million)	18	20	0	25	1
Air Toxics Respiratory HI*	0.18	0.19	0	0.31	1
Toxic Releases to Air	550	4,300	33	4,600	48
Traffic Proximity (daily traffic count/distance to road)	29	180	30	210	30
Lead Paint (% Pre-1960 Housing)	0.096	0.16	50	0.3	34
Superfund Proximity (site count/km distance)	0.29	0.15	91	0.13	91
RMP Facility Proximity (facility count/km distance)	0.065	0.47	11	0.43	16
Hazardous Waste Proximity (facility count/km distance)	0.31	0.76	47	1.9	43
Underground Storage Tanks (count/km ²)	0.15	1.7	0	3.9	30
Wastewater Discharge (toxicity-weighted concentration/m)	0.11	2.3	73	22	82

distance)					
SOCIOECONOMIC INDICATORS					
Demographic Index	83%	83%	34	35%	96
Supplemental Demographic Index	42%	43%	41	14%	99
People of Color	99%	96%	24	39%	96
Low Income	67%	70%	33	31%	92
Unemployment Rate	2%	15%	19	6%	36
Limited English Speaking Households	78%	67%	70	5%	99
Less Than High School Education	22%	21%	55	12%	84
Under Age 5	7%	4%	86	6%	70
Over Age 64	17%	22%	31	17%	57
Low Life Expectancy	N/A	N/A%	N/A	20%	N/A

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

Sites reporting to EPA within defined area:

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

Other community features within defined area:

Schools	1
Hospitals	0
Places of Worship	0

Other environmental data:

Air Non-attainment	No
Impaired Waters	Yes

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

Report for 1 mile Ring around the Area

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	N/A	N/A	N/A	20%	N/A
Heart Disease	N/A	N/A	N/A	6.1	N/A
Asthma	N/A	N/A	N/A	10	N/A
Cancer	N/A	N/A	N/A	6.1	N/A
Persons with Disabilities	31.4%	21.6%	90	13.4%	98

CLIMATE INDICATORS

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

CRITICAL SERVICE GAPS

INDICATOR	HEALTH VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	34%	32%	58	14%	92
Lack of Health Insurance	7%	7%	60	9%	52
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access	No	N/A	N/A	N/A	N/A
Food Desert	No	N/A	N/A	N/A	N/A

Footnotes

Report for 1 mile Ring around the Area

www.epa.gov/ejscreen

Appendix C
Environmental Site Inspection Report



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Applicant Name: My Little Farm LLC	Program ID: PR-RGRW-00853
Project Coordinates: 18.167798, -66.127118	Parcel ID: 275-000-010-62-000
Parcel Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sector Monticello	Municipio: Cidra, PR
Zip Code: 00739	

Inspector Name: Delise Torres-Ortiz	Inspection Date: July 21 st , 2023
-------------------------------------	---

General Site Conditions

Was property accessible by vehicle?	Yes	Comment:
Access issues?	Yes	Comment: Locked gate
Are water wells present?	No	Comment:
Are creeks or ponds present?	Yes	Comment: Rio Clavijo behind the property.
Are any potential wetlands on-site or visible on adjacent parcel?	No	Comment:

Parcel Conditions

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

Do any of the proposed project work areas show evidence of site preparation?	No	Comment:
Are commercial or industrial hazardous facilities at parcel or within visual sight?	No	Comment:
Are there signs of underground storage tanks?	Yes	Comment: The septic tank of the residence.
Are above-ground tanks >10 gallons present? If Yes, also state condition.	Yes	Comment: There is a 200-gallon cistern, a 20-pound propane gas tank for the dryer, and a 100-pound propane gas tank for the stove.



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Are 55-gallon drums present? If Yes, also state condition.	No	Comment:
Are abandoned vehicles or electrical equipment present?	Yes	Comment: The applicant has an abandoned car he uses for replacements.
Is other potential environmentally hazardous debris on the parcel?	No	Comment:
Is there non-environmentally hazardous debris on the parcel?	No	Comment:
Are any leaks, soil stains, or stressed vegetation present associated with any of the above or separately?	No	Comment:
Are there any pungent, foul or noxious odors?	No	Comment:
Are there any potentially hazardous trees that could fall?	No	Comment:
Are any bird nests visible?	No	Comment:
Are there any animal burrows visible?	No	Comment:
Are there any buildings in direct visual sight of the project locations?	Yes	Comment: There are two structures on the direct visual sight of the project location: the applicant's residence built in 1980 that is being repaired and a neighbor residence behind the property which was there before the applicant bought the property in 2021.



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Additional Needs Analysis

Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental hazard is present?	No	Comment:
--	----	----------

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

Delise Torres Ortiz
{Delise Torres-Ortiz}
{July 21st, 2023}



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

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

Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 01	Date: 07/21/ 2023	
Photo Direction: North		
Description: The applicant plans to acquire a Farm in the City vertical hydroponic-greenhouse 40x8x9.5ft on gravel and hardwood posts 44x12ft and this picture taken from the center of the site location shows the area's vegetation north.		

Photo #: 02	Date: 07/21/ 2023	
Photo Direction: East		
Description: The applicant's residence, the driveway, and the area's vegetation are visible in this picture taken from the center of option 1 for a vertical hydroponic greenhouse 40x8x9.5ft on gravel and hardwood posts 44x12ft.		

Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 03	Date: 07/21/ 2023
Photo Direction: South	
Description: This picture shows the entrance of the property, the closest electrical pole, and the area's vegetation taken from the site location for option 1 for a vertical hydroponic greenhouse 40x8x9.5ft on gravel and hardwood posts 44x12ft.	



Photo #: 04	Date: 07/21/ 2023
Photo Direction: West	
Description: The picture presents the area's vegetation from the center for option 1 for a vertical hydroponic greenhouse 40x8x9.5ft on gravel and hardwood posts 44x12ft.	



Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 05	Date: 07/21/ 2023	
Photo Direction: Southwest		
Description: This picture overviews the second option for a vertical hydroponic greenhouse 40x8x9.5ft over a gravel and hardwood post base 44x12ft behind the applicant's residence from the northeast corner. The tent and the farm equipment will be removed.		

Photo #: 06	Date: 07/21/ 2023	
Photo Direction: Northwest		
Description: The picture overviews option 2 for a vertical hydroponic greenhouse 40x8x9.5ft over a gravel and hardwood post base 44x12ft behind the applicant's residence from the southeast corner. The tent and the farm equipment will be removed, also the applicant plans to do some pruning.		

Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 07	Date: 07/21/ 2023
-----------------------	--------------------------------

Photo Direction:
Northeast

Description:
The picture overviews option 2 for a vertical hydroponic greenhouse 40x8x9.5ft over a gravel and hardwood post base 44x12ft behind the applicant's residence from the southwest corner. The tent and the farm equipment will be removed, also the applicant plans to do some pruning.



Photo #: 08	Date: 07/21/ 2023
-----------------------	--------------------------------

Photo Direction:
Southeast

Description:
The picture overviews option 2 for a vertical hydroponic greenhouse 40x8x9.5ft over a gravel and hardwood post base 44x12ft behind the applicant's residence from the northwest corner. The tent and the farm equipment will be removed, also the applicant plans to do some pruning.



Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 09	Date: 07/21/ 2023	
Photo Direction: North		
Description: The picture presents two (2) lemon trees the applicant needs to clear to install the vertical hydroponic greenhouse in option 1 and to remove them, in general, because they are sick.		

Photo #: 10	Date: 07/21/ 2023	
Photo Direction: North		
Description: Rio Clavijo surrounds the north, east, and south of the applicant's property and this picture points to the direction the stream delimited the property north.		

Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 11	Date: 07/21/ 2023	
Photo Direction: South		
Description: This picture serves as an overview of option 1 but it also shows the exact location where the potable water from the AAA or PRASA is going to be taken. The underground water pipeline runs parallel to the main road to the property, Camino Medina Hernandez.		

Photo #: 12	Date: 07/21/ 2023	
Photo Direction: Northeast		
Description: The electricity will be provided by LUMA / GENERA aboveground through an aerial cable from the concrete column meter for option 1 as is appreciated in the picture. The meter is around 80 feet away from the site location.		

Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 13	Date: 07/21/ 2023	
Photo Direction: South		
Description: The picture shows the location for the electric source (small box on the stairs) and the water source (small sink under the stairs) from the applicant will connect option 2 of a vertical hydroponic greenhouse (40x8x9.5ft) over a gravel and hardwood base (44x12ft). There is also an empty 100-pound propane gas tank under the stairs, closer to the southeast side of the structure.		

Photo #: 14	Date: 07/21/ 2023	
Photo Direction: West		
Description: The applicant has an empty cistern of approximately 400 gallons as shown in this picture which has a metal scaffold and the property's vegetation.		

Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 15	Date: 07/21/ 2023	
Photo Direction: South		
Description: The applicant does have a small 25-pound propane gas tank for the drier closer to option 2; the picture also shows the inside of the residence's garage with construction materials and a partial view of option 1.		

Photo #: 16	Date: 07/21/ 2023	
Photo Direction: Northwest		
Description: There are two abandoned vehicles on the property that the applicant uses for parts replacements.		

Project #: PR-RGRW-00853	Photographer: Delise Torres-Ortiz
Location Address: Carretera 734 KM 3 Hect 5 Int. Bo Arena Sect. Monticello, Cidra, PR, 00739	Coordinates: 18.167798, -66.127118

Photo #: 17	Date: 07/21/ 2023
Photo Direction: Northeast	
Description: This is the applicant's residence built around the 1980s and it has been under renovation since the applicant bought the property.	



Photo #: 18	Date: 07/21/ 2023
Photo Direction: North	
Description: This picture is an overview of the residences that could have a partial or complete view of the project location for option 2 which is located behind the applicant's residence; the picture was taken from option 2.	

