

# **Environmental Assessment**

## **Determinations and Compliance Findings for HUD-assisted Projects**

### **24 CFR Part 58**

#### **Project Information**

**Project ID:** PR-RGRW-01035

**Project Name:** POMA'S FARM LLC

**Responsible Entity:** Puerto Rico Department of Housing

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

**State/Local Identifier:** Puerto Rico / Guaynabo, PR

**Preparer:** Patricia Carmenatty

**Certifying Officer Name and Title:** Permit and Environmental Compliance Officers: Sally Acevedo Cosme, Pedro de León Rodríguez, María T. Torres Bregon, Ivelisse Lorenzo, Angel Gabriel Lopez Guzman, Janette Cambrelen, Santa Ramirez, Limary Vélez Marrero, Juan Carlos Perez Bofill and Mónica M. Machuca Ríos.

**Consultant:** Behar Ybarra & Associates LLC

#### **Project Location:**

Carr. 837 km 2.2 Sect. As de Oro Bo. Camarones, Guaynabo, PR 00969

Greenhouse location: latitude 18.342462, longitude -66.111251

Parcel cadastral # 114-093-995-23

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

The undertaking consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO<sub>2</sub>, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The cistern will be supplied from a PRASA water intake located at 30 feet and all pipes will be installed above ground. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the

container and all the power lines will be placed over the ground. Additional ground disturbance is expected for the underground electrical connection. Since the system recycles the water, every 3 months the system must be cleaned disposing approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module.

The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of the module container. 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 module container plus a 15-meter buffer and the visual APE is the viewshed of the proposed project.

A site Map is included in Figure 1, illustrating the location of the module container on the property. Photos of the location are included in Section 106 documentation, Appendix 1. Refer Appendix 3 for Site Inspection Report.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]: The Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) will increase agricultural capacity while promoting and increasing food security island wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities. This agricultural project associated with the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module is in keeping with the overall objectives of the Economic Development Program.

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

The greenhouse will be placed in the northwest corner of the parcel. It is bordered to the west by a community road. This property is at a lower level than the road. During the field visit it was observed grass on the surface. Therefore, there is little to no change in land use associated with these placements.

**Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B-18-DP-72-0001	Community Planning and Development (CPD) / Community Development Block Grant - Disaster Recovery (CDBG-DR)	\$11,938,162,230.00
B-17-DP-72-0001		
B-19-DP-78-0002		
B-18-DE-72-0001		

**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.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module will have no impact on any Airports. The site is located 41,157 feet from the nearest major civil airport (Fernando Luis Ribas Dominicci Airport in San Juan) and 48,002 feet from the nearest military airport (Luis Muñoz Marín International Airport in San Juan). This project is in compliance with the HUD's Airport Hazard regulations without further evaluation. See the attached Airport map Runway Protection Zone, Figure 2.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is not located in a CBRS Unit. The project is located 50,050 feet southeast of the nearest Coastal Barrier Resource System, PR-86P. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map, Figure 3.

<p><b>Flood Insurance</b></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 checked="" type="checkbox"/>    <input type="checkbox"/></p>	<p>The project is located in Zone A, Panel 72000C0730H, 4/19/2005 on the FEMA FIRM. Floodplain impacts are expected to be minimal since the proposed action involves the purchase and installation of a greenhouse container for cultivation purposes anchored at a small depth of 2 feet. The project is expected to have no significant impact; however, flood insurance is required prior to the installation of the greenhouse container. See attached Flood Map, Figure 4.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site. Municipios in nonattainment or maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. The proposed project is location in the municipality of Guaynabo, which is in non-attainment for SO2 and PM-10 per the EPA list of NAAQS criteria pollutants for all Puerto Rico Municipalities (Appendix 2). The proposed project will include new construction of a new greenhouse module but is not anticipated to have negative impact on air quality. Emissions associated with the proposed actions are limited to the use of small construction equipment and are estimated to be well below the Federal General Conformity Rule de minimis thresholds. Temporary, local air quality impacts may occur during site grading and preparation resulting from dust emissions. Routine dust mitigation best management practices are recommended. The project is in compliance with the Clean Air Act.</p>

<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The project is located 27,750 feet from the nearest Coastal Zone Management Area and does not affect a Coastal Zone as defined in the state Coastal management Plan. The project is in compliance with the Coastal Zone Management Act. See the attached CZMA map, Figure 5.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural project. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. There are three sites of environmental concern identified within 3,000 feet near the location of the proposed greenhouse container.</p> <p>EPA Facility Interests RCRA Info (Hazardous Waste) 110007814614 Hyundai De Guaynabo Una Division – 2,878 ft. Address: PR-1 Km 20.6 Bo Rio, Guaynabo, PR 00965. Coordinates: 18.33553, -66.10840</p> <p>EPA Facility Interests RCRA Info (Hazardous Waste) 110007823123 Metal Systems of Puerto Rico– 2,878 ft. Address: PR-1 Km 20.4 Bo Rio, Guaynabo, PR 00966. Coordinates: 18.33553, -66.10840</p> <p>EPA Facility Interests RCRA Info (Hazardous Waste) 110007815089 Quinones Gilberto – 2,878 ft. Address: PR-1 Km 20.1 Bo Rio, Guaynabo, PR 00965. Coordinates: 18.33553, -66.10840</p> <p>Based on EPA Enforcement and Compliance History Online (EPA ECHO) there are no violations reported. See Appendix 3 for ECHO reports and Site Inspection reports.</p>

		<p>The project is in compliance with contamination and toxic substances requirements. See attached Toxics Map, Figure 6.</p>
<p><b>Endangered Species</b></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 could involve any activity that has an adverse effect on protected species or critical habitats. After reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) and the Puerto Rico Department of Natural and Environmental Resources (DNER) database, the PR boa (<i>Chilabothrus inornatus</i>) could be found in the project area. The scope of work includes continued agricultural use of the property with no intention of cutting down trees where the new greenhouse container will be installed. The greenhouse container will be in a space that has been cleared and maintained that way for agricultural purposes.</p> <p>Based on the nature of the project, scope of work, information available, and analysis of the IPaC lists together with field direct observations of the area where the project will be developed, the proponent has determined that the proposed project has No Effect (NE) to the Puerto Rican boa. The closest critical habitat is 44,114 from the proposed location for the module container.</p> <p>If a Puerto Rican Boa is found in the project activity 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. As established by the USFWS Puerto Rican Boa Conservation Measures Guideline.</p>

		<p><a href="https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf">https://ipac.ecosphere.fws.gov/guideline/design/population/156/office/41430.pdf</a></p> <p>This project is in compliance with the Endangered Species Act. See attached Endangered Species map, Figure 7. Refer to Appendix 4 for the USFWS Review letter and Ipac Report.</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module and does not include development, construction or rehabilitation that will increase residential density. This project is in compliance with Explosive and Flammable hazards without further evaluation.</p>
<p><b>Farmlands Protection</b></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. All areas under the project site are designated as Farmland of statewide importance. The scope of work includes the installation of a greenhouse container, and this is a construction limited to on-farm structures needed for farm operations. The project is in compliance with the Farmland Protection Policy Act. See the attached Farmlands map, Figure 8.</p>
<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The project is located in Zone A Panel 72000C0730H, 4/19/2005 (Figure 4). The site is located in a Preliminary Firm or an Advisory Base Flood Elevation special flood hazard area. In accordance with the Department of Housing and Urban Development guidelines, practical alternatives to locating the proposed action in a floodplain were identified and evaluated. These included the following alternatives: moving the project away from or around the floodplain, moving</p>

		<p>the project to another site and impact of taking no action. For each of these alternatives, various factors were considered including cost, feasibility, technology, hazard reduction, and environmental impacts. Mitigation in the form of floodproofing or elevation is required. Based on a review of the practical alternatives and their implementation wherever possible, the proposed action of the PR-RGRW-01035 project is deemed to be the most appropriate and is selected as the final action. This determination is made based on feasibility, cost, enhancement of quality of life, features for the community, land availability, and lack of impacts to wetlands.</p> <p>The project is in compliance with Executive Order 11988. See attached Flood Map (Figure 9). Refer to Appendix 5 for the Procedure for Making Determination on Floodplain Management and Wetlands Eight Step Process and Proof of publication.</p>
<p><b>Historic Preservation</b></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 site was visited on March 23, 2023, by SOI-qualified archaeologist. Based on the scope of the undertaking, the APE has been defined as the area potentially affected by ground-disturbing activities related to installation of the new greenhouse container. Documentation with photographs and maps was subsequently submitted to SHPO (attached Appendix 1). In a response from PR SHPO dated May 1, 2023, SHPO concurred with a finding of <b>No Historic Properties Affected</b> within the project's Area of Potential Effects (see attached Appendix 1). The property is not considered historic or contributing to an historic district (See attached Historic map, Figure 10). Therefore, this activity is</p>

		in compliance with National Historic Preservation Act.
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site. The project does not include new construction for residential use or rehabilitation of an existing residential property. The site is in a rural residential area, however there will be no impact to or from the surrounding area from a noise perspective. The proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield. However, in case of exceeding what is accepted (65 dB) an environmental impact statement is required. This topic is in compliance with the Noise Control Act without further evaluation.</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>There are no EPA sole source aquifers in Puerto Rico. The project is in compliance with the Safe Drinking Water Act without further evaluation.</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>The Guaynabo River is 203 feet from the proposed greenhouse container location. Based on the FEMA FIRM and/or Advisory Base Flood Elevation (ABFE) map, the improvement location lies within the 100-year floodplain, in a ABFE A and in Zone A shaded Special Flood Hazard Area associated to the Guaynabo River, however, impacts on the wetland are expected to be minimal since the proposed action involves the purchase and installation of a</p>

		<p>greenhouse container for cultivation purposes anchored at a small depth of 2 feet.</p> <p>Standard BMPs should be applied to mitigate impact on wetlands, like installing erosion controls or diverting runoff (in any) around the areas of ground disturbance.</p> <p>A detailed summary of the eight-step process is in Appendix 5. The project is in compliance with Executive Order 11990. See the attached Wetlands map, Figure 11.</p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>This project is not within proximity of the NWSRS river. The project is located 113,017 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act. See Map, Figure 12.</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>    <input checked="" type="checkbox"/></p>	<p>Based on the scope of work for this project, there will be no additional impact on low-income or minority residents. This proposed activity will not have a negative impact on Environmental Justice. Therefore, the proposed activity complies with the Executive Order 12898.</p>

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

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

**(1)** Minor beneficial impact

**(2)** No impact anticipated

**(3)** Minor Adverse Impact – May require mitigation

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed action is continued agricultural use of property which is compatible with a zoning code of SURP (Programed Urban Soil) and existing land use of R-1 (Low density residential). There is no urban design associated with this rural, agricultural site.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The soil is currently being used for agriculture purposes. There is no change in land use since the land will continue to be used to agriculture purposes. The soil in the area has been classified as Humatas clay, 40 to 60 percent slopes (HmF). The soil Humatas clay, 40 to 60 percent slopes is deep, very steep, and well drained. It is on the side slopes and ridgetops of humid volcanic uplands.</p> <p>The landslide data indicates low landslide susceptibility; therefore, no erosion is expected to occur from this project. The project will not affect the drainage in the area. There will be little to no additional runoff associated with the project. See Landslide Susceptibility Map, Figure 13.</p>
Hazards and Nuisances including	2	There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area, nor will the project generate any additional

Site Safety and Noise		noise. Additionally, the project does not include housing or such to where inhabitants would be affected.
Energy Consumption	2	The project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module on an existing agricultural farm. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the container and all the power lines will be placed above the ground.
Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns	2	The project will result in short-term benefit to employment when contractors are hired for the construction of the new greenhouse container. After construction, there may be a net positive benefit for the farm, a small business receiving this funding for economic development recovery purposes, which will aid in the continued operations of the intended use of the farm which products will be used by Puerto Rico population. The project is not anticipated to have a significant impact on Employment and Income Patterns.
Demographic Character Changes, Displacement	2	The proposed project will not alter the demographic characteristics of Guaynabo, PR. The applicant is already located at this location and the project will provide opportunities for the continuous agricultural growth of the business.
Environmental Justice	2	In the project area within a one-mile radius: <ul style="list-style-type: none"> <li>• The people of color are 100% compared to PR average of 96%</li> <li>• 57% of the people are low income compared to PR average of 70%</li> <li>• 11% of the people are unemployed compared to PR average of 15%</li> </ul> <p>The proposed activities of the installation of the greenhouse container will have a positive impact on</p>

		creating jobs for local people. Therefore, the proposed activity complies with this section. See EJScreen Report in Appendix 3.
--	--	---

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities	2	The project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site and will have no impact on educational and cultural facilities.
Commercial Facilities	2	The proposed project may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities.
Health Care and Social Services	2	The project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site and will have no impact on Health Care and Social Services.
Solid Waste Disposal / Recycling	2	The proposed project will have no impact on Solid Waste Disposal / Recycling services. The products and by-products are agricultural, and any waste would be biodegradable. The remaining construction solid waste materials would be collected for transport to the local landfill.
Wastewater / Sanitary Sewers	2	The installation and construction of the new greenhouse container will not produce any wastewater. Based on the scope of work is not expected to result in any significant changes in wastewater or sanitary sewer generation. No sewer connection is required for any discharge from the module. The proposed project will have no impact on Wastewater / Sanitary Sewers.
Water Supply	2	The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The cistern will be

		supplied from a PRASA water intake located at 30 feet and all pipes will be installed above ground. The project will have a minor impact on Water supply.
Public Safety - Police, Fire and Emergency Medical	2	The project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site and will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The proposed project will have no impact to Parks, Open Space and Recreation. The property being used is agricultural and it will continue as agricultural use.
Transportation and Accessibility	2	The project consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site and will have no impact on transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources	2	The proposed project will be situated on previous agriculture property. The Guaynabo River is 203 feet from the proposed greenhouse container location, however, impacts on the wetland are expected to be minimal. This separation helps mitigate potential disturbances to the wetland, such as changes in water quality, habitat disruption, or other environmental impacts. Therefore, the significant distance acts as a protective measure, allowing the project to exist in relative proximity to the wetland while minimizing any adverse consequences on it.
Vegetation, Wildlife	2	The proposed project will occur on land previously used for agricultural purposes and will continue in that capacity. There may be wildlife attracted to the new greenhouse container but no negative impact on wildlife.
Climate Change	2	The Re-Grow Program proposed project aims to increase resiliency in the agricultural industry to

		prepare for future climate related disasters. The project will not contribute to climate change and will provide a minor net benefit by allowing for increased food production.
--	--	---

**Additional Studies Performed:** Not applicable.

**Field Inspection** (Date and completed by): March 23, 2023, Jaqueline Lopez, SOI-Qualified Archaeologist

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

FAA, National Plan for Integrated Airport Systems:

[www.faa.gov/airports/planning\\_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf](http://www.faa.gov/airports/planning_capacity/npias/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf)

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.

[www.fws.gov/CBRA/Maps/Locator/PR.pdf](http://www.fws.gov/CBRA/Maps/Locator/PR.pdf)

National Park Service, National Registry of Natural Landmarks.

[www.nature.nps.gov/nnl/docs/NNLRegistry.pdf](http://www.nature.nps.gov/nnl/docs/NNLRegistry.pdf)

US Fish and Wildlife Service, Wild and Scenic Rivers – correspondence to Agency on October 16, 2018

National Wild and Scenic Rivers System: [www.rivers.gov/puerto-rico.php](http://www.rivers.gov/puerto-rico.php)

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

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

Sierra Research for Office of Mobile Sources. US Environmental Protection Agency. Report No. SR93-03-02, Evaluation of Methodologies to Estimate Nonroad Mobile Source Usage, March 19, 1993: <http://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=9100UR51.txt>

US Environmental Protection Agency, National Ambient Air Quality Standards, Nonattainment Areas for Criteria Pollutants (Green Book):

[www3.epa.gov/airquality/greenbook/anayo\\_pr.html](http://www3.epa.gov/airquality/greenbook/anayo_pr.html)

US EPA, Environmental Topics, Air Topics: [www.epa.gov/environmental-topics/air-topics](http://www.epa.gov/environmental-topics/air-topics)

US Fish and Wildlife Service, Environmental Conservation Online System:

<https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=PR&status=listed>

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

Puerto Rico Planning Board, Communication regarding Floodplain Management, November 29, 2018.

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

US Army Corps of Engineers, Jacksonville District, Antilles Section, Communication regarding Wetlands Management, November 13, 2018.

Puerto Rico Coastal Zone Management Program Plan, September 2009.

Puerto Rico Planning Board, Communication regarding Coastal Zone Management, November 16, 2018 (No response).

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

US Fish and Wildlife Service, Caribbean Ecological Services Field Office. E-mail communication regarding October 23, 2018 letter on Threatened and Endangered Species and Critical Habitats.

NOAA Fisheries / National Marine Fisheries Service, NEPA Coordinator Southeast Regional Office. Communication on October 16, 2018 regarding designated critical habitat. (No response).

US Geological Survey, Data Release of May Showing Concentration of Landslides Caused by Hurricane Maria, <https://doi:10.5066/F7JD4VRF>

**List of Permits Obtained:** None.

**Public Outreach** [24 CFR 58.43]: Puerto Rico Department of Agriculture has worked closely with the agricultural community. This project will include a FONSI/NOI-RROF in compliance with NEPA regulations for HUD.

**Cumulative Impact Analysis** [24 CFR 58.32]: In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site.

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

The Regrow Program purpose is to enhance and expand agricultural production related to economic revitalization and sustainable development activities while promoting and increasing food security island wide. The "Alternative" action would mean that the

applicant would consider other locations for the new greenhouse container. However, other locations may result in tree clearing prior to construction and/or need to fill in some steep area. Any option that requires going off-site would not contribute to the improvement and growth of agricultural production or enable economic development for this applicant.

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

The 'No-Action' alternative would mean that the applicant would not receive federal funding to provide the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module for an agricultural site which would inhibit the economic growth opportunity that the applicant would not otherwise have under the PRDOH Re-Grow Puerto Rico program. As a result, these owners may not be able to experience the growth needed to recover and expand their agriculture activities. A provision of the grant allows for economic development for businesses. The No-Action alternative would not allow for the economic development for this applicant.

**Summary of Findings and Conclusions:** The proposed activity has been found to not have any adverse effects on the environmental nor is there the requirement for further consultation with any agency. There are no environmental review topics addressed that result in the need for formal compliance steps or the requirement for mitigation.

**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
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	Soil suitability will be assessed prior to construction. Contractors will be required to use BMPs during construction if erosion impacts occur. DNER authorization may be required for any ground disturbance associated with the activities in the proposed project.
<b>Endangered Species</b>	If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its

<p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>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><b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>The proposed action is not within 1000 feet of a major roadway, 3,000 feet of a railroad, or 15 miles of a military or FAA-regulated civil airfield. However, in case of exceeding what is accepted (65 dB) an environmental impact statement is required.</p>
<p><b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>The following mitigation measures will be taken to minimize adverse impacts and to restore and preserve natural values: follow best soil erosion management practices and a water pollution prevention plan. Also, floodproofing and elevation of the soil. Take necessary safety precautions during construction. The project will comply with state and local floodplain protection procedures.</p>
<p><b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Floodplain impacts are expected to be minimal since the proposed action involves the purchase and installation of a greenhouse container however, flood insurance is required prior to the installation.</p>
<p><b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5</p>	<p>Standard BMPs should be applied to mitigate impact on wetlands, like installing erosion controls or diverting runoff (in any) around the areas of ground disturbance.</p>
<p><b>Clean Air</b> Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Temporary, local air quality impacts may occur during site grading and preparation resulting from dust emissions. Routine dust mitigation best management practice is recommended.</p>

**Determination:**

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

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

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

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

Preparer Signature:  Date: 1/30/2024

Name/Title/Organization: Patricia Carmenatty / Environmental Specialist/ Behar Ybarra & Associates LLC

Certifying Officer Signature:  Date: January 30, 2024

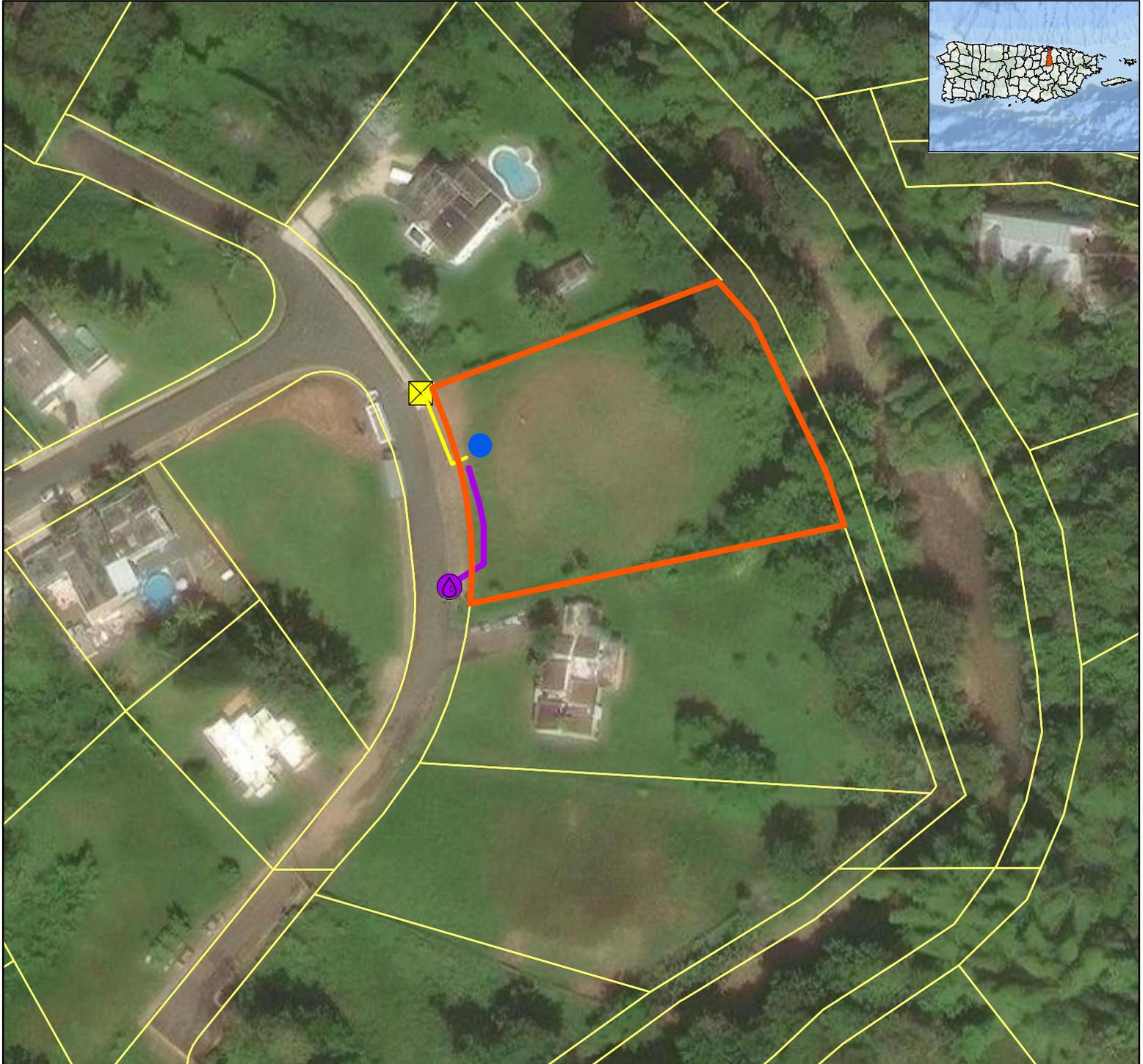
Name/Title: Santa D. Ramirez Lebron / Permits and Environmental Compliance Specialist

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).

## Figures

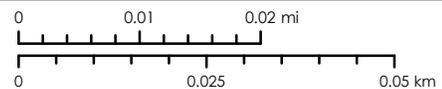
# Figure 1: Location Aerial Map

Puerto Rico Department of Housing ReGrow



**Legend:**

- PR-RGRW-01035
- ✕ PREPA Connection
- PRASA Connection
- CRIM Parcels
- Parcel



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
 Esri, Garmin, GEBCO, NOAA NGDC, and other contributors and Google Earth

**Source**

Junta de Planificacion de Puerto Rico (JPPR), <https://jp.pr.gov/>



1:1,000

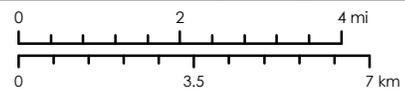
# Figure 2: Airports Map

Puerto Rico Department of Housing ReGrow



### Legend:

- PR-RGRW-01035
- Accident Potential Zone**
- APZ 1
- APZ 2
- Clear Zone



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

**Source**

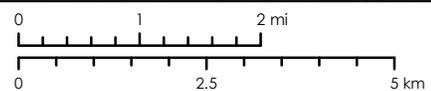
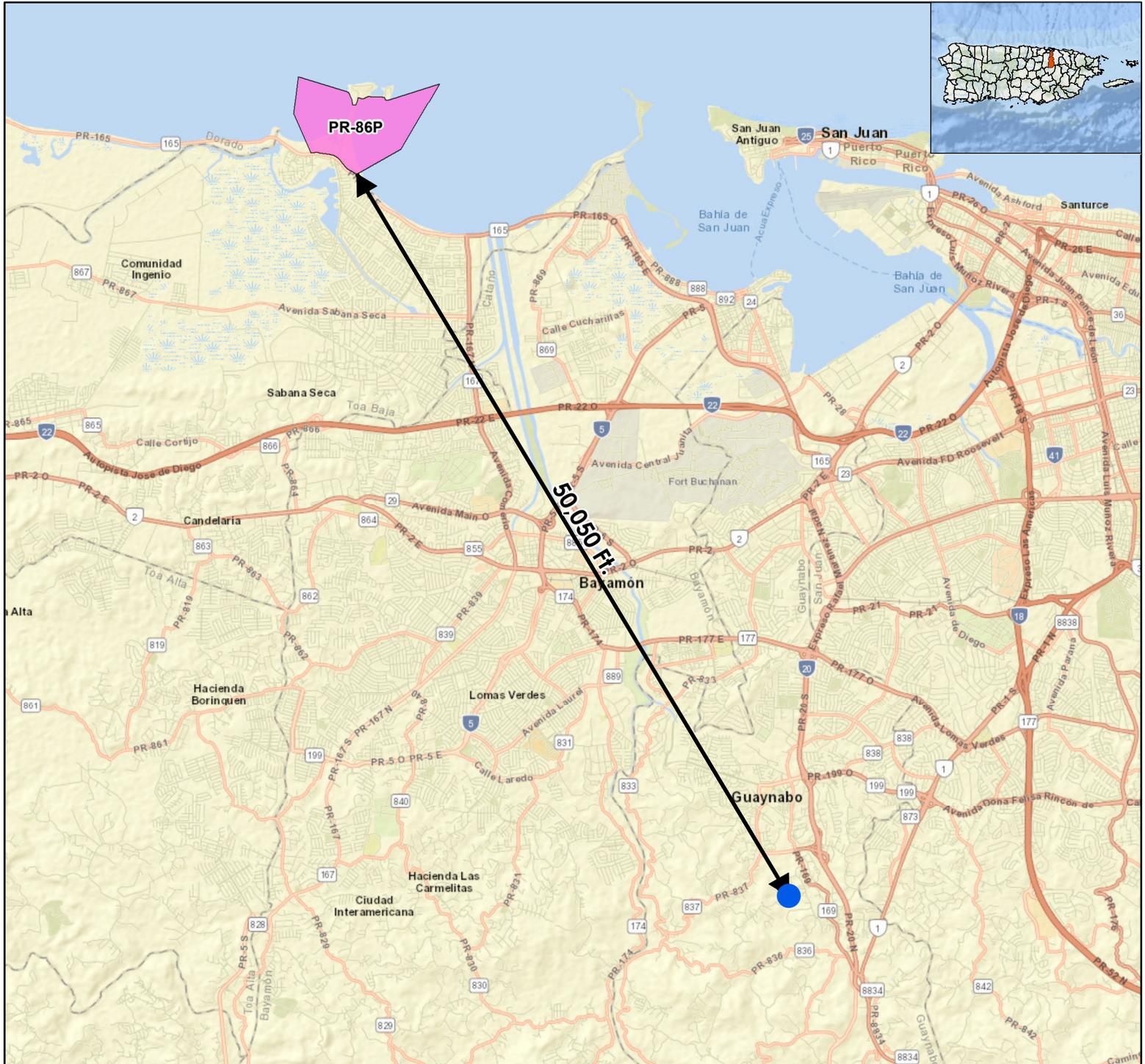
Federal Aviation Administration (FAA)  
<https://adds-faa.opendata.arcgis.com/>



1:150,000

# Figure 3: Coastal Barrier Resources System Map

Puerto Rico Department of Housing ReGrow



## Legend:

● PR-RGRW-01035

## Coastal Barrier Resources System (CBRS)

Otherwise Protected Area

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

## Source

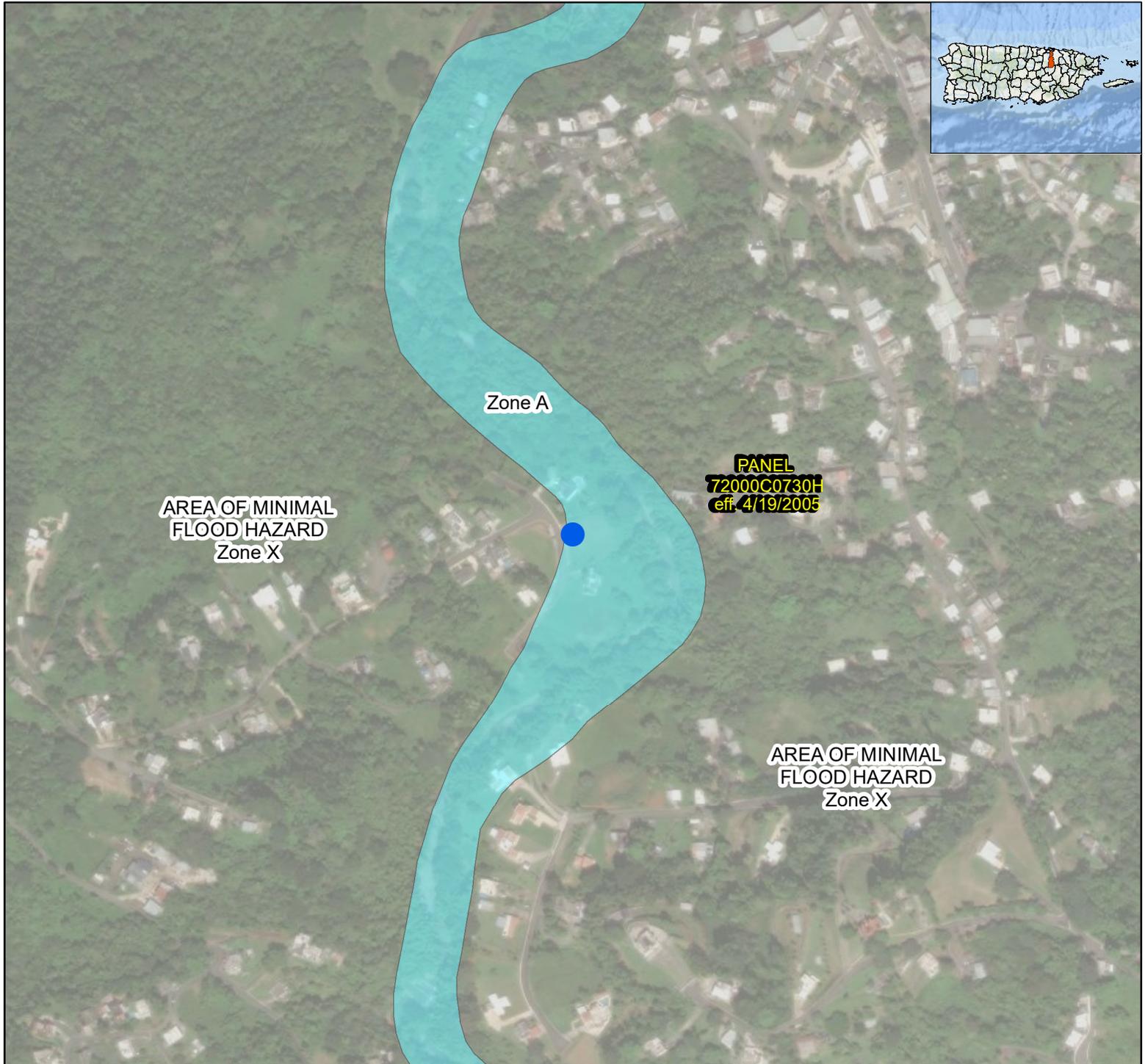
U.S. Fish and Wildlife Service (FWS)  
<https://www.fws.gov/program/coastal-barrier-resources-act>



1:100,000

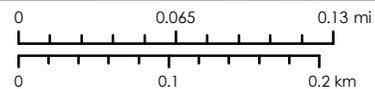
# Figure 4: Flood Insurance Rate Map

Puerto Rico Department of Housing ReGrow



## Legend:

- PR-RGRW-01035
- Without Base Flood Elevation (BFE)-Zone A, V, A99 Zone A, V, A99
- Area of Minimal Flood Hazard-Zone X Zone X
- FIRM Panel



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

## Source

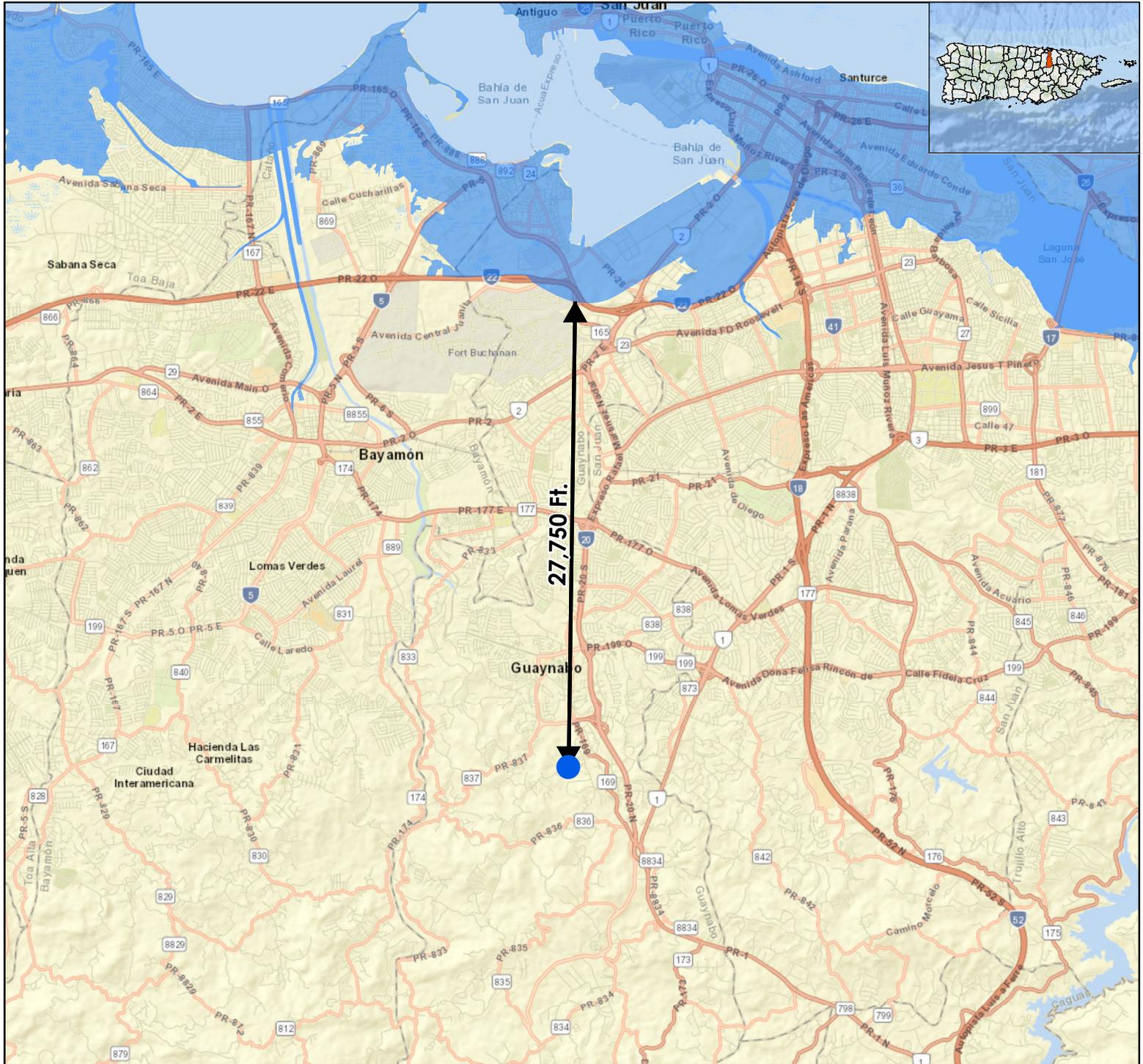
Federal Emergency Management Agency (FEMA)  
<https://msc.fema.gov/portal/home>



1:5,000

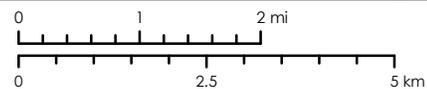
# Figure 5: Coastal Zone Management

Puerto Rico Department of Housing ReGrow



**Legend:**

- PR-RGRW-01035
- Coastal Zone Management Act Boundary



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

**Source**

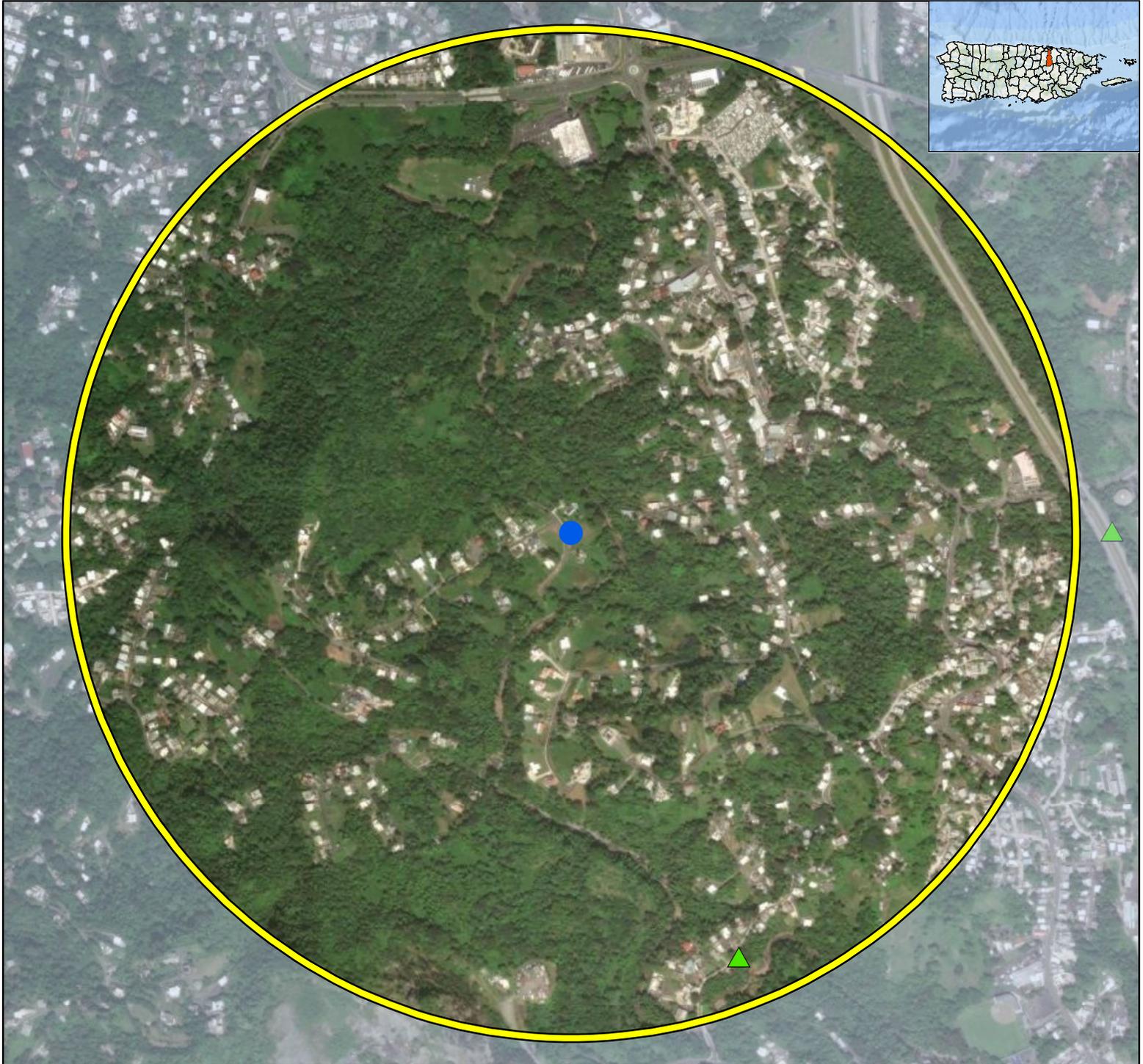
NOAA Office for Coastal Management (NOAA/OCM)  
<https://www.fisheries.noaa.gov/inport/item/53132>



1:100,000

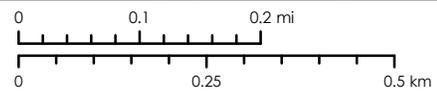
# Figure 6: Toxic and Hazardous Facilities

Puerto Rico Department of Housing ReGrow



### Legend:

-  PR-RGRW-01035
-  3,000 Ft. Buffer
-  RCRA



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

### Source

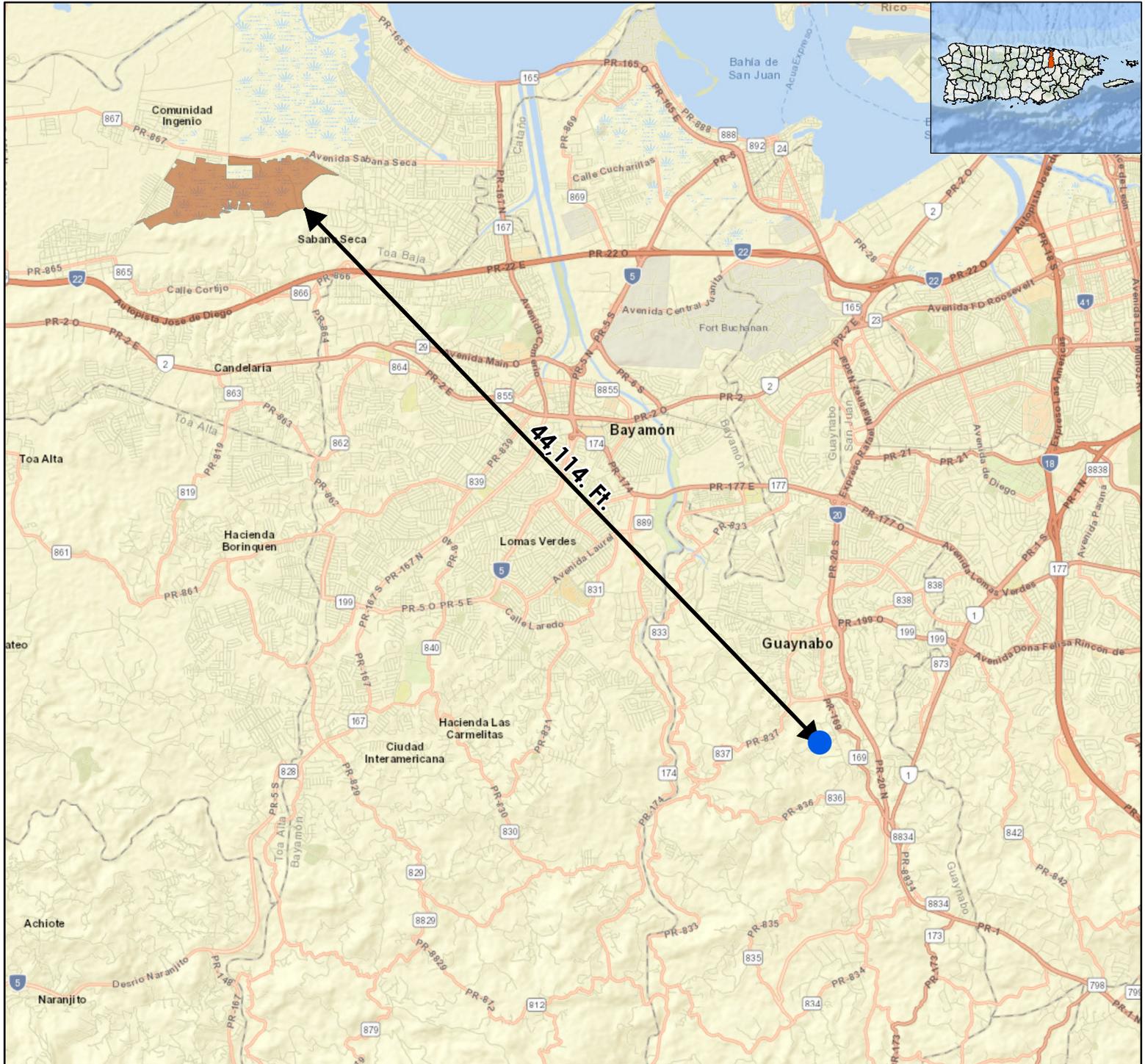
EPA Facility Registry Service (FRS)  
<https://www.epa.gov/frs>



1:10,000

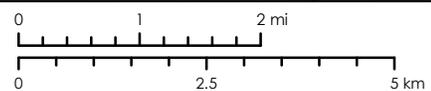
# Figure 7: Threatened and Endangered Species

Puerto Rico Department of Housing ReGrow



## Legend:

- PR-RGRW-01035
- Critical Habitat



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



## Source

NOAA Office of Response and Restoration  
<https://response.restoration.noaa.gov/>

1:100,000

# Figure 8: Farmland Protection

Puerto Rico Department of Housing ReGrow



## Legend:

 PR-RGRW-01035

## Farm Class

 Farmland of statewide importance

 Not prime farmland

0 0.065 0.13 mi

0 0.1 0.2 km

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

## Source

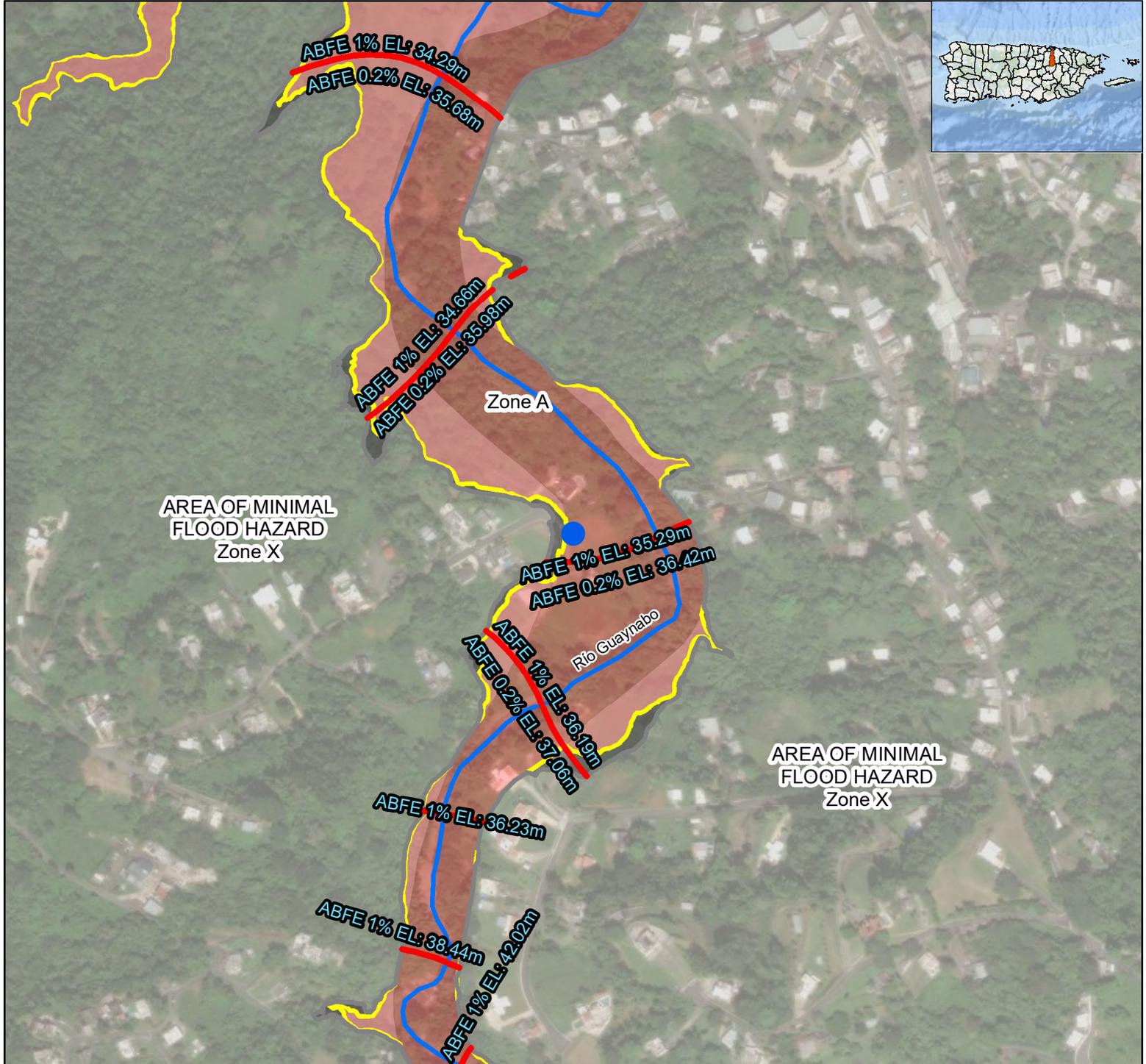
National Resources Conservation Service (NRCS)  
Gridded Soil Survey Geographic Database (gSSURGO)  
<https://data.nal.usda.gov/dataset/soil-survey-geographic-database-ssurgo>



1:5,000

# Figure 9: Advisory Base Flood Elevation Map

Puerto Rico Department of Housing ReGrow

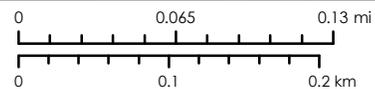


**Legend:**

- PR-RGRW-01035
- Advisory Base Flood Elevations (ABFE)
- Hydrography
- 0.2-percent annual chance flood
- 1-percent annual chance flood

**Flood Zone**

- A
- 0.2% Annual Chance Flood
- Area of Minimal Flood Hazard *Zone X*



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

**Source**

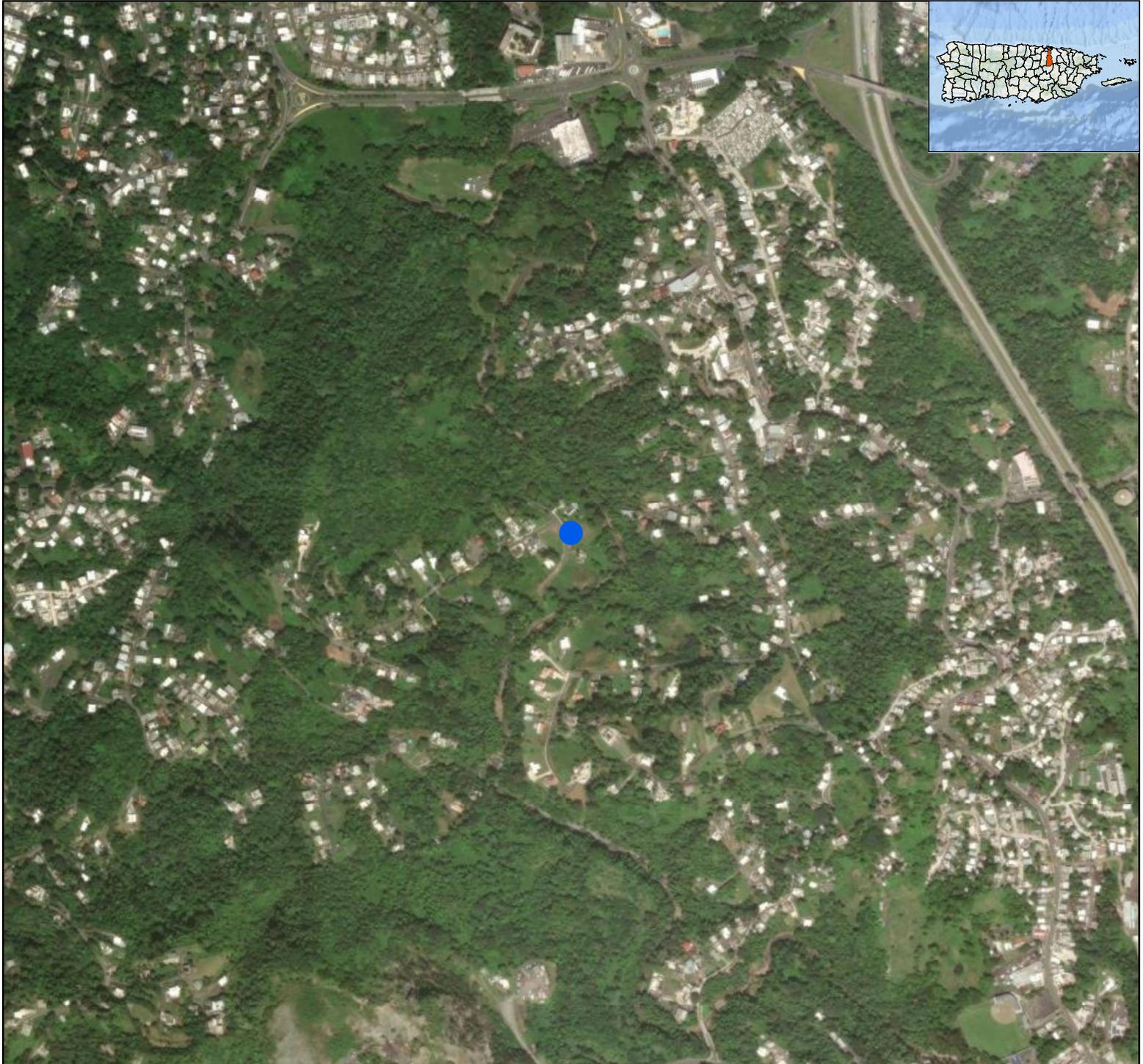
Puerto Rico Planning Board (PRPB)  
<https://jp.pr.gov/>



1:5,000

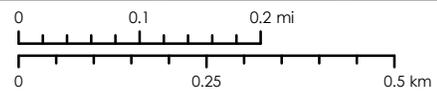
# Figure 10: Historic Preservation Map

Puerto Rico Department of Housing ReGrow



## Legend:

 PR-RGRW-01035



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors



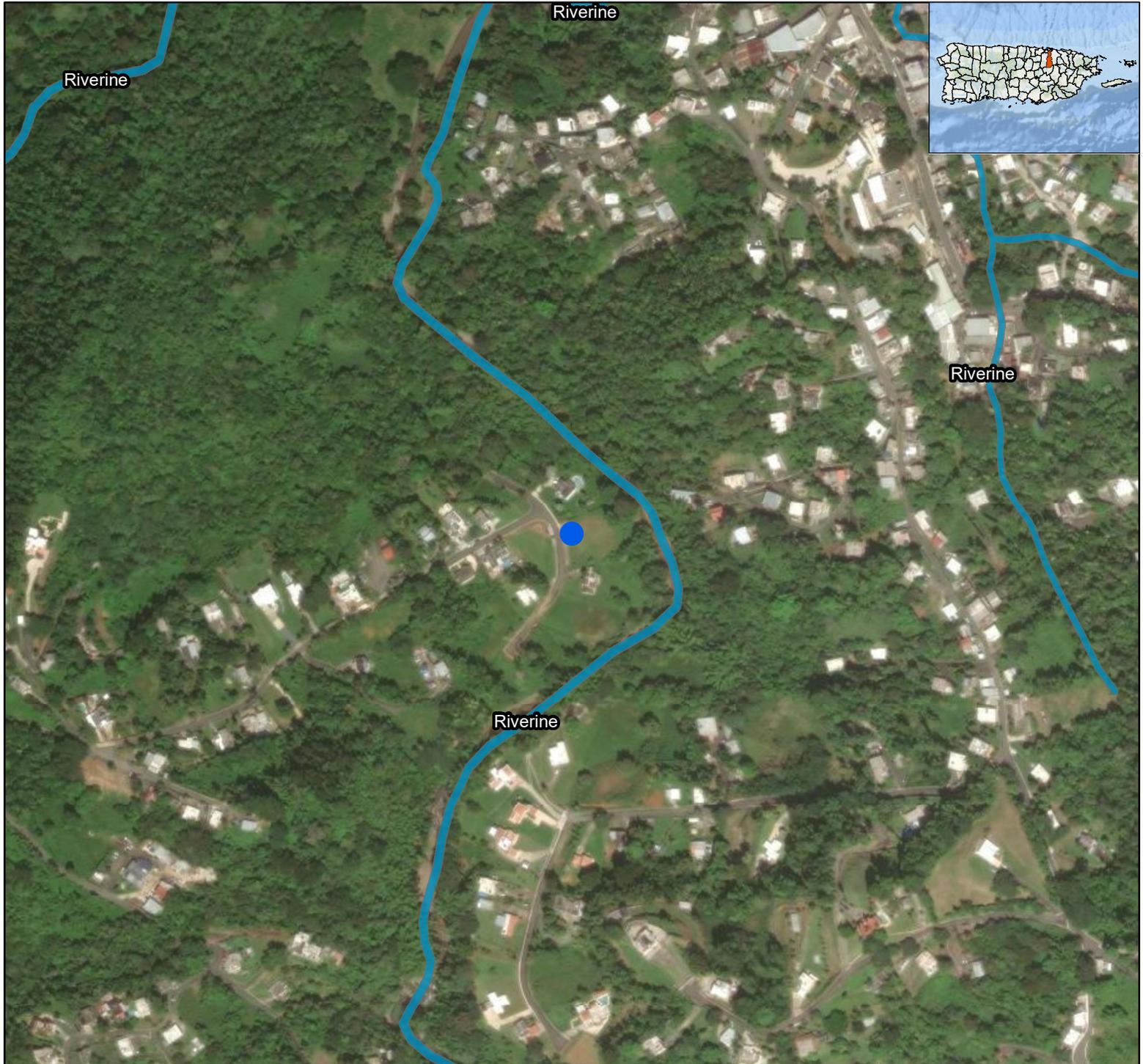
## Source

National Park Service (NPS) - National Register of Historic Places(NRHP)  
<https://www.nps.gov/subjects/nationalregister/index.htm>  
State Historic Preservation Office (SHPO)  
<https://oech.pr.gov/Pages/default.aspx>

1:10,000

# Figure 11: Wetlands Map

Puerto Rico Department of Housing ReGrow

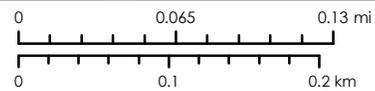


## Legend:

 PR-RGRW-01035

## National Wetlands Inventory

 Riverine



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

## Source

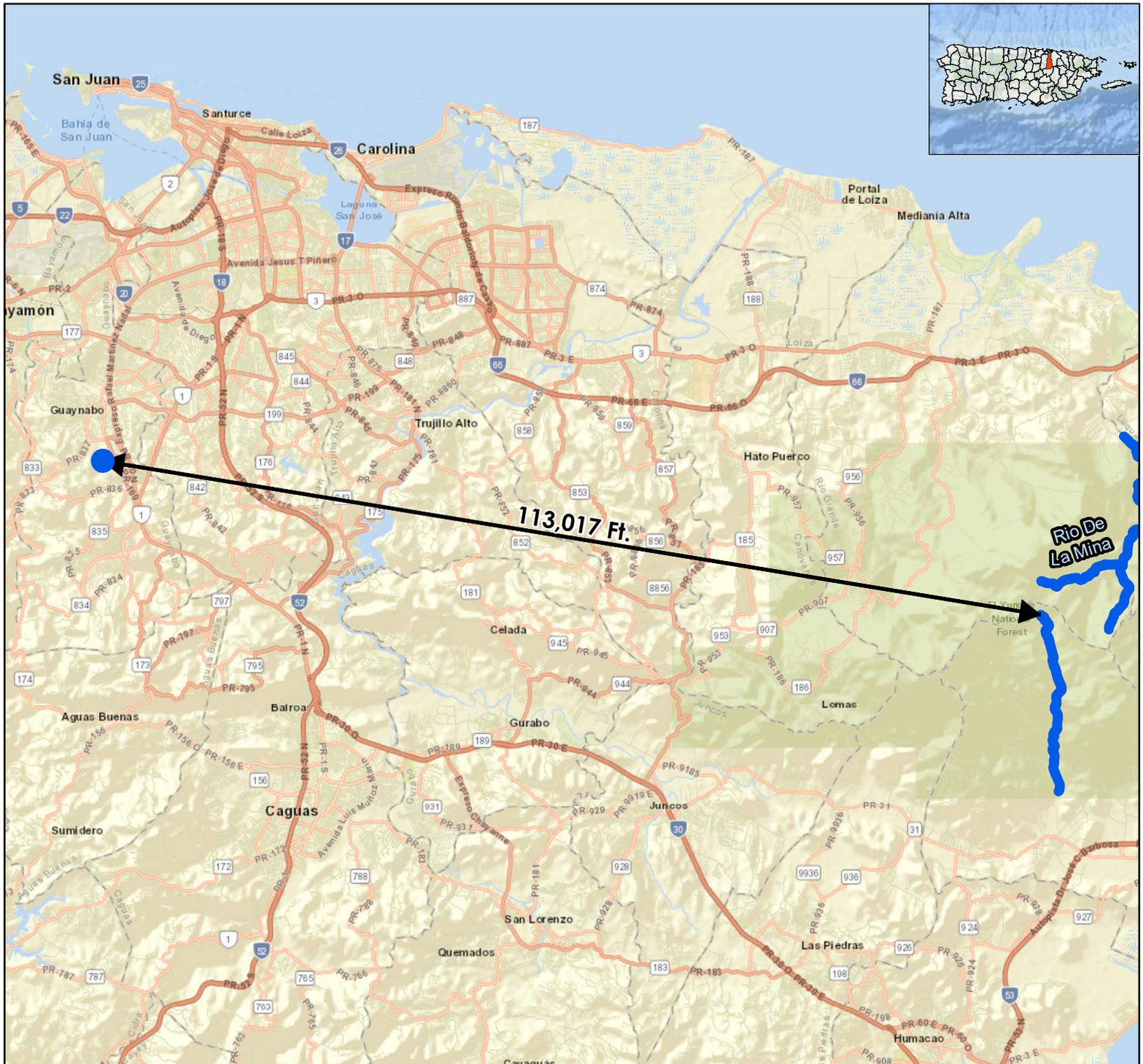
U.S. Fish and Wildlife Service - National Wetlands Inventory  
<https://www.fws.gov/program/national-wetlands-inventory>



1:5,000

# Figure 12: Wild and Scenic Rivers

Puerto Rico Department of Housing ReGrow



## Legend:

- PR-RGRW-01035
- Wild and Scenic Rivers



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

### Source

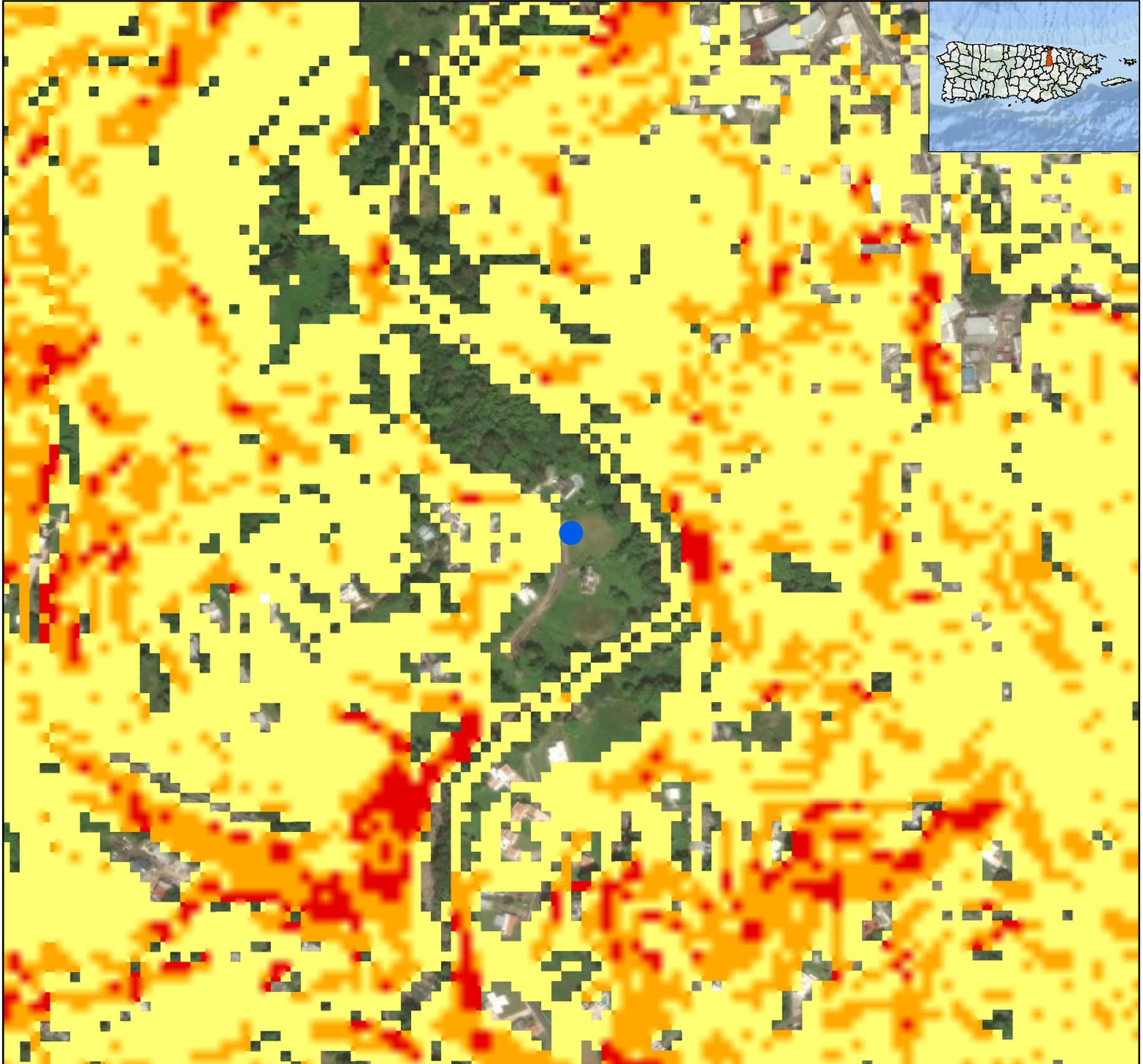
FWS National Wild and Scenic Rivers System  
<https://www.rivers.gov/mapping-gis.php>



1:200,000

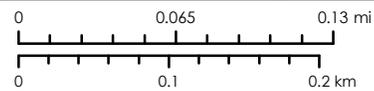
# Figure 13: Landslide Susceptibility

Puerto Rico Department of Housing ReGrow



### Legend:

-  PR-RGRW-01035
-  Low
-  Moderate
-  High
-  Very High
-  Extremely High



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors and Google Earth

### Source

U.S. Geological Survey (USGS)  
<https://pubs.er.usgs.gov/publication/ofr20201022>



1:5,000

# Appendix 1



**GOVERNMENT OF PUERTO RICO**  
STATE HISTORIC PRESERVATION OFFICE

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

May 1, 2023

**Lauren Bair Poche**

HORNE- Architectural Historian Manager  
10000 Perkins Rowe, Suite 610 Bldg G  
Baton Rouge, LA 70810

SHPO: 04-10-23-05 PUERTO RICO DISASTER RECOVERY, CDBG-DR RE-GROW PR URBAN-RURAL AGRICULTURAL RE-GROW PROGRAM, PR-RGRW-01035, POMA'S FARM LLC, CARR. 837 KM 2.2 SECT. AS DE ORO, BO. CAMARONES, GUAYNABO, PUERTO RICO

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the *National Historic Preservation Act, as amended*) and 36 CFR Part 800: *Protection of Historic Properties* from the Advisory Council on Historic Preservation. The State Historic Preservation Officer (SHPO) is to advise and assist federal agencies and other responsible entities when identifying historic properties, assessing effects upon them, and considering alternatives to avoid or reduce the project's effects.

Our records support your finding of **no historic properties affected** within the project's area of potential effects.

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

Sincerely,

Carlos A. Rubio-Cancela  
State Historic Preservation Officer

CARC/GMO/LGC



April 10, 2023

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

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

### **Section 106 NHPA Effect Determination Submittal: PR-RGRW-01035 – Poma’s Farm LLC – Carr. 837 Km 2.2, Sect. As de Oro, Bo. Camarones, Guaynabo, Puerto Rico – *No Historic Properties Affected***

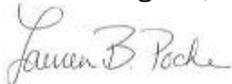
Dear Architect Rubio Cancela,

In accordance with Section 106 of the National Historic Preservation Act and its implementing regulations, 36 CFR Part 800, HORNE is providing information for your review and requesting your concurrence regarding the above-referenced projects on behalf of the Puerto Rico Department of Housing (PRDOH) and the Home Repair, Reconstruction, or Relocation (R3) Program. On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (Housing) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents.

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, we are submitting documentation for activities proposed by Poma’s Farm LLC at Carr. 837 Km 2.2 in Sector As de Oro in Bo. Camarones in the municipality of Guaynabo. The proposed project includes consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be anchored to 8 supports buried 2 feet deep. Additional ground disturbance is expected for the underground electrical connection. Based on the submitted documentation, the Program requests a concurrence that a determination of No Historic Properties Affected is appropriate for this proposed project.

Please contact me by email at [lauren.poche@horne.com](mailto: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

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		
<b>Subrecipient: Poma's Farm LLC</b> <b>PR-RGRW-01035</b>		
<b>Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro</b> <b>Bo. Camarones</b>		<b>City: Guaynabo, PR</b>

<b>Project Location:</b> Carr. 837 Km 2.2 Sect. As de Oro, Bo. Camarones	
<b>Project Coordinates:</b> 18.342462 -66.111251	
<b>TPID (Número de Catastro):</b> 114-093-995-23	
<b>Type of Undertaking:</b> <input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> n/a	<b>Property Size (acres):</b> 0.67

<b>SOI-Qualified Archaeologist:</b> Site Visit by: Jaqueline López Meléndez
<b>Date Reviewed:</b> March 23, 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 undertaking consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO2, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the container. Additional ground disturbance is expected for the underground electrical connection. Since the system recycle the water, every 3 months the system must be cleaned disposing an approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module.

### Area of Potential Effects Since the system recycle the water,

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 APE has been defined as the area potentially impacted by ground disturbing activities related to the installation of the new greenhouse (container). The area of potential effects (APE) measures 802.4 square meters.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	
<b>Subrecipient: Poma's Farm LLC</b> <b>PR-RGRW-01035</b>	
<b>Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro</b> <b>Bo. Camarones</b>	<b>City: Guaynabo, PR</b>

### Identification of Historic Properties – Archaeology

A Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), conducted background research to identify archaeological surveys, previously recorded archaeological sites, and National Register districts within a 0.50 miles radius. Background research indicates no resources are present within the 0.50 miles study area. The closest identified cultural resource to the project area is Iglesia Parroquia San Pedro Mártir (GU0200001) located 1.01 miles north of the APE. This church built in the 18th century has been listed on the National Register of Historic Places since September 8, 1976.

An archaeological evaluation was conducted within the 0.50 miles radius. Archaeologist Aramis Font conducted an archaeological survey in 2003 for the Infraestructura Extramuros Hacienda Santa Elena Project (SHPO: 08-12-02-07). This survey located 0.48 miles northwest yielded negative results.

The project area does not have cultural resources that are included in or eligible for the National Register of Historic Places (NRHP) or in a Traditional Urban Center or Historic District.

On March 22, 2023, we visually inspected the project area. The greenhouse will be placed in the northwest corner of the property. It is bordered to the west by a community road. This property is at a lower level than the road. During the field visit we observed grass on the surface. Visibility is average because the grass does not allow for close observation. We did not observe any type of structure on the property. During the visual inspection of the surface, we found no evidence of archaeological cultural resources within the APE (Photos 1-2)

### Determination

The closest archaeological site to the project area is a church listed in the NRHP located 1.01 miles north of the project area. The only survey conducted within the 0.50-mile radius yielded negative results.

Review of existing archaeological background information and the results of the surface walkover to the project area indicate that there are no historic properties or cultural resources within the 0.50-miles radius study area or within the project APE.

Review of existing background information found that the proposed project area is not within the boundaries or visual APE of an eligible / listed National Register of Historic Places (NRHP) nor to a Traditional Urban Center / Historic District. Visual inspection of the APE of the building and its surroundings found no evidence of cultural materials.

We have concluded that the undertaking will not affect any historic properties and that a determination of No Historic Properties Affected is appropriate for this project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		
<b>Subrecipient: Poma's Farm LLC</b> <b>PR-RGRW-01035</b>		
<b>Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro</b> <b>Bo. Camarones</b>		<b>City: Guaynabo, PR</b>

**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"/> <b>Concurs</b> with the information provided. <input type="checkbox"/> <b>Does not concur</b> with the information provided.	
<b>Comments:</b>	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:



Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro Bo. Camarones

City: Guaynabo, PR

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

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS

Carretera, Barrio Y. Sotillo #13, Calle Perales SS-4, Ararince, San Juan, P.R. 00920 Tel: (787) 713-0200

Application ID: PR-RGRW-01035

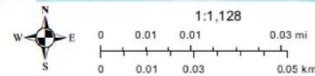
Location: Area Of Potential Effect  
Puerto Rico Department of Housing ReGrow



POMA'S FARM LLC  
Carr 105 km. 8.6 Bo. Limón  
Guaynabo PR  
Catastro: 234-088-925-87  
Lat:18.342462,  
Lon:-66.111251

Legend

-  PR-RGRW-01035 Parcel
-  CRIM Parcels
-  Area Of Potential Effect
-  PR-RGRW-01035 Applicant Structure



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

Source  
Centro de Recaudación de Ingresos Municipales (CRIM) <https://catastro.crimpr.net/cdprpc/>



Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro  
Bo. Camarones

City: Guaynabo, PR

### Project (Parcel) Location - Aerial Map



Consult: Bateria 1, Suite 2-3, Calle Perseus 854, Arroyo, San Juan, P.R. 00920 Tel: (787) 780-0290

Application ID: PR-RGRW-01035

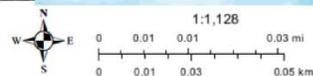
## Location: Aerial Map

## Puerto Rico Department of Housing ReGrow



Legend

- PR-RGRW-01035 Parcel
- CRIM Parcels



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
 Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

Source  
 Centro de Recaudación de Ingresos Municipales (CRIM) <https://catastro.crimpr.net/cdprpc/>



Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro  
Bo. Camarones

City: Guaynabo, PR

### Project (Parcel) Location - USGS Topographic Map

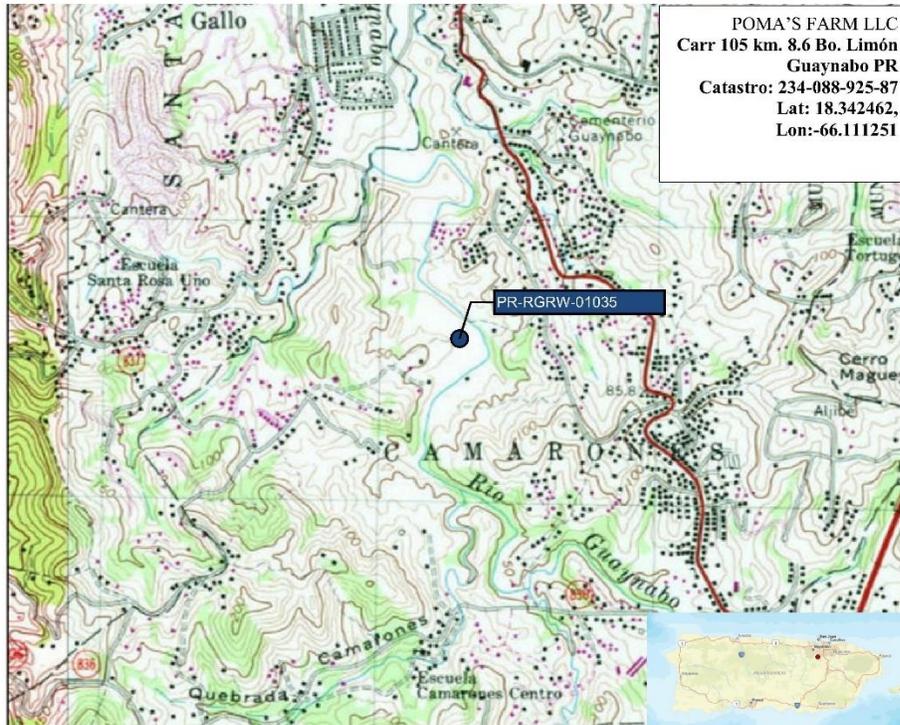


Consulting Engineers, Architects and Planners

Corral, Barrio 1 Calle A-3, Calle Perseus 554, Arterias, San Juan, P.R. 00920 Tel: (787) 793-0200

Application ID: PR-RGRW-01035

## Location: USGS Topographic Map Puerto Rico Department of Housing ReGrow



#### Legend



Contour Interval 20 Feet



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swisstopo, OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

Source  
Centro de Recaudación de Ingresos Municipales (CRIM) <https://catastro.crimpr.net/cdprpc/>



Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro  
Bo. Camarones

City: Guaynabo, PR

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



Application ID: PR-RGRW-01035

Soils Map

Puerto Rico Department of Housing ReGrow

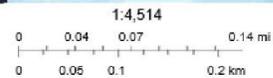


Legend

- PR-RGRW-01035
- PR-RGRW-01035 Parcel
- Soil Map Unit Symbol

Soil Map Unit Symbol

- HtE- Humatas Clay, 20 to 40 percent slopes
- HtF- Humatas Clay, 40 to 60 percent slopes



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

Source  
Centro de Recaudación de Ingresos Municipales (CRIM) <https://catastro.crimpr.net/cdprpc/>



Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro Bo. Camarones

City: Guaynabo, PR

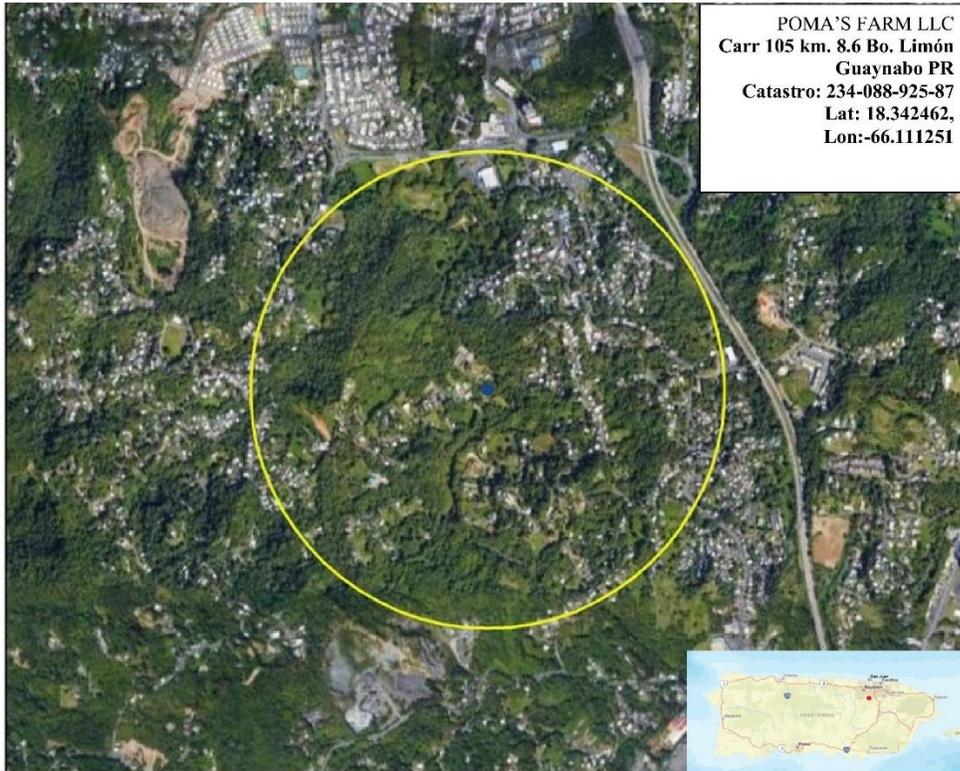
Project (Parcel) Location with Previous Investigations - Aerial Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS

Client: Beerra Y. Rubio y B. Ochoa Porras; SSA, Architects, San Juan, P.R. 00902 Tel: (787) 763-0200

Application ID: PR-RGRW-01035

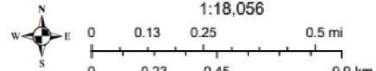
Previous Investigations: USGS Aerial Map  
Puerto Rico Department of Housing ReGrow



POMA'S FARM LLC  
Carr 105 km. 8.6 Bo. Limón  
Guaynabo PR  
Catastro: 234-088-925-87  
Lat: 18.342462,  
Lon:-66.111251

Legend

- PR-RGRW-01035 Location
- 0.50 Mile (0.80 km) Buffer



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Navair, Earthstar Geographics, and the GIS User Community and Google Earth

Source  
Centro de Recaudación de Ingresos Municipales (CRIM) <https://catastro.crimpr.net/cdprpc/>



Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro  
Bo. Camarones

City: Guaynabo, PR

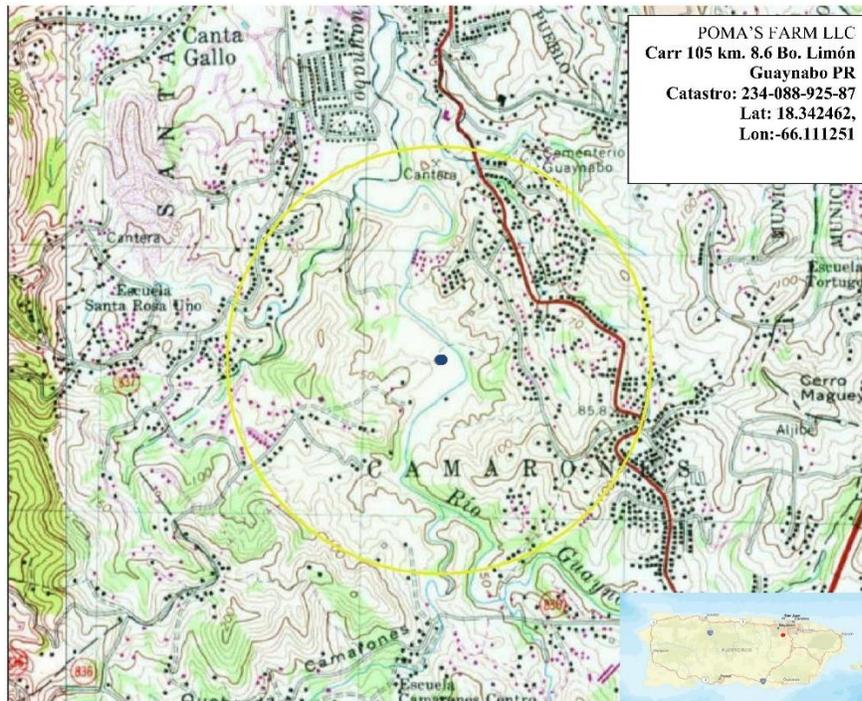
Project (Parcel) Location with Previously Recorded Cultural Resources  
USGS Topographic Map

**BYA** BEHAR-YBARRA & ASSOCIATES LLC  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS

Client: Barrio 1 Suite 2-3, Calle Pinaros 554, Arceburgo, San Juan, P.R. 00920 764.757.7783-0280

Application ID: PR-RGRW-01035

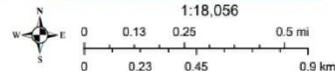
Previous Investigations: USGS Topographic Map  
Puerto Rico Department of Housing ReGrow



POMA'S FARM LLC  
Carr 105 km. 8.6 Bo. Limón  
Guaynabo PR  
Catastro: 234-088-925-87  
Lat: 18.342462,  
Lon:-66.111251

Legend

- PR-RGRW-01035 Location
- 0.50 Mile (0.80 km) Buffer



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Imagery, Earthstar Geographics, and the GIS User Community and Google Earth

Source  
Centro de Recaudación de Ingresos Municipales (CRIM) <https://catastro.crimpr.net/cdprpc/>

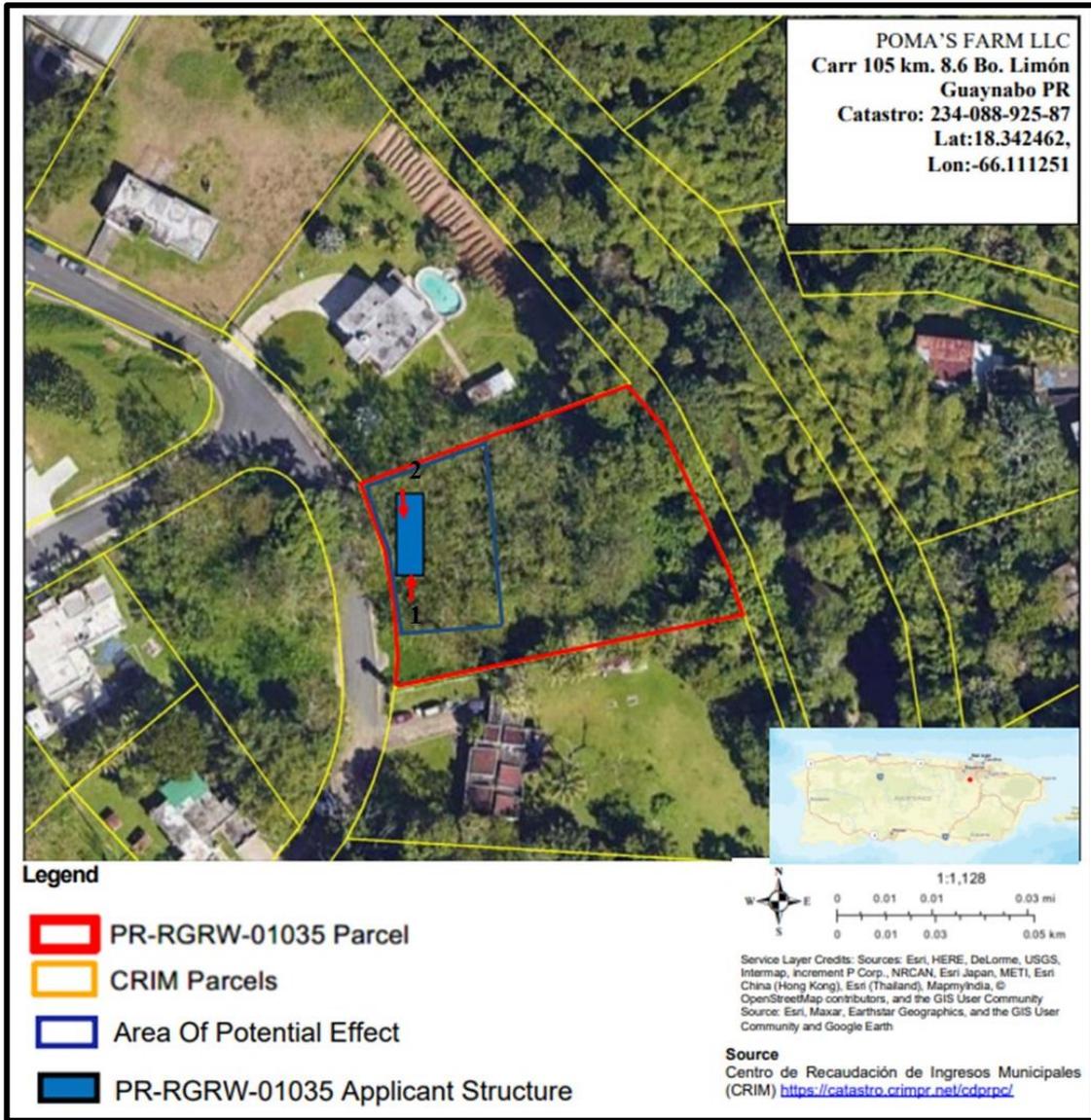
Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro  
Bo. Camarones

City: Guaynabo, PR

### Photograph Key



Subrecipient: Poma's Farm LLC

PR-RGRW-01035

Project Location (Street Address): Carr. 837 Km 2.2 Sect. As de Oro  
Bo. Camarones

City: Guaynabo, PR



Photo #: 1

Description (include direction): Area where the new greenhouse will be placed, looking at north.

Date: March 22 2023



Photo #: 2

Description (include direction): Project area, looking south.

Date: Date: March 22, 2023



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 printed name of the signatory.

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

## **Appendix 2**



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 March 31, 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/m<sup>3</sup>) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

PUERTO RICO

Important Notes

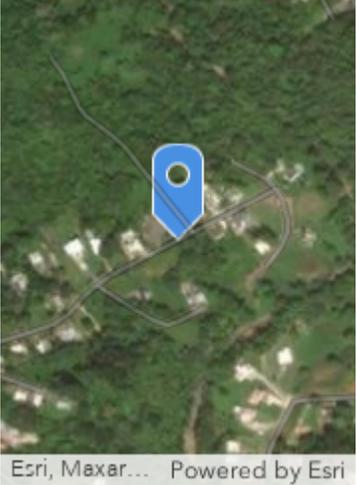
Download National Dataset: [dbf](#) | [xls](#) | [Data dictionary \(PDF\)](#)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or Part County	Population (2010)	State/County FIPS Codes
<b>PUERTO RICO</b>								
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

## **Appendix 3**

APPLICANT/LOCATION INFORMATION	
Applicant ID:	PR-RGRW-01035
Name:	POMA'S FARM LLC
Parcel ID:	
Latitude:	18.342462
Longitude:	-66.111251
Elevation:	51.910880435551135
Development	
Street Address:	Carr. 837 km 2.2 Sect. As de Oro Bo. Camarones
Municipio:	Guaynabo
Zip Code:	00969
Site Inspector:	Egón Gonzalez
Date of Visit:	March 9, 2023
Time of Visit:	11:03

**FIELD OBSERVATIONS**

Question	Answer	Notes
1. Is the structure in use?	No	
2. Is the structure a greenhouse?	Yes	
3. Is Electricity connected? (Utilities or Well)	Yes	Electricity provided by power company LUMA
4. Is water connected? (Utilities or Well)	Yes	Water is provided by AAA
5. Are there signs of poor housekeeping on site? (mounds of rubble, garbage, strom debris, solid waste, petroleum products, paint, pesticides, cleaning fluids, vehicle batteries, abandoned vehicles, pits, pools, ponds of haz-ardous substances, etc.)	No	
6. Are there any 55-gallon drums visible on site? If yes, are they leaking?	No	
7. Are there any (or signs of any) underground storage tanks on the property?	No	
Are there signs of AST on the parcel or adjacent parcel? If yes, list approxi-mate size and contents, if known.	No	
8.		
9. Is there any stained soil or pavement on the parcel?	No	
10. Is a water drainage system in use?	No	
11. Is a warehouse in use for storage of Fertilizer or Pesticides?	No	
12. Are there any groundwater monitoring wells on the site or adjacent parcel?	No	
13. Is there evidence of a faulty septic system?	No	
14. Is there distressed vegetation on the parcel?	No	
15. Is there any visible indication of mold?	No	
16. Is there any visible evidence of asbestos, chipping, and flaking or peeling paint, or hazardous materials present in or on the structure?	No	
17. Are any additional site hazards observed?	No	
18. Is there any permanent standing water, such as a pond or stream, located on the site(do not include ponding from recent rain / weather events)?	No	
19. Does the subject property have water frontage?	No	
20. Is there any indication of the presence of wetlands?	No	

Streetscape #1

Photo Direction: Southwest

Comments:



Streetscape #2

Photo Direction: East

Comments:



Evidence Photo 1

Photo Direction: N/A

Photo Description: Front of greenhouse: 18.342462, -66.111251, North



Evidence Photo 2

Photo Direction: N/A

Photo Description: Left side 40Ft x 8Ft



Evidence Photo 3

Photo Direction: South

Photo Description: Right side



Evidence Photo 4

Photo Direction: East

Photo Description: Back of structure



Evidence Photo 5

Photo Direction: South

Photo Description: Overview



Evidence Photo 6

Photo Direction: Southwest

Photo Description: Entrance



**Evidence Photo 7**

Photo Direction: East

Photo Description: Overview



**Evidence Photo 8**

Photo Direction: N/A

Photo Description:



# EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
<b>POLLUTION AND SOURCES</b>					
Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	N/A	N/A	N/A	8.08	N/A
Ozone (ppb)	N/A	N/A	N/A	61.6	N/A
Diesel Particulate Matter ( $\mu\text{g}/\text{m}^3$ )	0.183	0.0667	92	0.261	40
Air Toxics Cancer Risk* (lifetime risk per million)	20	20	15	25	5
Air Toxics Respiratory HI*	0.2	0.19	17	0.31	4
Toxic Releases to Air	3,600	4,300	92	4,600	82
Traffic Proximity (daily traffic count/distance to road)	140	180	63	210	66
Lead Paint (% Pre-1960 Housing)	0.12	0.16	57	0.3	37
Superfund Proximity (site count/km distance)	0.069	0.15	41	0.13	54
RMP Facility Proximity (facility count/km distance)	0.15	0.47	43	0.43	44
Hazardous Waste Proximity (facility count/km distance)	0.99	0.76	76	1.9	61
Underground Storage Tanks (count/km <sup>2</sup> )	0.54	1.7	63	3.9	40
Wastewater Discharge (toxicity-weighted concentration/m distance)	0.022	2.3	63	22	73
<b>SOCIOECONOMIC INDICATORS</b>					
Demographic Index	78%	83%	22	35%	94
Supplemental Demographic Index	38%	43%	28	14%	98
People of Color	100%	96%	29	39%	97
Low Income	57%	70%	22	31%	86
Unemployment Rate	11%	15%	45	6%	84
Limited English Speaking Households	63%	67%	33	5%	99
Less Than High School Education	20%	21%	50	12%	81
Under Age 5	4%	4%	61	6%	39
Over Age 64	24%	22%	59	17%	77
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>.



# Detailed Facility Report

---

# Facility Summary

HYUNDAI DE GUAYNABO UNA DIVISION

PR-1 KM 20.6 BO RIO, GUAYNABO, PR 00965

FRS (Facility Registry Service) ID: 110007814614

EPA Region: 02

Latitude: 18.33553

Longitude: -66.1084

Locational Data Source: FRS

Industries: --

Indian Country: N

## Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	11/01/1996
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

## Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):** Inactive  
Other, (PRO007001332)

**Safe Drinking Water Act (SDWA):** No Information

## Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

**Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):**  
No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

## Facility/System Characteristics

## Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007814614					N	18.33553	-66.1084
RCRAInfo	RCRA	PRO007001332	Other	Inactive ( )			N	18.332734	-66.09792

## Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007814614	HYUNDAI DE GUAYNABO UNA DIVISION	PR-1 KM 20.6 BO RIO, GUAYNABO, PR 00965	Guaynabo Municipio
RCRAInfo	RCRA	PRO007001332	HYUNDAI DE GUAYNABO UNA DIVISION	CARR 1 KM 20.6, GUAYNABO, PR 99999	Guaynabo Municipio

## Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

## Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

## Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

# Enforcement and Compliance

## Compliance Monitoring History

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

## Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRO007001332	No	01/13/2024	0	01/12/2024

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant /Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRO007001332)		01/01-03 /31/21	04/01-06 /30/21	07/01-09 /30/21	10/01-12 /31/21	01/01-03 /31/22	04/01-06 /30/22	07/01-09 /30/22	10/01-12 /31/22	01/01-03 /31/23	04/01-06 /30/23	07/01-09 /30/23	10/01-12 /31/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												

## Informal Enforcement Actions

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

## Formal Enforcement Actions

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	-----------	------------------

No data records returned

# Environmental Conditions

## Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

## Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	----------------	----------------------	----------------	-----------

No data records returned

## Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	Yes	PM-10 (1987)
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	No	--	No	--

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

# Community

## Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

### EJScreen Indexes Shown

Compare to  US  State

Index Type  Environmental Justice  Supplemental

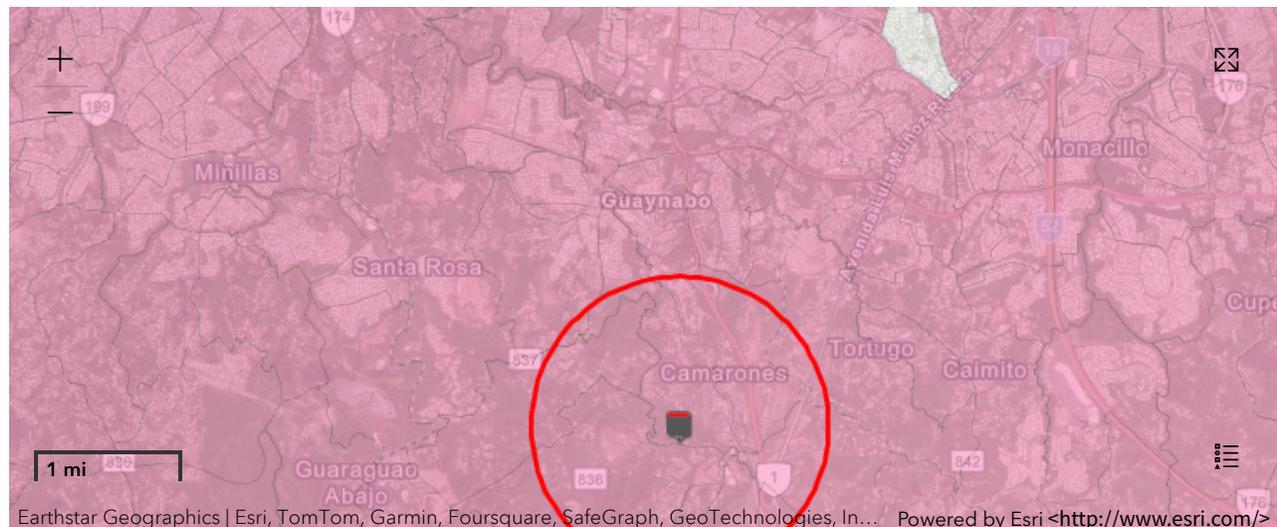
### Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720610406012	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
<b>Count of Indexes At or Above 80th Percentile</b>	<b>7</b>	<b>10</b>
Particulate Matter 2.5	0	--
Ozone	0	--
Diesel Particulate Matter	81	93
Air Toxics Cancer Risk	33	38
Air Toxics Respiratory Hazard Index	30	90
Toxic Releases to Air	93	99
Traffic Proximity	91	99
Lead Paint	74	98
Risk Management Plan (RMP) Facility Proximity	80	99
Hazardous Waste Proximity	90	99
Superfund Proximity	88	98
Underground Storage Tanks (UST)	0	99
Wastewater Discharge	90	99

Facility 1-mile Radius  Facility Census Block Group



## Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (U.S. Census)	
Total Persons	6,944
Population Density	2,242/sq.mi.
Housing Units in Area	2,976

General Statistics (ACS (American Community Survey))	
Total Persons	6,457
Percent People of Color	100%
Households in Area	2,307
Households on Public Assistance	151
Persons With Low Income	4,061
Percent With Low Income	63%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.33553
Center Longitude	-66.1084
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	780 (33.81%)
\$15,000 - \$25,000	338 (14.65%)
\$25,000 - \$50,000	560 (24.27%)
\$50,000 - \$75,000	320 (13.87%)
Greater than \$75,000	309 (13.39%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	328 (5%)
Minors 17 years and younger	1,418 (20%)
Adults 18 years and older	5,527 (80%)
Seniors 65 years and older	1,270 (18%)

Race Breakdown (U.S. Census) - Persons (%)	
White	4,955 (71%)
African-American	1,025 (15%)
Hispanic-Origin	6,905 (99%)
Asian/Pacific Islander	22 (0%)
American Indian	35 (1%)
Other/Multiracial	908 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	879 (17.05%)
9th through 12th Grade	386 (7.49%)
High School Diploma	1,442 (27.97%)
Some College/2-year	630 (12.22%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,188 (23.05%)



# Detailed Facility Report

---

# Facility Summary

**METAL SYSTEMS OF PUERTO RICO**

**PR-1 KM 20.4 BO RIO, GUAYNABO, PR 00966**

**FRS (Facility Registry Service) ID:** 110007823123

**EPA Region:** 02

**Latitude:** 18.33553

**Longitude:** -66.1084

**Locational Data Source:** FRS

**Industries:** --

**Indian Country:** N

## Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	12/29/2004
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

## Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):** Inactive  
Other, (PRR000013292)

**Safe Drinking Water Act (SDWA):** No Information

## Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

**Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):**  
No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

## Facility/System Characteristics

## Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007823123					N	18.33553	-66.1084
RCRAInfo	RCRA	PRR000013292	Other	Inactive ( )			N	18.334438	-66.097291

## Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007823123	METAL SYSTEMS OF PUERTO RICO	PR-1 KM 20.4 BO RIO, GUAYNABO, PR 00966	Guaynabo Municipio
RCRAInfo	RCRA	PRR000013292	METAL SYSTEMS OF PUERTO RICO	CARR #1 KM 20.4 BARRIO RIO, GUAYNABO, PR 00966	Guaynabo Municipio

## Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

## Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

## Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

# Enforcement and Compliance

## Compliance Monitoring History

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

## Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR00013292	No	01/13/2024	0	01/12/2024

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant /Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRR00013292)		01/01-03 /31/21	04/01-06 /30/21	07/01-09 /30/21	10/01-12 /31/21	01/01-03 /31/22	04/01-06 /30/22	07/01-09 /30/22	10/01-12 /31/22	01/01-03 /31/23	04/01-06 /30/23	07/01-09 /30/23	10/01-12 /31/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												

## Informal Enforcement Actions

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

## Formal Enforcement Actions

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	-----------	------------------

No data records returned

# Environmental Conditions

## Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

## Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	----------------	----------------------	----------------	-----------

No data records returned

## Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	Yes	PM-10 (1987)
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	No	--	No	--

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

# Community

## Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

### EJScreen Indexes Shown

Compare to  US  State

Index Type  Environmental Justice  Supplemental

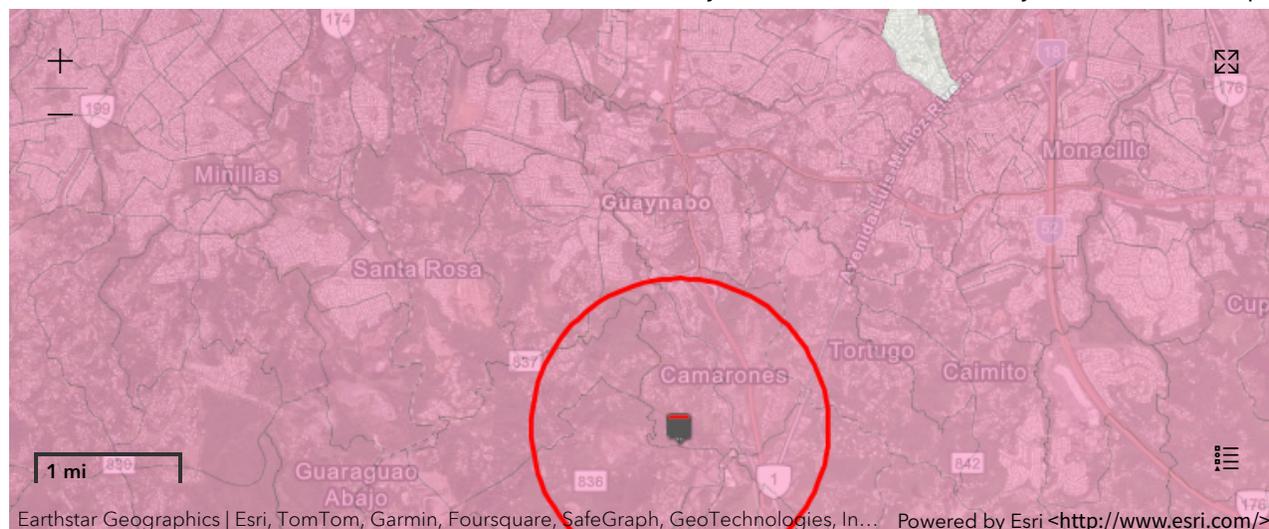
### Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720610406012	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
<b>Count of Indexes At or Above 80th Percentile</b>	<b>7</b>	<b>10</b>
Particulate Matter 2.5	0	--
Ozone	0	--
Diesel Particulate Matter	81	93
Air Toxics Cancer Risk	33	38
Air Toxics Respiratory Hazard Index	30	90
Toxic Releases to Air	93	99
Traffic Proximity	91	99
Lead Paint	74	98
Risk Management Plan (RMP) Facility Proximity	80	99
Hazardous Waste Proximity	90	99
Superfund Proximity	88	98
Underground Storage Tanks (UST)	0	99
Wastewater Discharge	90	99

Facility 1-mile Radius  Facility Census Block Group



## Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (U.S. Census)	
Total Persons	6,944
Population Density	2,242/sq.mi.
Housing Units in Area	2,976

General Statistics (ACS (American Community Survey))	
Total Persons	6,457
Percent People of Color	100%
Households in Area	2,307
Households on Public Assistance	151
Persons With Low Income	4,061
Percent With Low Income	63%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.33553
Center Longitude	-66.1084
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	780 (33.81%)
\$15,000 - \$25,000	338 (14.65%)
\$25,000 - \$50,000	560 (24.27%)
\$50,000 - \$75,000	320 (13.87%)
Greater than \$75,000	309 (13.39%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	328 (5%)
Minors 17 years and younger	1,418 (20%)
Adults 18 years and older	5,527 (80%)
Seniors 65 years and older	1,270 (18%)

Race Breakdown (U.S. Census) - Persons (%)	
White	4,955 (71%)
African-American	1,025 (15%)
Hispanic-Origin	6,905 (99%)
Asian/Pacific Islander	22 (0%)
American Indian	35 (1%)
Other/Multiracial	908 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	879 (17.05%)
9th through 12th Grade	386 (7.49%)
High School Diploma	1,442 (27.97%)
Some College/2-year	630 (12.22%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,188 (23.05%)



# Detailed Facility Report

---

# Facility Summary

**QUINONES GILBERTO**

**PR-1 KM 20.1 BO RIO, GUAYNABO, PR 00965**

**FRS (Facility Registry Service) ID:** 110007815089

**EPA Region:** 02

**Latitude:** 18.33553

**Longitude:** -66.1084

**Locational Data Source:** FRS

**Industries:** --

**Indian Country:** N

## Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	--
Date of Last Compliance Monitoring Activity	09/11/1997
<b>Compliance Status</b>	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	--
Formal Enforcement Actions (5 years)	--
Penalties from Formal Enforcement Actions (5 years)	--
EPA Cases (5 years)	--
Penalties from EPA Cases (5 years)	--

## Regulatory Information

**Clean Air Act (CAA):** No Information

**Clean Water Act (CWA):** No Information

**Resource Conservation and Recovery Act (RCRA):** Inactive  
Other, (PRO007002140)

**Safe Drinking Water Act (SDWA):** No Information

## Other Regulatory Reports

**Air Emissions Inventory (EIS):** No Information

**Greenhouse Gas Emissions (eGGRT):** No Information

**Toxic Releases (TRI):** No Information

**Compliance and Emissions Data Reporting Interface (CEDRI):**  
No Information

Go To Enforcement/Compliance Details

Known Data Problems <<https://epa.gov/resources/echo-data/known-data-problems>>

## Facility/System Characteristics

## Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007815089					N	18.33553	-66.1084
RCRAInfo	RCRA	PRO007002140	Other	Inactive ( )			N	18.336964	-66.096285

## Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110007815089	QUINONES GILBERTO	PR-1 KM 20.1 BO RIO, GUAYNABO, PR 00965	Guaynabo Municipio
RCRAInfo	RCRA	PRO007002140	QUINONES GILBERTO	RD 1 KM 20.1, GUAYNABO, PR 00961	Guaynabo Municipio

## Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description
--------	------------	----------	-----------------

No data records returned

## Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
--------	------------	------------	-------------------

No data records returned

## Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)
------------------	------------	---------------	---------------------------

No data records returned

# Enforcement and Compliance

## Compliance Monitoring History

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)
---------	-----------	--------	---------------	----------------------------	-------------	------	-------------------------

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <<https://www.epa.gov/compliance/compliance-monitoring-programs>> activities or because they are not counted as inspections within EPA's Annual Results <<https://www.epa.gov/enforcement/enforcement-data-and-results>>.

## Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRO007002140	No	01/13/2024	0	01/12/2024

## Three-Year Compliance History by Quarter

Statute	Program/Pollutant /Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: PRO007002140)		01/01-03 /31/21	04/01-06 /30/21	07/01-09 /30/21	10/01-12 /31/21	01/01-03 /31/22	04/01-06 /30/22	07/01-09 /30/22	10/01-12 /31/22	01/01-03 /31/23	04/01-06 /30/23	07/01-09 /30/23	10/01-12 /31/23
	Facility-Level Status	No Violation Identified											
	Violation												
	Agency												

## Informal Enforcement Actions

Statute	System	Source ID	Type of Action	Lead Agency	Date
---------	--------	-----------	----------------	-------------	------

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

## Formal Enforcement Actions

Statute	System	Law/Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/Filed Date	Settlements/Actions	Settlement/Action Date	Federal Penalty Assessed	State/Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
---------	--------	-------------	-----------	----------------	----------	-------------	-----------	-------------------	---------------------	------------------------	--------------------------	------------------------------	--------------------------	-----------	------------------

No data records returned

# Environmental Conditions

## Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
--	---	---	---------------------------------	--------------------------------------	--	---

No data records returned

## Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
-------	--------------	--------------------	----------------------	-----------------	-----------------------	--------------------	----------------	----------------------	----------------	-----------

No data records returned

## Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	No	--	No	--
Lead	No	--	No	--
Particulate Matter	No	--	Yes	PM-10 (1987)
Carbon Monoxide	No	--	No	--
Sulfur Dioxide	No	--	No	--

## Pollutants

### Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers
-----------------	------	---------------	--------------------------	--	------------------------	------------------	------------------------	--------------------------

No data records returned

### Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name
---------------

No data records returned

# Community

## Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

### EJScreen Indexes Shown

Compare to  US  State

Index Type  Environmental Justice  Supplemental

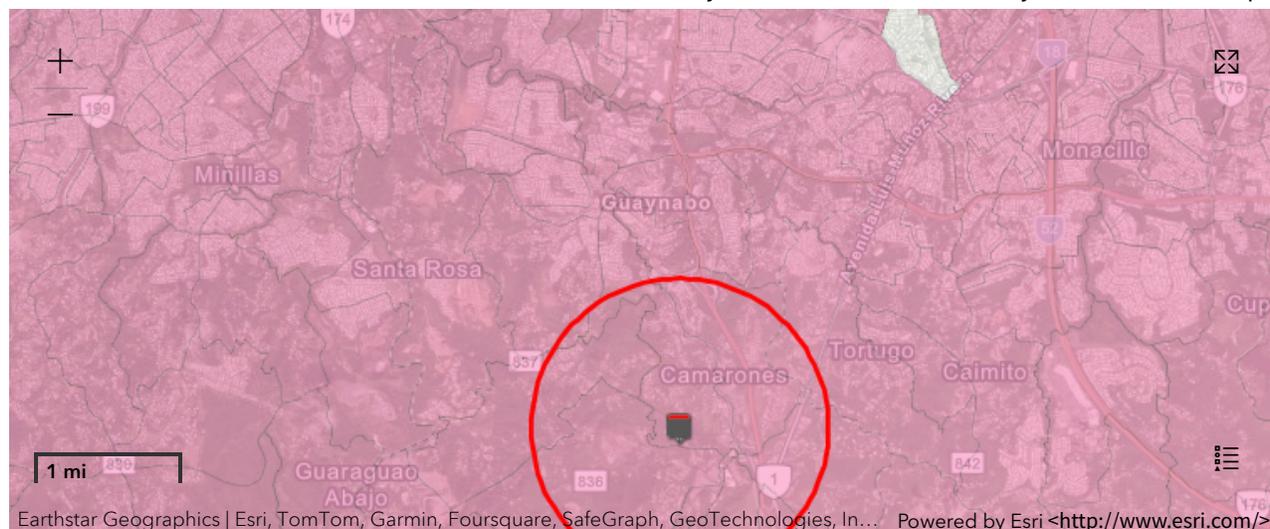
### Related Reports

EJScreen Community Report

Download Data

Census Block Group ID: 720610406012	US (Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Max
<b>Count of Indexes At or Above 80th Percentile</b>	<b>7</b>	<b>10</b>
Particulate Matter 2.5	0	--
Ozone	0	--
Diesel Particulate Matter	81	93
Air Toxics Cancer Risk	33	38
Air Toxics Respiratory Hazard Index	30	90
Toxic Releases to Air	93	99
Traffic Proximity	91	99
Lead Paint	74	98
Risk Management Plan (RMP) Facility Proximity	80	99
Hazardous Waste Proximity	90	99
Superfund Proximity	88	98
Underground Storage Tanks (UST)	0	99
Wastewater Discharge	90	99

Facility 1-mile Radius  Facility Census Block Group



## Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2010 U.S. Census and 2017 - 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. EPA's spatial processing methodology considers the overlap between the selected radii and the census blocks (for U.S. Census demographics) and census block groups (for ACS demographics) in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <<https://epa.gov/help/reports/dfr-data-dictionary#demographic>>.

General Statistics (U.S. Census)	
Total Persons	6,944
Population Density	2,242/sq.mi.
Housing Units in Area	2,976

General Statistics (ACS (American Community Survey))	
Total Persons	6,457
Percent People of Color	100%
Households in Area	2,307
Households on Public Assistance	151
Persons With Low Income	4,061
Percent With Low Income	63%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.33553
Center Longitude	-66.1084
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than \$15,000	780 (33.81%)
\$15,000 - \$25,000	338 (14.65%)
\$25,000 - \$50,000	560 (24.27%)
\$50,000 - \$75,000	320 (13.87%)
Greater than \$75,000	309 (13.39%)

Age Breakdown (U.S. Census) - Persons (%)	
Children 5 years and younger	328 (5%)
Minors 17 years and younger	1,418 (20%)
Adults 18 years and older	5,527 (80%)
Seniors 65 years and older	1,270 (18%)

Race Breakdown (U.S. Census) - Persons (%)	
White	4,955 (71%)
African-American	1,025 (15%)
Hispanic-Origin	6,905 (99%)
Asian/Pacific Islander	22 (0%)
American Indian	35 (1%)
Other/Multiracial	908 (13%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	879 (17.05%)
9th through 12th Grade	386 (7.49%)
High School Diploma	1,442 (27.97%)
Some College/2-year	630 (12.22%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,188 (23.05%)

## **Appendix 4**

January 15, 2024

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

From: Behar Ybarra & Associates

***RE: Threatened and Endangered Species Review for Case PR-RGRW-01035 located at Carr. 837 km 2.2 Sect. As de Oro Bo. Camarones, Guaynabo, PR 00969.***

This Threatened and Endangered Species Review evaluates a greenhouse installation at the coordinates: latitude 18.342462, longitude -66.111251 on Carr. 837 km 2.2 Sect. As de Oro Bo. Camarones, Guaynabo, PR 00969, see Figure 1: Location Map and Figure 2: Topographic Map. The project is part of the Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) that aims to increase agricultural capacity while promoting and increasing food security inland wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities.

The undertaking consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO<sub>2</sub>, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the container. Additional ground disturbance is expected for the underground electrical connection. Since the system recycles the water, every 3 months the system must be cleaned disposing approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module. The Area of Potential Effect (APE) has been defined as the area potentially impacted by ground disturbing activities related to the installation of the module container, see Figure 3: Area of Potential Effect.

### **Existing Conditions and Trends:**

The proposed project parcel 114-093-995-23 is designated as Farmland of statewide importance, See Figure 4: PR-RGRW-01035 Farmland Protection Map. The area where the module will be placed has a flat topography. On the surface we observed grass, refer to Photo 1 and Photo 2. The soil in the area has been classified as Humatas clay, 20 to 40 percent slopes (HmE). This soil is deep and well drained and are on uplands. The land has been used for residential purposes and the proposed project will not change the land use associated with these placements. In addition, the closer Final Critical Habitat is located at 44,114 feet from the project location, see Figure 5 PR-RGRW-01035 Critical Habitats Map.

Using the Information for Planning and Consultation (IPaC) system (See Exhibit B), we have determined that the proposed project lies within the range of the following federally listed species and critical habitats:

<b>Name of species</b>	<b>Threatened/Endangered/Candidate</b>
<b>Reptiles</b>	
Puerto Rican boa ( <i>Chilabothrus inornatus</i> )	Endangered
<b>Critical Habitat</b>	
There are no critical habitats within the project area.	

The nature of the project, scope of work, information available, a careful analysis of the IPaC, the Puerto Rico Boa conservation measures, the Caribbean Dkey dated January 11, 2024, in the US Fish and Wildlife Service’s online IPaC application, and the observations during the field visit, were used to evaluate the potential impacts to federally listed species from this project. Based on that information and the answer inputted into the Dkey, it was determined that the proposed action will have “No Effect” determination on the Puerto Rican Boa, see Exhibit B.

<b>Name of the species</b>	<b>Effect Determination</b>	<b>Conservation Measures that will be implemented</b>
Puerto Rican boa ( <i>Chilabothrus inornatus</i> )	No Effect (NE)	USFWS Puerto Rico Boa Conservation Measures 2020
<b>Critical Habitats</b>		
There are no critical habitats within the project area.		

If a Puerto Rican Boa is found in the project activity 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.

For any questions or concerns, we can be reached by phone 787-783-0290 or email (patricia.carmenatty@byaea.com).

Patricia Carmenatty Santiago

B.S. Biologist, Behar Ybarra & Associates

**References:**

**Puerto Rican boa (*Chilabothrus inornatus*)**

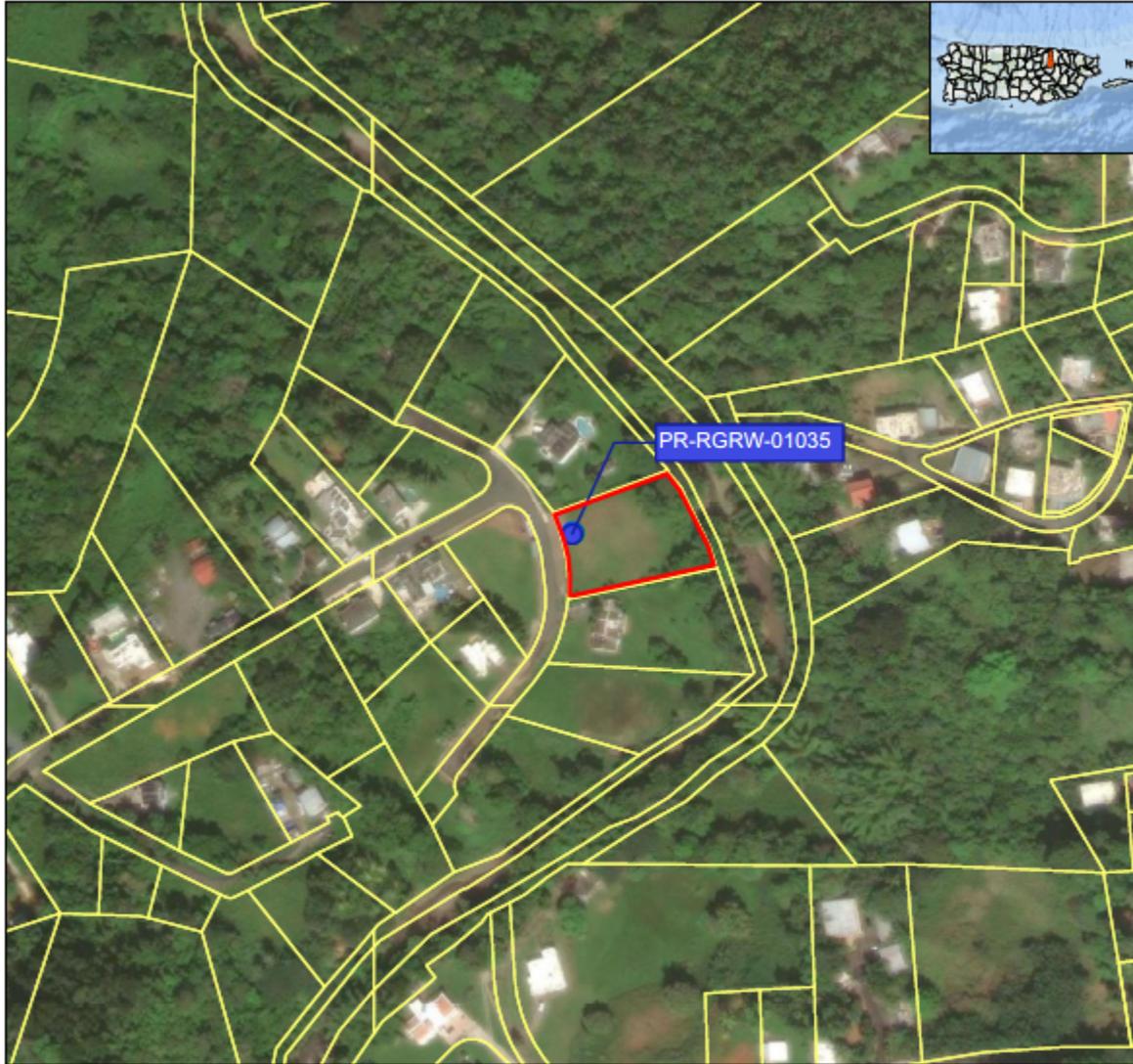
<https://ecos.fws.gov/ecp/species/6628>

USFWS Puerto Rican boa Conservation Measures

## **Exhibit A: Figures**

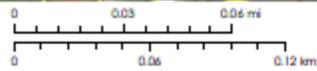
# Location Aerial Map

Puerto Rico Department of Housing ReGrow



**Legend:**

- PR-RGRW-01035
- CRIM Parcels
- Parcel



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors and Google Earth

**Source**

Junta de Planificación de Puerto Rico (JPPR),  
<https://jp.pr.gov/>



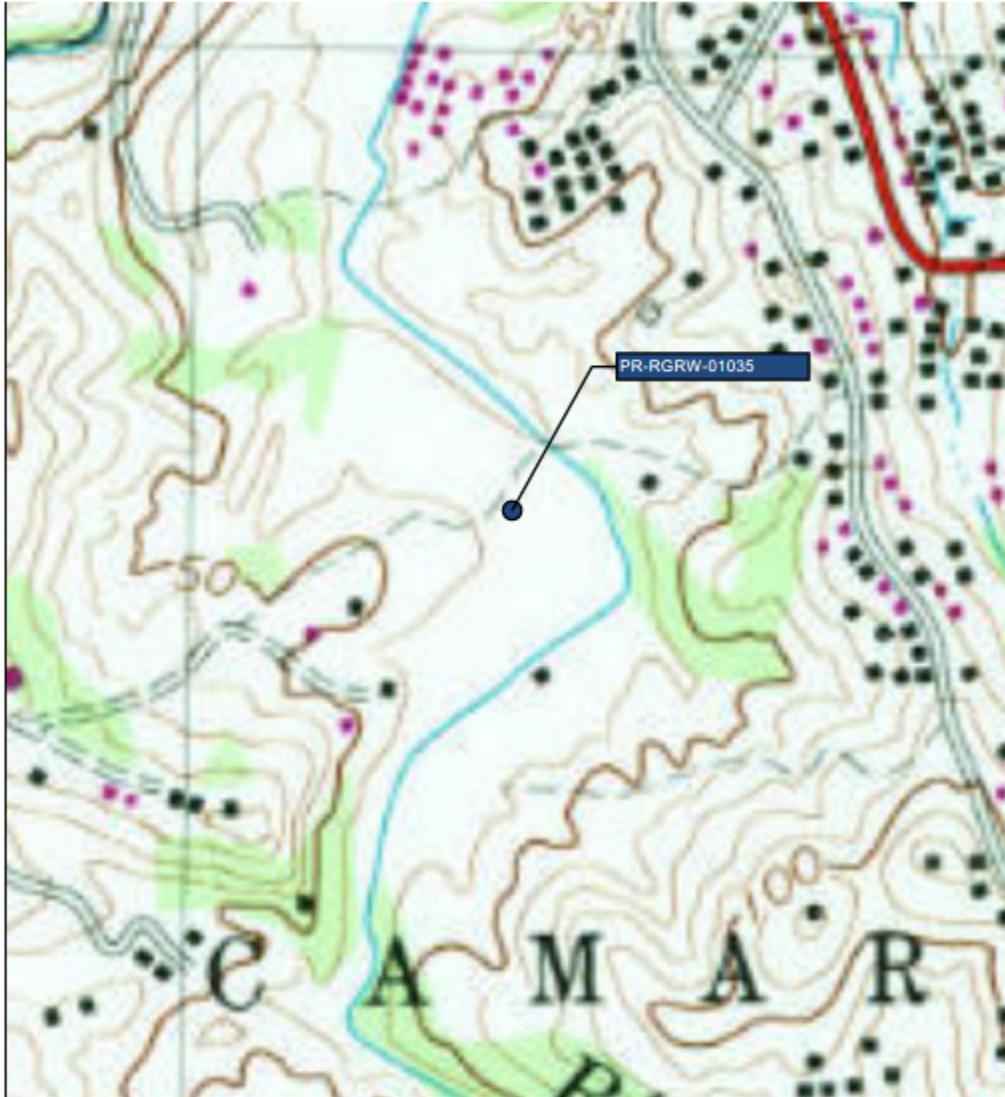
1:2,500

Figure 1: PR-RGRW-01035 Location Map

# Topographic Quadrangle Map

Puerto Rico Department of Housing ReGrow

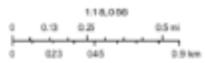
POMA'S FAM LLC  
Direction: Carr. R37 km 22  
Sect. As de Oro Bo. Camarones,  
Guayama, PR 00949  
Catastro: 114-093-995-23  
Lat: 18.342462, Long: -66.111251



**Legend**

● PR-RGRW-01035

Contour Interval 20 Feet



Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar, Geographics, and the GIS User Community and Google Earth

Figure 2: PR-RGRW-01035 Topographic Map

# Location: Area Of Potential Effect Puerto Rico Department of Housing ReGrow

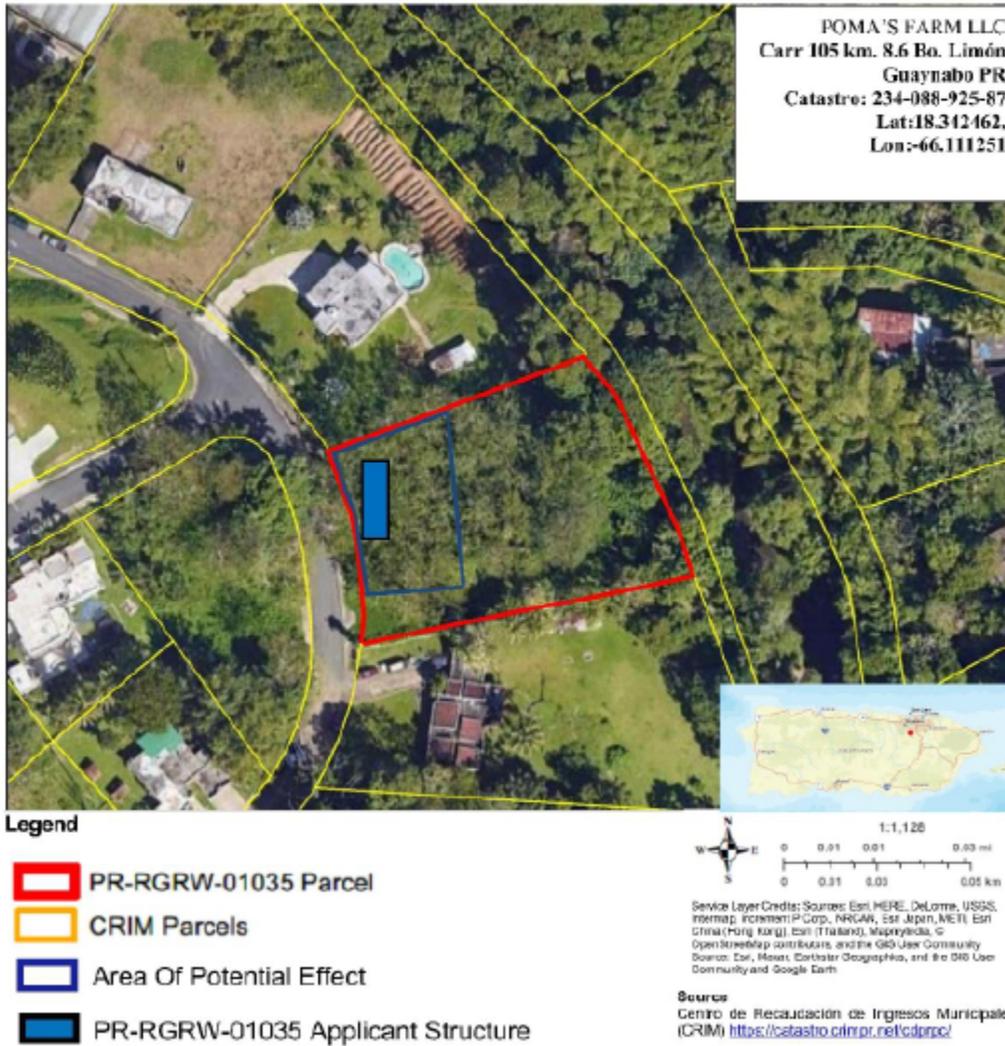


Figure 3: PR-RGRW-01035 Area of Potential Effect Map

# Farmland Protection

Puerto Rico Department of Housing ReGrow



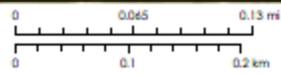
**Legend:**

● PR-RGRW-01035

**Farm Class**

■ Farmland of statewide importance

■ Not prime farmland



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

**Source**

National Resources Conservation Service (NRCS)  
Gridded Soil Survey Geographic Database (gSSURGO)  
<https://data.nal.usda.gov/dataset/soil-survey-geographic-database-surgo>



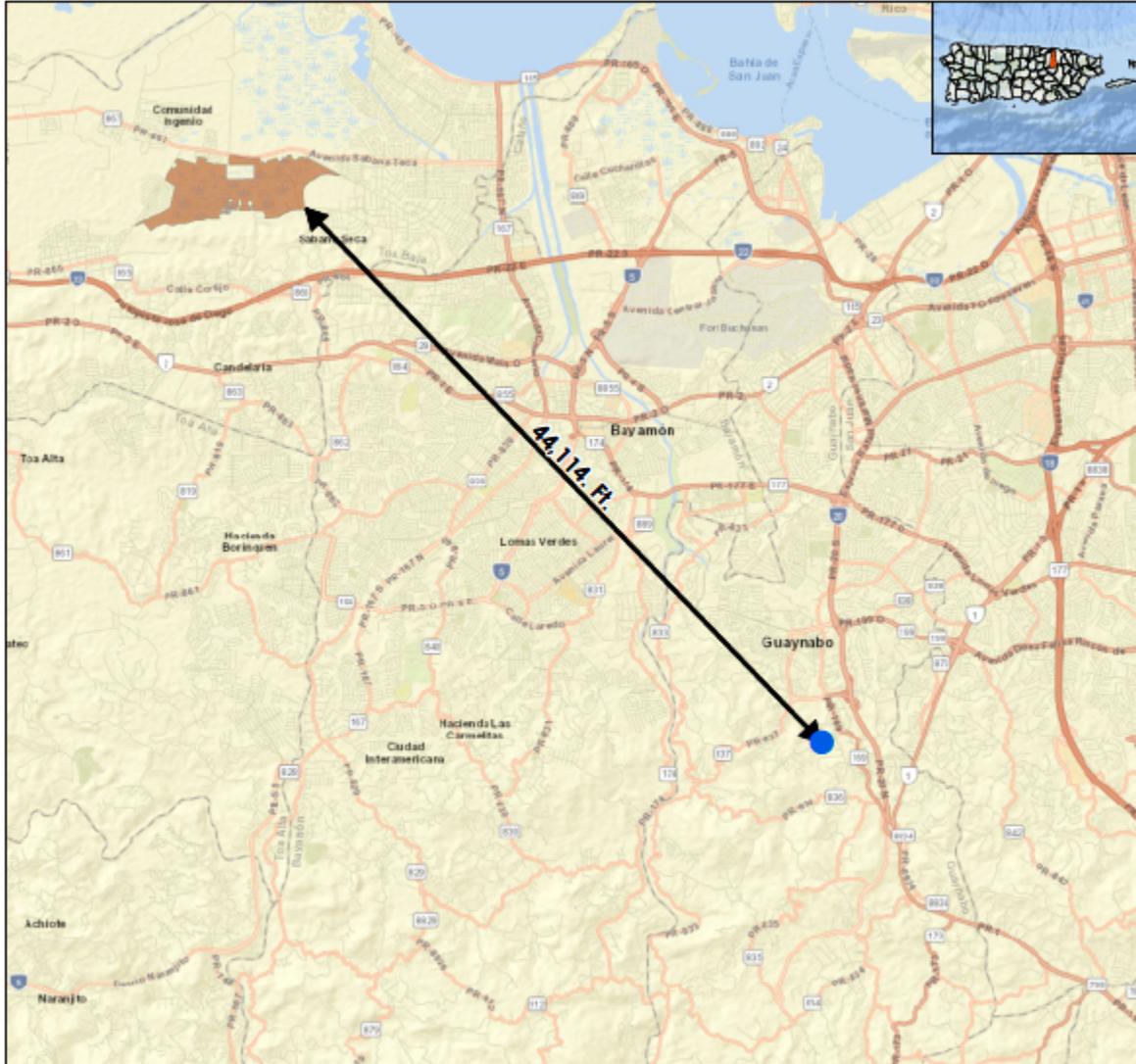
1:5,000

Figure 4: PR-RGRW-01035 Farmland Protection Map

## Threatened and Endangered Species

Puerto Rico Department of Housing ReGrow

POMA'S FAM LLC  
Direccion: Carr. 837 km 2.2  
Sect. As de Oro Bo. Camarones,  
Guaynabo, PR 00969  
Catastro: 114-093-995-23  
Lat: 18.342462, Long: -66.111251



**Legend:**

- PR-RGRW-01035
- Critical Habitat

0 1 2 mi  
0 2.5 5 km

Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Swire, © OpenStreetMap contributors, W&A, and the GIS User Community  
Esri, Garmin, GEBCO, NOAA NGDC, and other contributors

**Source**  
NOAA Office of Response and Restoration  
<https://response.restoration.noaa.gov/>

1:100,000

Figure 5: PR-RGRW-01035 Critical Habitats Map

**Exhibit B: Information for Planning and Consultation (IPaC)**



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (787) 834-1600 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project Code: 2024-0035439  
Project Name: PR-RGRW-01035

January 11, 2024

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

To Whom It May Concern:

**\*THE FOLLOWING SPECIES LIST IS NOT A SECTION 7 CONSULTATION. PLEASE CONTACT OUR OFFICE TO COMPLETE THE CONSULTATION PROCESS\***

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

Federal agencies are required to "request of the Secretary of Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". The enclosed species list provides information to assist with the U.S. Fish and Wildlife Service (Service) consultation process under section 7 of the Act. However, **the enclosed species list does not complete the required consultation process**. The species list identifies threatened, endangered, proposed and candidate species, as well as proposed and designated critical habitats, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. A discussion between the Federal agency and the Service should include what types of listed species may occur in the proposed action area and what effect the proposed action may have on those species. This process initiates informal consultation.

Once a species list is obtained for the proposed project, an effect determination for endangered and threatened species should be made. The applicant could make an effect determination by using available keys on IPaC for specific species. For species with no determination keys, the applicant should request concurrence from the Service by sending a project package

to [caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov). To obtain guidance for completing this process and the minimum requirements for project packages, please visit:

<https://www.fws.gov/sites/default/files/documents/consultation-under-section-7-of-the-endangered-species-act-with-the-caribbean-ecological%20Services-field-office-template-letter.pdf>

When a federal agency, after discussions with the Service, determines that the proposed action is not likely to adversely affect any listed species, or adversely modify any designated critical habitat, and the Service concurs, the informal consultation is complete, and the proposed project moves ahead. If the proposed action is suspected to affect a listed species or modify designated critical habitat, the Federal agency may then prepare a Biological Assessment (B.A.) to assist in its determination of the project's effects on species and their habitat. However, a B.A. is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a B.A. where the agency provides the Service with an evaluation on the likely effects of the action to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a B.A. are described at 50 CFR 402.12.

If a federal agency determines, based on its B.A. or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to further consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation process. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species.

This list is provided pursuant to Section 7 of the Endangered Species Act and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action". Please use this list to determine whether your project requires consultation and to make your effects determination. For more guidance, use the Guideline for Consultation under Section 7 of the Endangered Species Act with the Caribbean Ecological Services Field Office by clicking [here](#).

This species list is provided by:

Caribbean Ecological Services Field Office

[caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov)

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## OFFICIAL SPECIES LIST

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

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(787) 834-1600

## PROJECT SUMMARY

Project Code: 2024-0035439

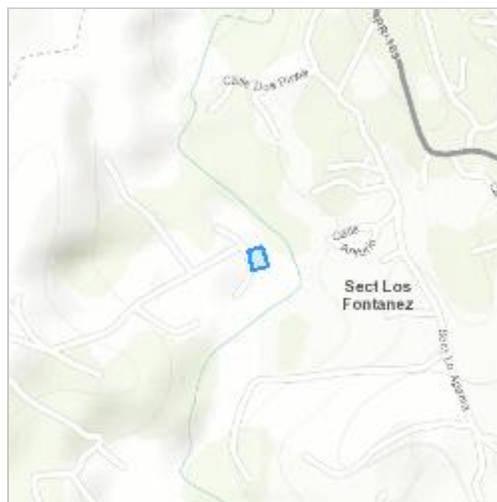
Project Name: PR-RGRW-01035

Project Type: New Constr - Above Ground

Project Description: The undertaking consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO<sub>2</sub>, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the container. Additional ground disturbance is expected for the underground electrical connection. Since the system recycles the water, every 3 months the system must be cleaned disposing approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.3424035,-66.1118711726849,14z>



Counties: Guaynabo County, Puerto Rico

## ENDANGERED SPECIES ACT SPECIES

There is a total of 1 threatened, endangered, or candidate species on this species list.

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

## REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/XZEZFCXCVRCCVAWKN4LOIHTL64/documents/generated/7140.pdf">https://ipac.ecosphere.fws.gov/project/XZEZFCXCVRCCVAWKN4LOIHTL64/documents/generated/7140.pdf</a>	Endangered

## CRITICAL HABITATS

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

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

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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 OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act<sup>1</sup> and the Migratory Bird Treaty Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

---

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO BALD AND GOLDEN EAGLES WITHIN THE VICINITY OF YOUR PROJECT AREA.

## MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

---

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

THERE ARE NO FWS MIGRATORY BIRDS OF CONCERN WITHIN THE VICINITY OF YOUR PROJECT AREA.

## WETLANDS

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

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

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Post Office Box 491  
Boqueron, PR 00622-0491  
Phone: (787) 834-1600 Fax: (787) 851-7440  
Email Address: [CARIBBEAN\\_ES@FWS.GOV](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project code: 2024-0035439  
Project Name: PR-RGRW-01035

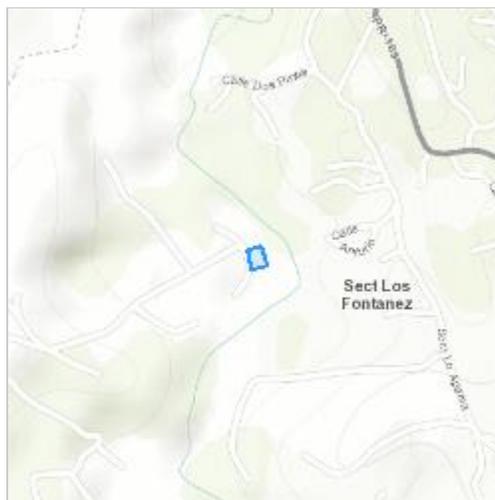
January 11, 2024

Subject: Consistency letter for the project named 'PR-RGRW-01035' for specified threatened and endangered species, that may occur in your proposed project location, pursuant to the IPaC determination key titled Caribbean Determination Key (DKey).

Dear Applicant:

Thank you for using the assisted evaluation keys in IPaC. This letter is provided pursuant to the Service's authority under the Endangered Species Act of 1973, as amended (ESA) (87 Stat. 884; 16 U.S.C. 1531et seq.). On January 11, 2024, Patricia Carmenatty used the Caribbean DKey; dated October 12, 2023, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-01035'. The project is located in Guaynabo County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.3424035,-66.11118711726849,14z>



The following description was provided for the project 'PR-RGRW-01035':

The undertaking consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO<sub>2</sub>, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the container. Additional ground disturbance is expected for the underground electrical connection. Since the system recycles the water, every 3 months the system must be cleaned disposing approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module.

Based on your answers and the assistance of the Service's Caribbean DKey, you determined the proposed Action will have "No Effect" on the following species:

Species	Listing Status	Determination
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered	No effect

Thank you for informing the Service of your "No Effect" determination(s) for this project. No further consultation/coordination for this project is required for these species. However, be aware that reinitiation of consultation may be necessary if later modifications are made to the project so that it no longer meets the criteria or outcome described above, or if new information reveals effects of the action that could affect listed species or critical habitat in a manner or to an extent not previously considered, or if a new species is listed.

This letter serves as documentation of your consideration of the federally listed species as required under section 7 of the ESA. However, effects to the other federally listed species or critical habitat as listed below from the "IPaC print-out for the project" (see below) should be considered as part of your ESA review for the project.

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "No Effect" (NE) determination for Federally listed species in the Caribbean. If we do not notify you within that timeframe, you may proceed with the Action under the terms of the NE concurrence provided here. This verification period allows the Caribbean Ecological Services Field Office to apply local knowledge to evaluate the Action, as we may identify a small subset of actions having unanticipated impacts. In such instances, the Caribbean Ecological Services Field Office may request additional information to verify the effects determination reached through the DKey.

**Note:** Projects located within the range of the Puerto Rican boa or the Virgin Islands tree boa might encounter these species during project activities. **This letter does not provide take to handle or move these species.** If relocation of the species is needed, please contact either the

Puerto Rico Department of Natural Resources (DNER) at 787-724-5700, 787-230-5550, or 787-771-1124 for projects in Puerto Rico, or the Virgin Islands Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) at 340-775-6762 for projects in the Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office ([caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov)) to determine whether the consultation needs to be reinitiated.

If the proposed project is located within species range where a DKey has not been developed for those species, please follow the established guidance for initiating section 7 consultation Caribbean Ecological Services Field Office.

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

## Action Description

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

### 1. Name

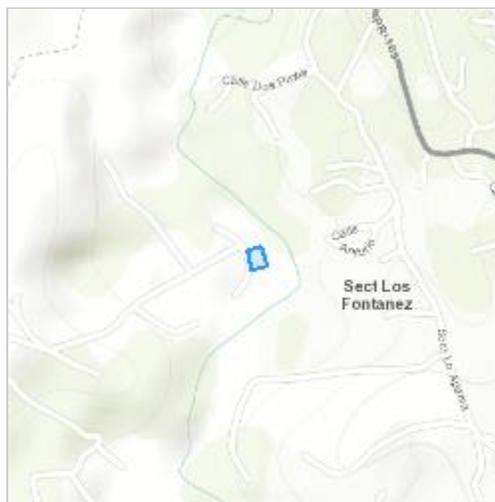
PR-RGRW-01035

### 2. Description

The following description was provided for the project 'PR-RGRW-01035':

The undertaking consists of the purchase and installation of 40 x 8 feet Greenery Container for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO<sub>2</sub>, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because CEA grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the container. Additional ground disturbance is expected for the underground electrical connection. Since the system recycles the water, every 3 months the system must be cleaned disposing approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.3424035,-66.11118711726849,14z>



## QUALIFICATION INTERVIEW

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

*No*

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

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

*Yes*

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

**Automatically answered**

*Yes*

**Exhibit C: Field Visit Photos**



**Photo #: 1**

**Date: March 22 2023**

**Description (include direction):** Area where the new greenhouse will be placed, looking at north.



**Photo #: 2**

**Date: Date: March 22, 2023**

**Description (include direction):** Project area, looking south.

## **Appendix 5**

PUERTO RICO DEPARTMENT OF HOUSING

POMA'S FARM LLC

PR-RGRW-01035

Carr. 837 km 2.2 Sect. As de Oro Bo. Camarones, Guaynabo, PR 00969

**Procedure for Making Determination on Floodplain Management and Wetlands Eight Step Process**

The Puerto Rico Department of Housing (PRDOH) intends to use U.S. Department of Housing and Urban Development (HUD) - Community Development Block Grant (CDBG) funding to engage in works to improve a farm affected by hurricanes. The PR-RGRW-01035 project is proposed to take place at Carr. 837 km 2.2 Sect. As de Oro Bo. Camarones, Guaynabo, PR 00969; latitude 18.342462, longitude - 66.111251, see Figure 1.

The area of the Project where activities will take place is rural and considered farmland of statewide importance. The undertaking consists of the purchase and installation of 40 x 8 square feet for a Controlled Environment Vertical Harvest Module. The container will be used for protected cultivation, a process of growing crops in a controlled environment (where factors such as light, CO<sub>2</sub>, temperature/humidity, and airflow are regulated) and includes cultivation in vertical farming and greenhouses where environmental factors are tightly controlled. Because this equipment grows crops indoors, it is labor-saving, allows for the reduced use of pesticides, and can be set up just about anywhere. The container will be anchored to 8 supports buried 2 feet deep. The little water needed (5 gallons of water daily) for the cultivation will be provided by a small cistern that will be provided by the applicant. The power needed to operate the module will come from an existing PREPA connection located approximately 25 feet from the container. Additional ground disturbance is expected for the underground electrical connection. Since the system recycles the water, every 3 months the system must be cleaned disposing approximately 50 gallon of water that could be used for irrigation. No sewer connection is required for any discharge from the module. A total area of 0.75 acres is in the floodplain.

Pursuant to Executive Orders (EOs) 11988 and 11990, the PRDOH has determined portions of this project be in the one-hundred-year floodplain. The EOs were enacted to “*avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative*”. Based on the FEMA FIRM and/or Advisory Base Flood Elevation (ABFE) map, the improvement location lies within the 100-year floodplain, in a ABFE A and in Zone A shaded Special Flood Hazard Area associated to the Guaynabo River, see Figure 2.r. However, floodplain impacts are expected to be minimal since the proposed action involves the purchase and installation of a greenhouse container for cultivation purposes anchored at a small depth of 2 feet.

Detailed below is a summary of the eight-step process and how the PRDOH has or will comply with EO 11988 and EO 11990, as the project site occurs within the 100-year floodplain.

### **Step 1- Determination of whether the proposed action is located within a 100-year floodplain**

Regarding EO 11988, based on the FEMA FIRM and/or ABFE map, the entire site is located within the 100-year floodplain. The Proposed Project is shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel 72000C0730H dated 4/19/2005, see Figure 3. Floodplain impacts are expected to be minimal as a result of this action. The existing area for the proposed project is used for agricultural purposes, therefore there is no change in land use associated with this project. The project improvements will not alter the drainage runoff flow. Therefore, the floodplain will maintain its preconstruction state. Regarding EO 11990, the project area was determined to not include wetland areas, see Figure 4.

### **Step 2- Early Notification and Involvement of the Public in the Decision-Making Process**

The Re-grow PR Urban-Rural Agriculture Program, under the Puerto Rico Community Development Block Grant Program for Disaster Recovery (CDBG-DR) allocated funds to help shape and implement the future vision in communities that were affected by Hurricanes Irma and Maria.

Based on the program goals, it was determined for Guaynabo that this project, the purchase and installation of 40 x 8 square feet Greenery Container for cultivation of lettuce, would be beneficial to the surrounding community. For the improvements, PRDOH notified the public of the proposed actions located within the 100-year floodplain through an Early Floodplain Notice in the Primera Hora the local and regional paper, on June 15, 2023, for purposes of eliciting public comments for consideration during this review.

Copies of the Early Floodplain Notice were sent to potentially interested parties, such as the Environmental Protection Agency, State Environmental Natural Resources Department, Puerto Rico Planning Board, Puerto Rico Department of Economic Development Commerce, Federal Emergency Management Agency, the National Oceanic and Atmospheric Administration, U.S. Department of Housing and Urban Development, Fish and Wildlife Service, the United States Department of Agriculture Natural Resource Conservation Service, the State Department of Transportation and Public Works. A copy of the Early Floodplain Notice has been included within the Environmental Review Record for this action. No comments were received during the 15-day public comment period applicable to the Early Floodplain Notice. As required by regulation, the notice also included the name, proposed location and description of the activity, total number of floodplain acres involved, and the HUD official or responsible entity contact for information as well as the location and hours of the office at which a full description of the proposed action can be viewed.

### **Step 3- Identification and Evaluation of Practicable Alternatives.**

This project includes the purchase and installation of 40 x 8 square feet Greenery Container for a Controlled Environment Vertical Harvest Module. The project aims to cultivate different types of lettuce. Because this system grows crops indoor, it is labor-saving and allows for the reduced use of pesticides. In accordance with the Department of Housing and Urban Development guidelines, practical alternatives to locating the proposed action in a floodplain were identified and evaluated. These included the following alternatives:

- 1) Locate the Project Within the Floodplain
- 2) Moving the project away from or around the floodplain and;
- 3) Impact of taking no action.

For each of these alternatives, various factors were considered including cost, feasibility, technology, hazard reduction, and environmental impacts. The evaluation of each alternative is summarized below.

### **Alternative 1**

Moving the project away from or around the floodplain is not possible due to the way it transects the project area. The complete parcel of the project area is located inside the floodplain, thus, there is no possible way of moving the project outside of the floodplain.

### **Alternative 2**

Moving the project to another site will result in the acquisition of a new lot which will increase the costs of the proposed project. In addition, the applicant house is within the area which makes it easier for them to access the project.

### **Alternative 3**

No Action - Under the No Action Alternative, the applicant would not receive federal funding for the purchase of the Greenery Container for a Controlled Environment Vertical Harvest Module. Consequently, the applicant may not be able to continue agricultural production. Given the degree of need for greater agricultural capacity in Puerto Rico following Hurricanes Irma and Maria, the costs of foregoing the project would exceed the benefits.

## **Step 4- Potential Direct and Indirect Impact of the Proposed Action on the Floodplain and Wetlands**

Potential direct and indirect impacts resulting from the proposed action on the floodplain are anticipated to be negligible. The existing area for the proposed project is used for agricultural purposes, therefore there is no change in land use associated with this project. The proposed project will be located on a flat plot planted with grass. The project improvements will not alter the drainage runoff flow. Therefore, the floodplain will maintain its preconstruction state. The project is expected to have no significant impact. The project area does not have cultural resources that are included in or eligible for the National Register of Historic Places (NRHP) or in a Traditional Urban Center or Historic District.

Wetlands associated with the Rio Guaynabo are located at approximately 250 feet from the project site, but outside of the parcel and are not anticipated to be impacted under this action.

## **Step 5- Minimization of Potential Adverse Impacts via Design or Modifications to the Proposed Actions**

The following mitigation measures will be taken to minimize adverse impacts and to restore and preserve natural values: Follow best soil erosion management practices and a water pollution prevention plan. Take necessary safety precautions during construction. The project will comply with state and local floodplain protection procedures.

## **Step 6- Reevaluation of the Proposed Action**

Although potential adverse impacts to the 100-year floodplain may be reduced by prohibiting any future construction or renovation within it, this option is not practical due to existing severe need within Puerto Rico for developing agricultural capacity and the costs and logistics prohibiting the re-establishment of entire agricultural businesses outside of the floodplain. With respect to wetlands and waters of the United States, the property does not include wetlands identified by the National Wetlands Inventory (NWI).

Based on a review of the practical alternatives and their implementation wherever possible, the

proposed action of the PR-RGRW-01035 project is deemed to be the most appropriate and is selected as the final action. This determination is made on the basis of feasibility, cost, enhancement of quality of life, features for the community, land availability, and lack of impacts to wetlands.

### **Step 7- Publication of the Final Notice**

In our reevaluation we have determined that there is no other practical alternative to the proposed actions. Therefore, a Final Floodplain Explanation Notice for the PR-RGRW-01035 project was published in the local newspapers in San Juan, Puerto Rico. This notice cites the reasons why the proposed actions must be located within the floodplain, a list of the alternatives considered, and the design modifications taken to minimize adverse impacts.

### **Step 8- Implementation of the Proposed Action**

The proposed action is anticipated to begin in calendar year 2024.

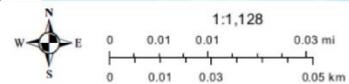
# Location: Aerial Map

## Puerto Rico Department of Housing ReGrow



### Legend

-  PR-RGRW-01035 Parcel
-  CRIM Parcels

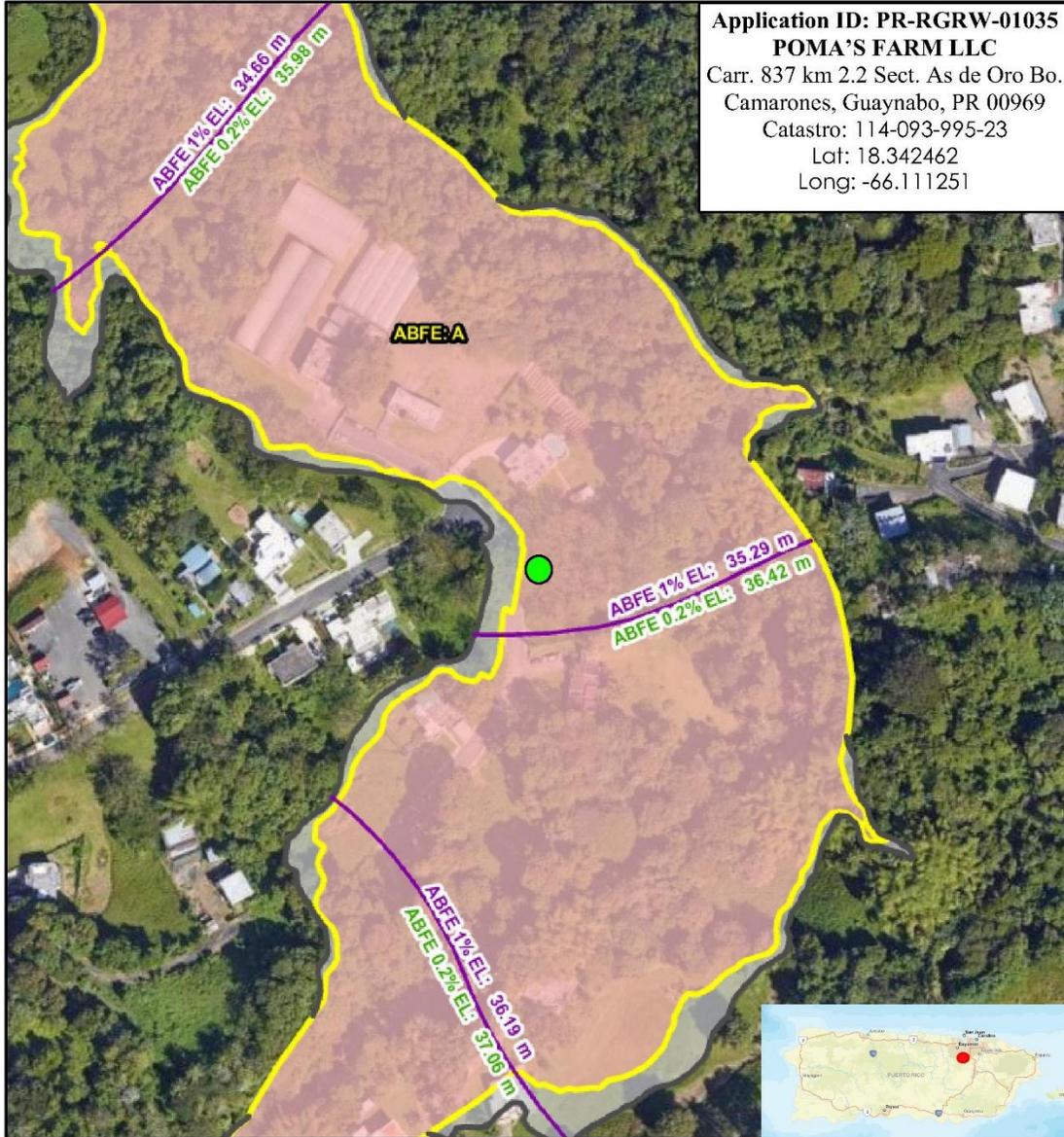


Service Layer Credits: Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community  
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community and Google Earth

**Source**  
Centro de Recaudación de Ingresos Municipales (CRIM) <https://catastro.crimpr.net/cdprpc/>

Figure 1: Location Map

PR-RGRW-01035 ABFE



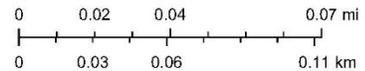
**Application ID: PR-RGRW-01035**  
**POMA'S FARM LLC**  
 Carr. 837 km 2.2 Sect. As de Oro Bo.  
 Camarones, Guaynabo, PR 00969  
 Catastro: 114-093-995-23  
 Lot: 18.342462  
 Long: -66.111251

4/20/2023, 11:36:02 AM

- Flood Hazard Zone
- A
- X 0.2% Annual Chance Flood
- Zone/BFE Boundary
- Flood Hazard Extent
- 1% Annual Chance Flood
- 0.2% Annual Chance Flood

PR-RGRW-01035

1:2,257



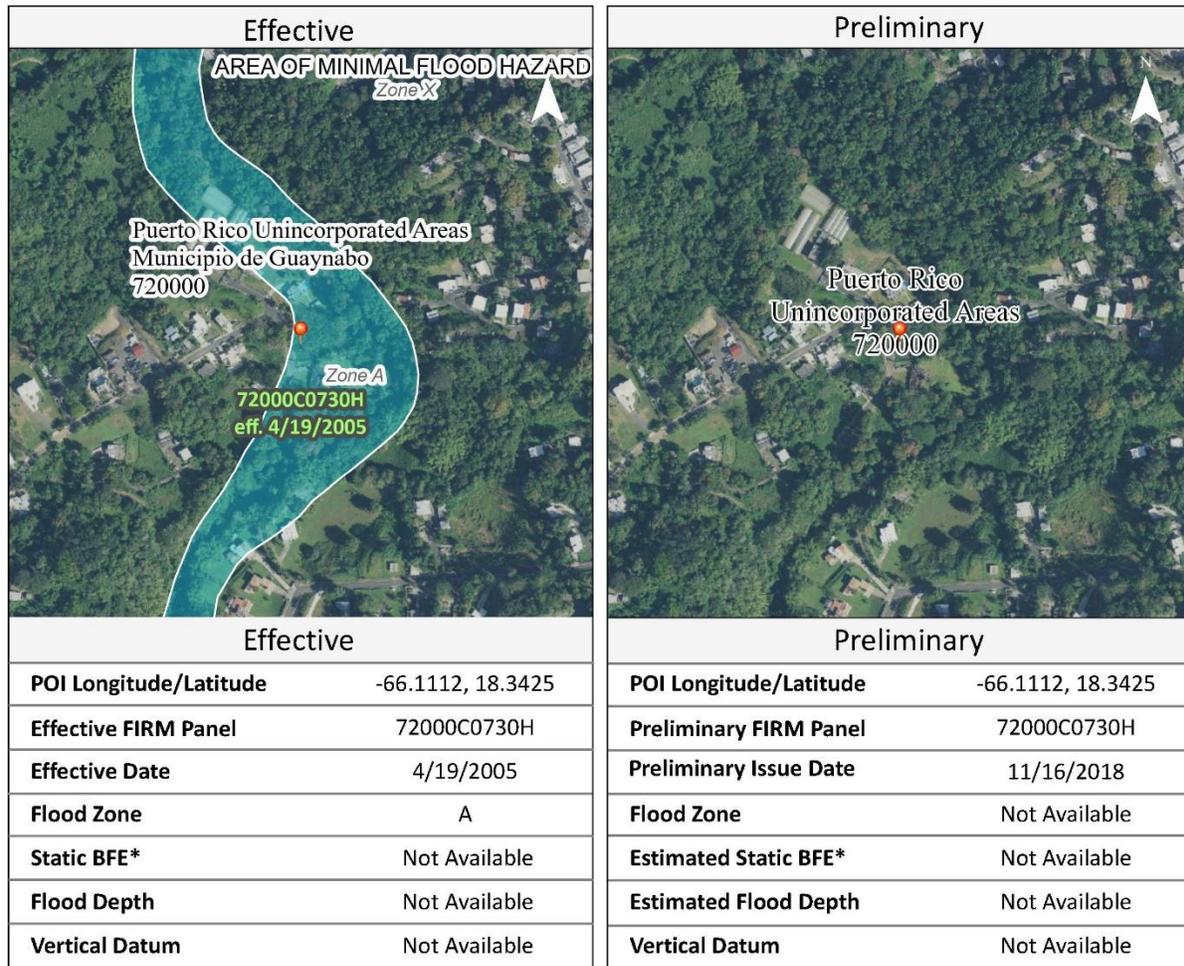
**Source**

Federal Emergency Management Agency (FEMA)  
 FEMA's National Flood Hazard Layer  
<https://www.fema.gov/flood-maps/national-flood-hazard-layer>

Figure 2: Advisory Base Flood Elevations

# Comparison of Flood Hazard

Effective & Preliminary Flood Hazards



\* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	<b>AE, A, AH, AO, VE and V Zones.</b> Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	<b>Shaded Zone X.</b> Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occurring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.  <b>Unshaded Zone X.</b> Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.
Low Flood Hazard	<b>Insurance Note:</b> High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit <a href="https://www.fema.gov/national-flood-insurance-program">https://www.fema.gov/national-flood-insurance-program</a> for more information.

**Disclaimer:** This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to [msc.fema.gov](https://msc.fema.gov) to view an official copy of the Flood Insurance Rate Maps.

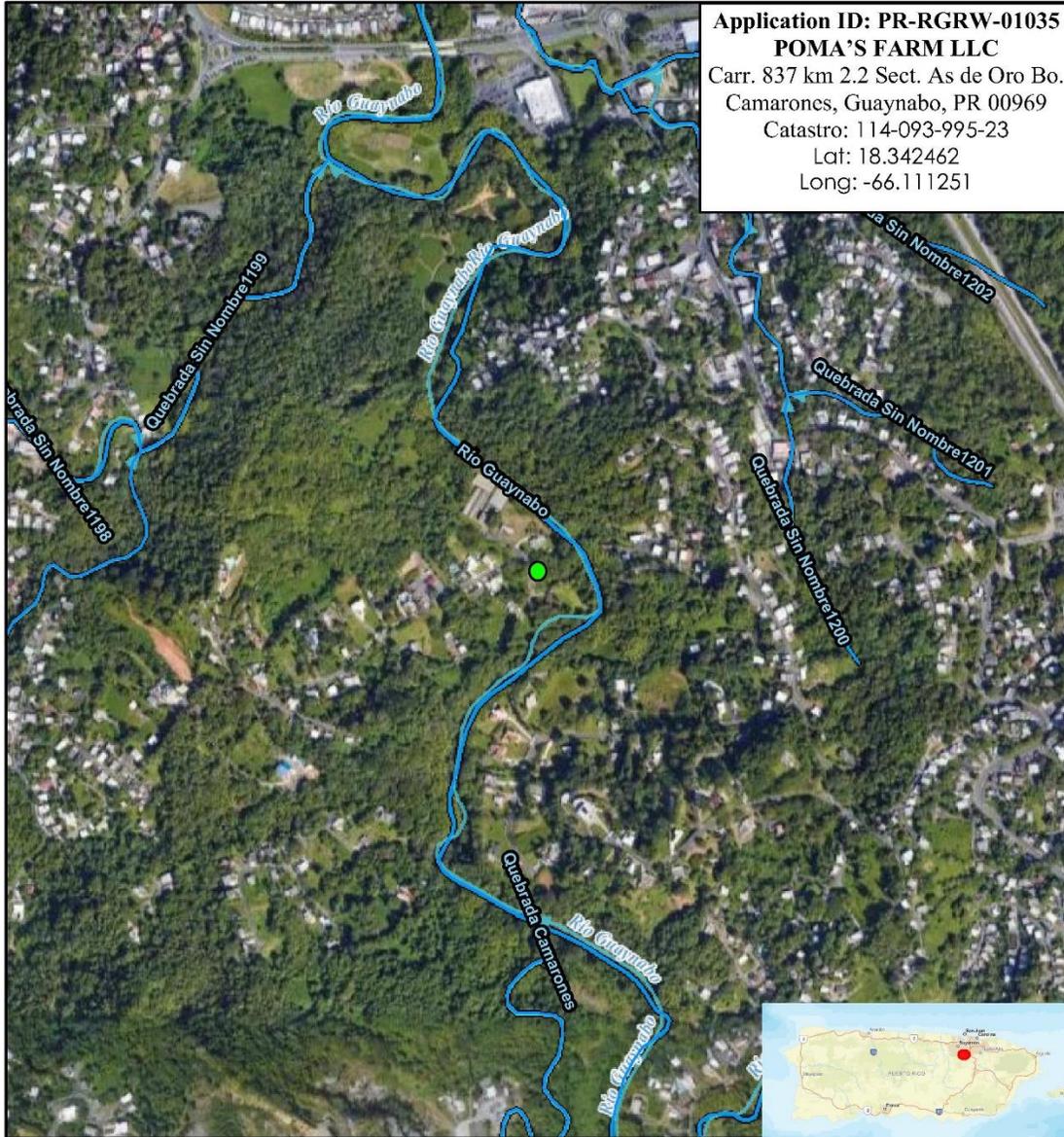
Service Layer Credits: USGS, USDA

4/20/2023 9:55:40 AM

Figure 3: Flood Hazard Map

PR-RGRW-01035 Wetlands

Cond. Serie 1 Scale 3:3, Calle Ponce 554, Miramar, San Juan, PR. 00920 Tel: (787) 953-2999



4/20/2023, 12:05:17 PM

PR-RGRW-01035

Hidrografia - Oficina Plan de Agua

Swamp Marsh

Waterbody - Large Scale

Area - Large Scale

Estuary

Area of Complex Channels

Ice Mass

Area to be Submerged

Lake Pond

Bay/Inlet

Playa

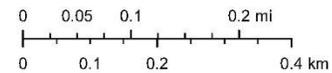
Bridge

Reservoir

Canal/Ditch



1:9,028



**Source**

U.S. Fish and Wildlife Service (FWS):  
National Wetlands Inventory  
<https://www.fws.gov/program/national-wetlands-inventory>

Figure 4: Wetland Map

# **FLOODPLAIN PUBLICATIONS**

## aviso público

Aviso Preliminar y Revisión Pública de una Actividad Propuesta en una Llanura Aluvial de 100 años

Poma's Farm LLC  
PR-RGRW-01035

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) ha determinado que la siguiente acción propuesta bajo el Programa Renacer PR Agricultura Rural y Urbana (RGRW, por sus siglas en inglés), Subvención en Bloque para el Desarrollo Comunitario – Recuperación ante Desastres (CDBG-DR), números de subvención B-17-DM-72-0001 y B-18-DP-72-0001, se encuentra en una llanura de inundación de 100 años. Vivienda estará evaluando e identificando alternativas prácticas para realizar la acción propuesta y el impacto potencial en la llanura de inundación debido a la acción propuesta, según establecido por la Orden Ejecutiva 11988, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subparte C - Procedimientos para tomar determinaciones sobre el manejo de llanuras aluviales y la protección de humedales. El proyecto propuesto, **PR-RGRW-01035**, está localizado en la carretera PR-837, km 2.2, sector As de Oro, Bo. Camarones, Guaynabo, PR 00969 y consiste en la compra e instalación de un contenedor hidropónico para el cultivo de diferentes tipos de lechugas. La actividad propuesta está situada en una zona de inundación A, como Zona Especial de Peligro de Inundación asociado al Río Guaynabo, con cabida de 3,063.63 metros. El área del proyecto se encuentra en el Flood Insurance Rate Map (FIRM) 72000C0730H, revisado el 19 de abril de 2005, como se indica en el Centro de Servicio de Mapas de Inundaciones de FEMA en <https://msc.fema.gov/portal/home>.

Este aviso tiene tres propósitos principales. En primer lugar, las personas que puedan verse afectadas por las actividades en las llanuras aluviales y aquellos que tengan interés en la protección del ambiente natural deben tener la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Se exhorta a la comunidad a ofrecer ubicaciones alternas fuera de los terrenos inundables, métodos alternos para cumplir el mismo propósito del proyecto y métodos para minimizar y mitigar los impactos. Segundo, un programa adecuado de avisos públicos puede ser una herramienta importante para la educación pública. La divulgación de información sobre las llanuras aluviales puede facilitar y mejorar los esfuerzos federales por reducir los riesgos e impactos asociados con la ocupación y alteración de estas zonas especiales. Tercero, como materia de justicia, cuando el gobierno federal determine participar en acciones ubicadas en las llanuras aluviales, debe informárselo a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes de 1 de julio de 2023. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, Edificio Juan C. Cordero Dávila, 606 Avenida Barbosa, Río Piedras, PR 00918-8461, Atención: Santa D. Ramírez-Lebrón. Una descripción completa del proyecto está disponible al público para revisión de 8:30 a. m. a 4:00 p. m. en el Departamento de la Vivienda de Puerto Rico, Edificio Juan C. Cordero Dávila, 606 Avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787) 274-2527, ext. 6654. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Fecha: 15 de junio de 2023

  
Lcdo. William O. Rodríguez Rodríguez  
Secretario del Departamento de la Vivienda



## public notice

Early Notice and Public Review of a Proposed Activity in the 100-Year Floodplain

Poma's Farm LLC  
PR-RGRW-01035

To: All Interested Parties, Groups, and Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has determined that the following proposed action under the PRDOH Community Development Block Grant – Disaster Recovery (CDBG-DR) Re-Grow PR Urban-Rural Agriculture Program, grant numbers B-17-DM-72-0001 and B-18-DP-72-0001, is located in the 100-year floodplain. PRDOH will be identifying and evaluating practicable alternatives to locate the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations in 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project, **PR-RGRW-01035**, is located on Road PR-837, km 2.2, As de Oro Sector, Camarones Ward, Guaynabo, PR 00969, and consists in the purchase and installation of a greenhouse container for the cultivation of different types of lettuce. The proposed activity is situated within a flood zone A, Special Flood Hazard Area associated to the Guaynabo River. The floodplain in the project area can be found in the Flood Insurance Rate Map (FIRM) 72000C0730H, revised on April 19, 2005, as indicated on the FEMA Flood Map Service Center in <https://msc.fema.gov/portal/home>.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplains, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program may be an important public educational tool. The dissemination of information and request for public comment about floodplains may facilitate and enhance federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

PRDOH will consider all comments received on or before July 1, 2023. Written comments can be sent to the following address: Puerto Rico Department of Housing, Attention: Santa D. Ramírez-Lebrón, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461. A complete description of the project is available to the public for review from 8:30 a. m. to 4:00 p. m. at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. The number to get information is (787) 274-2527, ext. 6654. In the alternative, comments may also be sent to PRDOH by email to [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Date: June 15, 2023

  
William O. Rodríguez Rodríguez, Esq.  
Secretary of the Department of Housing




**CLARY**  
CORP OF PR, INC.

YOUR POWER & DATA CENTER SOLUTION

787-764.2833  
[www.clarypr.com](http://www.clarypr.com)  
[info@clarypr.com](mailto:info@clarypr.com)

- UPS SYSTEMS & SERVICE
- FIRE DETECTION & SUPPRESSION
- COOLING SOLUTIONS
- RAISED FLOORS



**¡LA PIEZA EUROPEA QUE BUSCAS, LA TENEMOS!**

¡Servicio de Entrega!

- Mecánica liviana europea



**EURO IRVING**  
PART CENTER

787-780-0380 • [WWW.PIEZASEUROPEASPR.COM](http://WWW.PIEZASEUROPEASPR.COM)  
BLOQUE 1N8 NORTH MAIN, SIERRA BAYAMÓN



**FARMACIA Las Catalinas**

**Servicios:**

- Se acepta todo tipo de planes médicos
- Despacho de medicamentos con receta
- Consulta por Doctor en Farmacia
- Medicamentos Over the counter
- Vacunación
- Artículos de primera necesidad
- Copias y fax
- Artículos escolares
- Mini-Colmado y ferretería

 Lunas a viernes 8am a 6pm  
Sábados 8am a 2pm  
Domingos cerrados

Dirección Física: W Plaza Mall Local A Carr. 156 Bo. Pueblo, Caguas PR 00725

Síguenos en nuestras redes sociales

[farmacialascatalinascaguas@hotmail.com](mailto:farmacialascatalinascaguas@hotmail.com)

787-743-3503 939-339-7353 787-745-2001

# avisos y subastas



Estado Libre Asociado de Puerto Rico  
Municipio Autónomo de San Sebastián  
Oficina Programas Federales

## SOLICITUD DE PROPUESTAS

El Municipio de San Sebastián interesa recibir propuestas para la contratación de Servicios Profesionales relacionadas con el Programa de Subvención en Bloque para el Desarrollo Comunitario en las áreas que se detallan a continuación:

1. Preparación del Plan Consolidado a 5 años para los siguientes años fiscales: 2024-25, 2025-26, 2026-27, 2027-28 y 2028-29.
2. Affirmatively Furthering Fair Housing Assessment Plan
3. Reuniones con ciudadanos, funcionarios y/o Alcalde para evaluación de proyectos, de ser requerido.
4. Asistencia técnica en el Programa CDBG incluyendo: monitorias de HUD, auditorías de la Oficina de Contralor de Puerto Rico o Auditores Externos. De ser requerido por el Municipio.
5. Participación en Vistas Públicas, de ser requerido.

Las compañías interesadas deberán someter sus cotizaciones dentro de los próximos 30 días calendarios, a partir de la publicación de este aviso, a la siguiente dirección:

Atención: Departamento de Secretaría Municipal  
Municipio de San Sebastián  
PO Box 1603  
San Sebastián, P.R. 00685

Las propuestas recibidas serán evaluadas en base a sus calificaciones profesionales, experiencias, honorarios y cumplimiento con los estándares de esta solicitud. La persona seleccionada o la firma de consultoría debe cumplir con las normas vigentes estatales, municipales y regulaciones federales, esto incluye estar registrado en el *System for Award Management (SAM.gov)*. El Municipio brinda igualdad de oportunidades en empleo o contratación; no discrimina por motivos de sexo, raza, religión, color u origen.

Nos reservamos el derecho de aceptar y/o rechazar una o todas las propuestas recibidas; y adjudicar en virtud de las condiciones que considere más convenientes para los mejores intereses del Municipio, independientemente del precio más bajo. El derecho de cancelar la adjudicación del contrato en cualquier momento y/o antes de firmarlo sin responsabilidad alguna por parte del Municipio de San Sebastián de existir evidencia de incumplimiento con cualquier ley, ordenanza o reglamento vigente por algunos de los postores participantes. También nos reservamos el derecho de otorgar toda o parte de la Solicitud de Propuesta.

Cualquier duda concerniente, deberá ser sometida por escrito al correo electrónico [federalesmss@gmail.com](mailto:federalesmss@gmail.com). El periodo para someter preguntas es hasta el lunes, 15 de enero de 2024.

## aviso público

Aviso Final y Explicación Pública de una Actividad  
Propuesta en un Valle Inundable de 100 Años

Poma's Farm LLC  
PR-RGRW-01035

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda) completó una evaluación según establece la Orden Ejecutiva 1988, de acuerdo con los reglamentos de HUD en 24 CFR 55.20 Subparte C - Procedimientos para Hacer Determinaciones sobre el Manejo del Valle Inundable y la Protección de Humedales. La actividad está subvencionada con fondos del Programa Renacer PR Agricultura Rural y Urbana (RGRW, por sus siglas en inglés), Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), números de subvención B-7-DM-72-0001 y B-18-DP-72-0001. El proyecto propuesto, **PR-RGRW-01035**, está localizado en la carretera PR-837, km 2.2, sector As de Oro, barrio Camarones, Guaynabo, PR 00969. El proyecto propuesto consiste en la compra e instalación de un contenedor de 40 x 8 pies cuadrados para ser utilizado como módulo de cosecha vertical en ambiente controlado. El contenedor se utilizará para cultivos protegidos, un proceso de cultivo en un ambiente controlado. El contenedor estará anclado a 8 soportes enterrados a 2 pies de profundidad. El área del proyecto donde se llevará a cabo las actividades es rural y se considera tierra agrícola de importancia a nivel estatal. La actividad propuesta está situada en una zona de inundación A con cabida total de 0.75 acres. El área del proyecto se encuentra en el mapa de tarifas de seguro contra inundaciones (FIRM, por sus siglas en inglés) (panel 72000C0730H, efectivo 19/4/2005), como se indica en el Centro de Servicios de Mapas de Inundaciones de FEMA en <https://msc.fema.gov/portall/home>.

Vivienda ha considerado las siguientes alternativas y medidas de mitigación para minimizar los impactos adversos y restaurar y preservar los valores naturales y beneficiosos: (a) ubicar el proyecto dentro del valle inundable, (b) ubicar el proyecto fuera del valle inundable y (c) no tomar ninguna acción. No es posible mover el proyecto del valle inundable o alrededor de él debido a la forma en que atraviesa el área del proyecto. La parcela completa se encuentra dentro del valle inundable, por lo que no hay forma posible de trasladar el proyecto fuera del valle inundable. Mover el proyecto a otro sitio resultaría en la adquisición de un nuevo solar que aumentaría los costos del proyecto propuesto. Además, la casa del participante se encuentra dentro de la zona, lo que le facilita el acceso al proyecto. La alternativa de no tomar ninguna acción se consideró no viable, ya que resultaría en un deterioro prolongado del solar existente. En consecuencia, es posible que el solicitante no pueda continuar con la producción agrícola. Se anticipa que los posibles impactos directos e indirectos resultantes de la acción propuesta en el valle inundable serán insignificantes.

Vivienda reevaluó las alternativas para construir en el valle inundable y determinó que no cuenta con alternativas prácticas. La documentación ambiental que evidencia el cumplimiento de los pasos 3 a 6 de la Orden Ejecutiva 1988 está disponible para inspección, revisión y reproducción de parte del público, de ser solicitado, en el horario y lugar indicados en el último párrafo sobre recibo de comentarios de este aviso.

Este aviso tiene tres propósitos principales. Primero, las personas que pueden verse afectadas por actividades en el valle inundable y aquellos que tengan interés en la protección del ambiente natural deben recibir la oportunidad de expresar sus inquietudes y proveer información sobre estas áreas. Segundo, un programa adecuado de avisos públicos puede ser una importante herramienta de educación pública. La divulgación de información y solicitud de comentarios sobre el valle inundable puede facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la ocupación y alteración de estas áreas especiales. Tercero, como materia de justicia, cuando el gobierno federal determine participar en acciones ubicadas en el valle inundable, debe informarse a quienes puedan ser expuestos a un riesgo mayor o similar al presente.

Vivienda considerará todos los comentarios recibidos en o antes del 3 de enero de 2024. Pueden enviar los comentarios de forma impresa a la siguiente dirección: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461, Atención: Santa D. Ramírez-Lebrón, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 a. m. a 4:00 p. m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. El número para obtener información es (787) 274-2527, ext. 4320. Como alternativa, también pueden enviar los comentarios a Vivienda por medio electrónico a [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Fecha: 26 de diciembre de 2023

Lcdo. William O. Rodríguez Rodríguez  
Secretario del Departamento de la Vivienda

DEPARTAMENTO DE LA VIVIENDA

## public notice

Final Notice and Public Explanation of a Proposed  
Activity in a 100-Year Floodplain

Poma's Farm LLC  
PR-RGRW-01035

To: All Interested Parties, Groups, and Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has conducted an evaluation as required by Executive Order 1988, in accordance with HUD regulations set forth in 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Community Development Block Grant - Disaster Recovery (CDBG-DR), Re-Grow PR Urban-Rural Agriculture Program (RGRW), grant numbers B-7-DM-72-0001 and B-18-DP-72-0001. The proposed project, **PR-RGRW-01035**, is located on Road PR-837, km 2.2, As de Oro Sector, Camarones Ward, Guaynabo, PR 00969. The proposed project consists of the purchase and installation of a 40-x-8-square-foot container for a controlled environment vertical harvest module. The container will be used for protected cultivation, a process of growing crops in a controlled environment. The container will be anchored to 8 supports buried 2 feet deep. The area of the project where activities will take place is rural and considered farmland of statewide importance. The proposed activity is located in a flood zone A with total dimensions of 0.75 acres. The floodplains in the project area can be found in the Flood Insurance Rate Map (FIRM) (panel 72000C0730H, effective 4/19/2005), as stated in the FEMA Flood Map Service Center in <https://msc.fema.gov/portall/home>.

PRDOH has considered the following alternatives and mitigation measures to be taken to minimize adverse impacts and to restore and preserve natural and beneficial values: (a) locating the project within the floodplain, (b) locating the project outside of the floodplain, and (c) taking no action. Moving the project away from or around the floodplain is not possible due to the way it transects the project area. The complete parcel of the project area is located inside the floodplain; thus, there is no possible way of moving the project outside of the floodplain. Moving the project to another site would result in the acquisition of a new lot, which would increase the costs of the proposed project. In addition, the applicant's house is within the area, which makes it easier for them to access the project. The alternative of no action was deemed not feasible, as it will result in the extended deterioration of the existing farm. Consequently, the applicant may not be able to continue agricultural production. Potential direct and indirect impacts resulting from the proposed action on the floodplain are anticipated to be negligible.

PRDOH has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 1988 are available for public inspection, review, and copying upon request at the times and location stated in the last paragraph of this notice, on receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public education tool. The dissemination of information and request for public comment about the floodplain can facilitate and enhance federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in the floodplain, it must inform those who may be put at greater or continued risk.

PRDOH will consider all comments received on or before January 3, 2024. Written comments may be sent to the following address: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461, Attention: Santa D. Ramírez-Lebrón, Permits and Environmental Compliance Specialist. A complete description of the project is available to the public for review from 8:30 a. m. to 4:00 p. m. at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. The number to get information is (787) 274-2527, ext. 4320. In the alternative, comments may also be sent to PRDOH by email to [environmentcdbg@vivienda.pr.gov](mailto:environmentcdbg@vivienda.pr.gov).

Date: December 26, 2023

William O. Rodríguez Rodríguez, Esq.  
Secretary of the Department of Housing

DEPARTMENT OF HOUSING