

Environmental Assessment

Determinations and Compliance Findings for HUD-assisted Projects

24 CFR Part 58

Project Information

Project ID: PR-RGRW-03990

Project Name: Renacer Farm, LLC

Responsible Entity: Puerto Rico Department of Housing

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

State/Local Identifier: Puerto Rico / Municipio of Camuy

Preparer: Alaina Callinan, Deputy Program Manager

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Consultant (if applicable): SWCA Environmental Consultants

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Project Location:

The proposed project, which includes purchase and installation of a new "Farm in the City" greenhouse module, is located on a 0.2-acre parcel (Cadastral Number 050-015-626-39-000) at 1 Carretera 2 KM 93 H3, Puerto Rico, 00627 (see **Appendix A, Figure 1-** Site Location and **Figure 2-** Site Vicinity). This property is in a rural area in the Barrio Membrillo Reparto Morel portion of Camuy Municipio. Access to the project areas is provided from the main road at the front of the parcel.

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

- Greenhouse Option 1 (18.431031, -66.848356) is in the northwest portion of the parcel.

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

The proposed project involves the purchase and installation of a new “Farm in the City” vertical hydroponic greenhouse module (“Farm in the City” greenhouse module) to be installed on a wooden and gravel foundation. There are currently no existing structures on the parcel, a concrete column with an electrical meter and a potable water connection are located at the northwest corner of the property. The parcel is undeveloped and consists of mowed grass only.

The “Farm in the City” greenhouse module is approximately 320 square feet (sq. ft) in size (40 ft by 8 ft) with a total height of approximately 9.5 ft. The “Farm in the City” greenhouse module will be built on a gravel base with a wooden border, that will be approximately 44 ft by 12 ft.

The property has a slight incline; therefore, the applicant plans to level the base of the greenhouse by building up the base structure on one end rather than grading. Minimal ground disturbance is expected when the base is installed, however there will be no significant depth to the disturbance as the module will rest on top of the base and the base does not require anchors due to the weight of the container. There will be ground disturbance associated with the electrical connection. Electrical connection will be made below ground from the existing meter in the northwest corner of the property extending approximately 20 ft to the southeast where it will connect to the base of the “Farm in the City” greenhouse module. The potable water connection will be made by PVC piping aboveground, connecting to the vertical hydroponic greenhouse. No tree clearing or pruning is required. The applicant owns the property and currently uses it for agricultural use; therefore, no acquisition or conversion is required.

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

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

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

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

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

The applicant does not have the resources to purchase a "Farm in the City" greenhouse module nor has the applicant received any other outside source of funding for the project. The new "Farm in the City" greenhouse module will help increase the agricultural production. The new electrical and water connections will provide electricity and water to the "Farm in the City" greenhouse module for irrigation.. The project as a whole will support continued local agricultural production during future disasters.

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

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

The site is currently undeveloped aside from an electrical meter approximately 1ft by 2 ft by 8 ft at the northwest corner of the property. Also located at the northwest corner along the road is a drainage made by the municipality around 20 years.

Funding Information

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

Estimated Total HUD Funded Amount: \$100,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$150,000.00

Compliance with 24 CFR 58.5 and 58.6 Laws and Authorities

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance Determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not within 2,500 ft of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Rafael Hernandez, is located 95,102 ft (18 miles) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 288,493 ft (55 miles) from the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.</p> <p>The Airport Hazards Partner Worksheet and Airport Hazards Map (Figure B 1-1) are provided in Appendix B, Attachment 1.</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). The closest CBRS unit, Penon Brusi, is located 18,521 ft (4 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Barrier Resources Act.</p> <p>The Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier</p>

		Resources Map (Figure B 2-1) are provided in Appendix B, Attachment 2.
<p>Flood Insurance</p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C0215H (effective date 4/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.</p> <p>The Flood Insurance Partner Worksheet and FIRM (Figure B 3-1) are provided in Appendix B, Attachment 3.</p>
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 58.5		
<p>Clean Air</p> <p>Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is in Camuy Municipio, which is within a U.S. Environmental Protection Agency (USEPA) designated attainment area. Municipios in Nonattainment or Maintenance areas include Arecibo, Bayamon, Catano, Guaynabo, Salinas, San Juan and Toa Baja. Project activities include installation of new "Farm in the City" greenhouse module with new electrical and potable water connections. The project is not anticipated to have a negative impact on air quality. Emissions associated with the proposed actions are temporary and limited to the use of small construction equipment and will be well below the Federal General Conformity Rule de minimis thresholds. No further evaluation is required. The project is in compliance with the Clean Air Act.</p> <p>The Air Quality Partner Worksheet, List of Non-Attainment/Maintenance Status Counties in Puerto Rico, and Clean Air Map (Figure B 4-1) are provided in Appendix B, Attachment 4.</p>

<p>Coastal Zone Management</p> <p>Coastal Zone Management Act, sections 307(c) & (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 17,650 ft (3 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.</p> <p>The Coastal Zone Management Partner Worksheet and Coastal Zone Map (Figure B 5-1) are provided in Appendix B, Attachment 5.</p>
<p>Contamination and Toxic Substances</p> <p>24 CFR Part 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site was evaluated for potential contamination by conducting a field site inspection on October 5, 2023 (Appendix C) to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards.</p> <p>In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. The desktop review did not find any of the above-listed toxic, hazardous or radioactive substances in or within 3,000 ft of the project area that could affect the health and safety of project occupants or conflict with the intended use of the property. The project is in compliance with contamination and toxic substances requirements.</p> <p>The Contamination and Toxics Substances Partner Worksheet, Contamination and Toxics Sites</p>

		<p>Summary, and Contamination and Toxic Substances Map (Figure B 6-1) are provided in Appendix B, Attachment 6 and Environmental Site Inspection Report in Appendix C.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project involves activities that have the potential to affect protected species or habitats including but not limited to activities such as minimal ground disturbance.</p> <p>Threatened, endangered, and migratory bird species were identified by reviewing data from the United States Fish and Wildlife Service (USFWS) Information and Planning Consultation (IPaC) Tool. In addition, critical species habitat was reviewed through the USFWS IPaC Critical Habitat Portal. The review identified two federally listed species (Puerto Rican boa [<i>Chilabothrus inornatus</i>] and the Puerto Rican harlequin butterfly [<i>Atlantea tulita</i>]) with the potential to occur within the project area. There is no designated or proposed critical habitat within the project area; the closest final designated critical habitat is located 23,729 ft (4 miles) away.</p> <p>The project activities will result in ground disturbing activities, including constructing a gravel base with a wooden border, and the construction of a new greenhouse. A qualified biologist reviewed the proposed activity location and determined that there is no suitable habitat present for any federally listed species at the proposed project location. Therefore, as currently designed, the proposed project activities will have <i>No effect</i> on any federally listed species or designated critical habitat. Additionally, the iPaC Dkey reports a <i>No effect</i> determination for the Puerto Rican boa.</p>

		<p>If a Puerto Rican Boa is found in the project action site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.</p> <p>The Endangered Species Act Partner Worksheet, Threatened and Endangered Species Technical Memorandum with IPaC, Critical Habitat Map (Figure B 7-1) are provided in Appendix B, Attachment 7.</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project includes the new installation of a "Farm in the City" greenhouse module and other scope activities including CENST activities. The project itself is not the development of a hazardous facility nor will the project increase residential densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.</p> <p>The Explosive and Flammable Hazards Partner Worksheet is provided in Appendix B, Attachment 8.</p>
<p>Farmlands Protection</p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>This project does not include any activities that could potentially convert agricultural land to non-agricultural use. Prime farmlands are within the project area. Per the USGS/NRCS Web Soil Survey, the project area crosses five mapped soil series: BcC (Bayamon sandy loam, 5 to 12 percent slopes); BsC (Bayamon sandy clay loam, 5 to 12 percent slopes); ByC (Bayamon clay, 5 to 12 percent slopes); RtF (Rock outcrop-Tanama complex, 12 to 60 percent slopes); and SgD (San German gravelly clay loam, 5 to 20 percent slopes).</p> <p>Although the project includes new construction, the project is exempt from review under the Farmland Protection</p>

		<p>Policy Act (FFPA) as the project is limited to construction of on-farm structures needed for farm operations. No further review is required. The project is in compliance with the Farmland Protection Policy Act.</p> <p>The Farmlands Protection Partner Worksheet and Prime Farmland Map (Figure B 9-1) are provided in Appendix B, Attachment 9.</p>
<p>Floodplain Management</p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The FEMA FIRM, Community Panel 72000C0215H (effective date 4/19/2005), shows the project sites are in Flood Zone X. An Advisory Base Flood Elevation (ABFE) map was developed by FEMA for this FIRM, which shows the project sites are in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.</p> <p>PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Camuy; therefore, PFIRM information was not available for the area and therefore not considered in the review.</p> <p>The Floodplain Management Partner Worksheet and ABFE Floodplain Map (Figure B 10-1) are provided in Appendix B, Attachment 10.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The proposed project involves the installation of a new "Farm in the City" greenhouse module on a developed property and significant ground disturbing activities of previously undisturbed soil. State Historic Preservation Office (SHPO) consultation was performed.</p>

		<p>No National Historic Landmark (NHL) are within or near the project area.</p> <p>A site visit was conducted on October 5, 2023, by an SOI-qualified Archaeologist. Record reviews and research were conducted at the SHPO and the Institute for Puerto Rican Culture (ICP) to determine if any archaeologically sensitive resources could be present within a 0.5-mile radius.</p> <p>The results of the Record Search and the Site Inspection indicate that there are no historic properties or cultural resources within the 0.5-mile radius study area or within the project Area of Potential Effect (APE). Based on the results of the historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the APE.</p> <p>The determination was submitted to SHPO by PRDOH for concurrence on February 22, 2024, and SHPO concurred with the No Historic Properties Affected determination on February 29, 2024. No further evaluation is required. The project is in compliance with the National Historic Preservation Act.</p> <p>The Historic Preservation Partner Worksheet and SHPO consultation are provided in Appendix B, Attachment 11.</p>
<p>Noise Abatement and Control</p> <p>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>The project includes the new installation of a "Farm in the City" greenhouse module and do not involve residential new construction or rehabilitation. No further evaluation is required. The project is in compliance with HUD's noise regulation.</p>
<p>Sole Source Aquifers</p> <p>Safe Drinking Water Act of 1974, as amended,</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico. The</p>

<p>particularly section 1424(e); 40 CFR Part 149</p>		<p>project is in compliance with the Safe Drinking Water Act.</p> <p>The Sole Source Aquifer Partner Worksheet and Sole Source Aquifer Map (Figure B 12-1) are provided in Appendix B, Attachment 12.</p>
<p>Wetlands Protection</p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The project site was reviewed for wetlands using the U.S. Fish and Wildlife Service (USFWS) Wetland Inventory Mapper and a visual confirmation during the field site inspection. No wetlands were determined to be present on site. No further evaluation is required. The project is in compliance with Executive Order 11990.</p> <p>The Wetlands Protection Partner Worksheet and Wetland Map (Figure B 13-1) are provided in Appendix B, Attachment 13.</p>
<p>Wild and Scenic Rivers</p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Camuy Municipio. The closest Wild and Scenic River segment is located 370,073 ft (69 miles) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.</p> <p>The Wild and Scenic Rivers Partner Worksheet and Wild and Scenic Rivers Map (Figure B 14-1) are provided in Appendix B, Attachment 14.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice</p> <p>Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The ReGrow Program intends to alleviate negative economic impacts to, and strengthen, the agricultural industry in Puerto Rico. The project's direct and indirect impacts are limited</p>

		<p>to a small area on a single land parcel. The project will benefit the farm owner by installing a "Farm in the City" greenhouse module. The project would not facilitate development that would negatively affect human health or result in disproportionate adverse environmental impacts to low-income or minority populations. The project is in compliance with Executive Order 12898.</p> <p>The Environmental Justice Partner Worksheet and EJSscreen Report are provided in Appendix B, Attachment 15.</p>
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans /	2	The project activities include the installation of a new "Farm in the City" greenhouse module. The project site

Compatible Land Use and Zoning / Scale and Urban Design		<p>location is classified as rural-general land use. The proposed action is continued agricultural use of property, which is compatible with zoning and existing land use.</p> <p>Construction actions include minor improvements which increase the current function of the existing land use. There is no change in land use since the land will continue to be used for agriculture purposes. The project site is in a rural area of Camuy Municipio, and project activities will not contribute to urban sprawl.</p>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<p>The project activities include the installation of a new "Farm in the City" greenhouse module. Soil suitability will be assessed prior to construction and will be addressed during local permitting processes. Contractors will be required to use best management practices during construction to control erosion and prevent runoff. The soil is currently being used for agriculture purposes. Per the USGS/NRCS Web Soil Survey, the project area crosses five mapped soil series: BcC (Bayamon sandy loam, 5 to 12 percent slopes); BsC (Bayamon sandy clay loam, 5 to 12 percent slopes); ByC (Bayamon clay, 5 to 12 percent slopes); RtF (Rock outcrop-Tanama complex, 12 to 60 percent slopes); and SgD (San German gravelly clay loam, 5 to 20 percent slopes).</p> <p>Landslide data from the U.S. Geological Survey (USGS) indicates no landslides per square kilometer for the project area (see Appendix A, Figure 3- USGS Landslide Map). Department of Natural and Environmental Resources (DNER) authorization is required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p>
Hazards and Nuisances including Site Safety and Noise	2	<p>The project activities include the installation of a new "Farm in the City" greenhouse module. Contractors will be required to provide health and safety plans and monitoring during construction. Noise levels will temporarily increase during construction which may impact surrounding neighbors; however, program activities are limited to the existing farm property and will not elevate ambient noise levels long-term. Contractors will be required to comply with the applicable local noise ordinances. Noise impacts will be mitigated by restricting construction activities to daylight hours and to the hours established in the Regulation for Noise Control and Pollution in Puerto</p>

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The installation of a new "Farm in the City" greenhouse module will occur on private land and will not contribute to any change in educational or cultural facilities or affect access to or capacity of educational or cultural facilities.
Commercial Facilities	2	The installation of a new "Farm in the City" greenhouse module will increase agricultural production, resulting in a net positive impact to the applicant's farm commercial output and a positive benefit to surrounding commercial enterprises who purchase and sell the produce.

Health Care and Social Services	2	The installation of a new "Farm in the City" greenhouse module will occur on private land and will not affect access to or capacity of health care and social services.
Solid Waste Disposal / Recycling	2	The installation of a new "Farm in the City" greenhouse module may cause an increase in short-term generation of solid waste during construction. All construction debris will be disposed of at the proper facilities for the debris type (i.e. construction waste). The project will not contribute to long-term needs or changes to solid waste disposal and recycling.
Wastewater / Sanitary Sewers	2	The installation of a new "Farm in the City" greenhouse module will not result in significant changes to the property's current wastewater or sanitary sewer use. No sewage utilities will be installed or connected to this project. Only potable water will be used to irrigate the greenhouse. Wastewater generated will be limited to minimal runoff in the area of the project site. The use of fertilizer or pesticides are controlled by local and territorial regulations and are consistent with the current land use.
Water Supply	2	The installation of a new "Farm in the City" greenhouse module is not expected to result in significant changes to water supply. The potable water connection will be made by PVC piping aboveground, connecting to the vertical hydroponic greenhouse.
Public Safety - Police, Fire and Emergency Medical	2	The installation of a new "Farm in the City" greenhouse module will occur on private land and will not affect public safety concerns such as police, fire, and emergency medical services.
Parks, Open Space and Recreation	2	The installation of a new "Farm in the City" greenhouse module will occur on private land and will not result in any changes to access or use of parks, open space, and recreation areas.
Transportation and Accessibility	2	The installation of a new "Farm in the City" greenhouse module will occur on private land and have no relation to transportation services. The proposed activities will not result in any changes in transportation and accessibility.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The project activities include the installation of a new "Farm in the City" greenhouse module. The project is not located in proximity to unique natural features or water resources; therefore, construction activities will not affect quality or access to these resources.
Vegetation, Wildlife	2	The project activities include the installation of a new "Farm in the City" greenhouse module. The parcel is undeveloped and consists of mowed grass only. No tree clearing or pruning will occur. Therefore, the project is not anticipated to result in any new impacts to trees, vegetation, wildlife or native plant communities. No tree clearing or pruning is anticipated prior to greenhouse construction.
Climate Change	2	<p>The project activities include the installation of a new "Farm in the City" greenhouse module. The proposed ReGrow program project aims to increase resiliency in the agricultural industry to prepare for future climate related disasters, including drought. The Climate Mapping for Resilience and Adaptation Assessment tool (https://resilience.climate.gov/#assessment-tool) provides historical and future climate data for five common climate-related hazards (extreme heat, drought, wildfires, flooding, and coastal inundation). The data model for the census tract that includes application location does not indicate a significant increase in hazard risks from climate change for drought, wildfire, or flooding, when comparing historical data (1976-2005) to future projections. The model projects a greater number of days where temperatures will exceed 90 degrees Fahrenheit after 2015, which is a systemic trend in the model across the Island.</p> <p>The specific activities proposed for this economic development project are limited in scale and land impacts. The proposed vertical hydroponic-greenhouse construction activities are for individual farm use and will not result in a significant increase in electricity or water draw. The greenhouse system used will allow the applicant to control the water to the crops and will reduce the amount needed compared to open air farming which often results in higher</p>

		evapotranspiration. The equipment that will be used during construction and operation will also be limited to occasional use at this specific land parcel, and therefore will not generate a significant amount of greenhouse gas. Additionally, project activities will not result in tree clearing that would contribute to a loss in carbon capture.
Energy Efficiency	2	The project will not result in significant additional energy consumption as it involves only the construction of "Farm in the City" greenhouse module using self-powered construction equipment on an existing farm and will be provided with electric from an existing meter on the property.

Additional Studies Performed:

No additional studies were performed.

Field Inspection (Date and completed by): October 5, 2023 by Delisse Torres-Ortiz

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

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

Federal Aviation Administration (FAA). 2022. National Plan for Integrated Airport Systems 2023-2027. Accessed January 31, 2023. Available at: [National Plan of Integrated Airport Systems \(NPIAS\) 2023-2027, Appendix B: National and State Maps \(faa.gov\)](https://www.faa.gov/airports/airport-systems/npias).

Federal Emergency Management Agency (FEMA). 2023. FEMA Flood Map Service Center - Map Panel 72000C0H545H (effective 4/19/2005). Accessed March 1, 2023. Available at: <https://msc.fema.gov/portal/home>.

Institute of Puerto Rican Culture (ICP). 2023. San Juan, Puerto Rico. Data collection conducted on (October 23, 2023).

National Oceanic and Atmospheric Administration (NOAA) Office for Coastal Management. 2023. Puerto Rico Coastal Zone Boundary. Accessed March 1, 2023. Available at: [Puerto Rico Coastal Vulnerability Viewer \(arcgis.com\)](https://arcgis.com).

State Historic Preservation Office (SHPO). 2023. San Juan, Puerto Rico. Data collection conducted on (October 24, 2023).

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Systems (NPDES). Accessed November 1, 2022. Available at: <https://geopub.epa.gov/arcgis/rest/services/EMEF/efpoints/MapServer>.

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U.S. Fish and Wildlife Service (USFWS). 2019. Coastal Barrier Resources System. Accessed January 31, 2023. Available at: <https://www.fws.gov/CBRA/Maps/Mapper.html>.

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USFWS. 2023c. National Wetlands Inventory Surface Waters and Wetlands Mapper. Accessed March 1, 2023. Available at: <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

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U.S. Geological Survey (USGS). 2022. Concentration of Landslides caused by Hurricane Maria, Puerto Rico. Accessed March 1, 2023. Available at: [U.S. Landslide Inventory \(arcgis.com\)](#).

List of Permits Obtained:

No permits have been obtained.

Public Outreach [24 CFR 58.43]:

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

Cumulative Impact Analysis [24 CFR 58.32]:

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

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

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

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

Under the No Action Alternative, the applicant would not receive federal funding to purchase equipment, construct “Farm in the City” greenhouse module. Consequently, the applicant may not be able to recover and continue agricultural production. Given the degree of need for greater agricultural capacity in Puerto Rico following Hurricanes Irma and María, the costs of foregoing the project would exceed the benefits.

Summary of Findings and Conclusions:

The proposed project would not result in any adverse impacts to the surrounding natural, historical, and water resources; generate significant air or noise pollution; or promote environmental or socioeconomic injustices. The proposed project is not located within a coastal zone or near a major water resource. There are no mitigation requirements for any of the laws and authorities assessed in this review.

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

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

Law, Authority, or Factor	Mitigation Measure
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p><i>General Condition:</i></p> <p>The current project activities do not involve the removal of trees. If any tree clearing is to be proposed, the project will need to be re-evaluated for impacts to threatened and endangered species.</p> <p>If a Puerto Rican Boa (Boa) is found in the project activity site, work shall cease until the Boa moves off site on its own. If the Boa does not move off site, the construction manager shall contact the Puerto Rico DNER to relocate the Boa.</p>
<p>Historic Preservation</p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p><i>General Condition:</i></p> <p>If historic properties are discovered, unanticipated effects on historic properties are found, or cultural materials are encountered, work should cease in the immediate area; work can continue where no historic properties or cultural materials are present. Please contact PRDOH to consult on further actions that may be necessary to protect historic properties or cultural materials.</p>
<p>Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design</p>	<p>The proposed action is continued agricultural use of property, which is compatible with the existing land use.</p> <p>The applicant and/or construction manager is required to obtain any necessary local and territorial building and environmental permits prior to construction activities commencing.</p>
<p>Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff</p>	<p>Soil suitability will be assessed prior to construction. Contractors will be required to use best management practices during construction.</p> <p>DNER authorization is required for any extraction, removal, excavation, and dredging of the components of the earth's crust.</p>

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

Determination:

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

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

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

The project may significantly affect the quality of the human environment

Preparer Signature: Alaina Callinan Date: 03/18/2024

Name/Title/Organization: Alaina Callinan, Deputy Program Manager
SWCA Environmental Consultants

Certifying Officer Signature: Santa D. Ramirez Lebrón Date: April 29, 2024

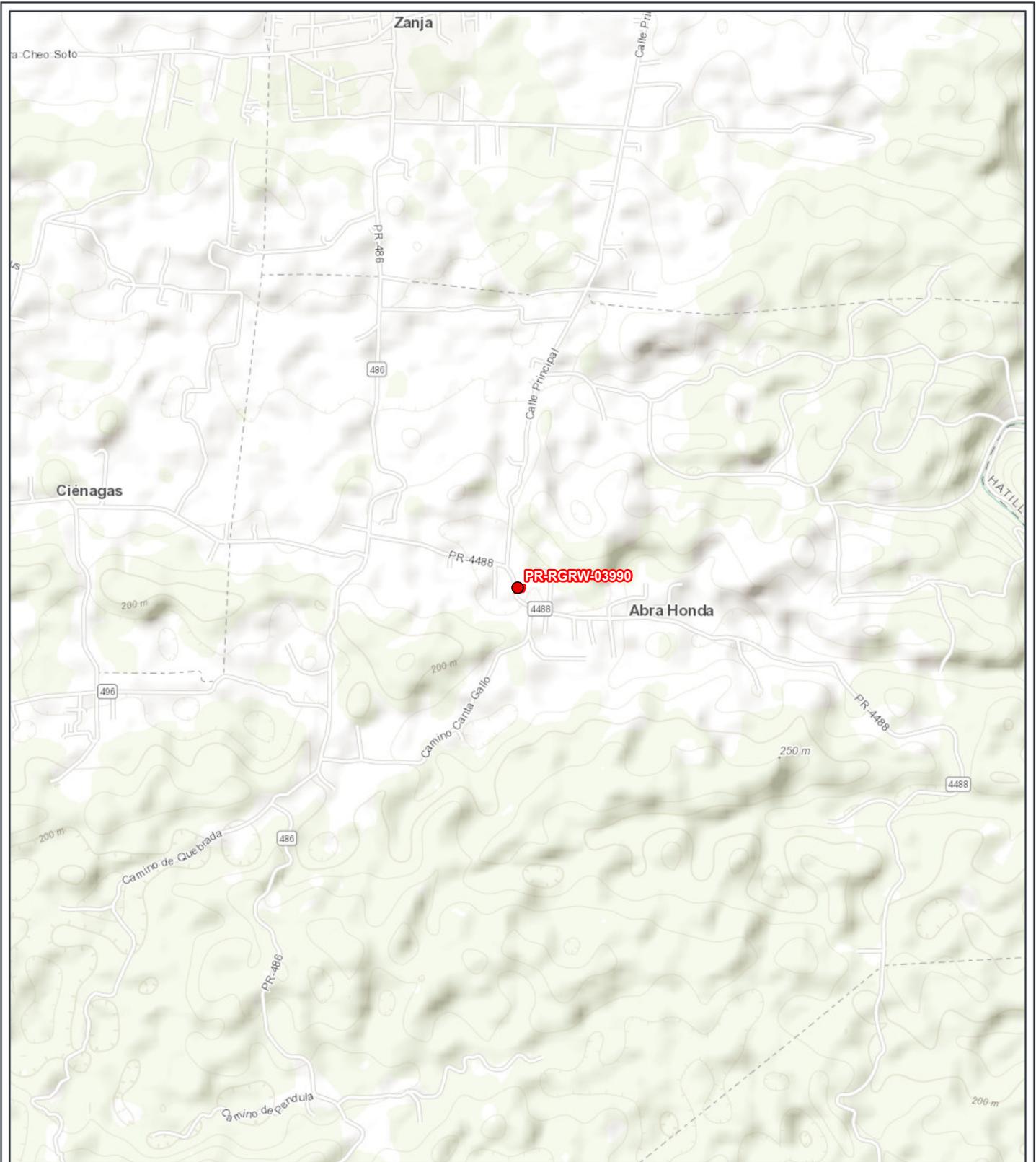
Name/Title: Santa D. Ramírez Lebrón / Permits and Environmental Compliance Specialist

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

Appendix A

Project Overview Figures

Figure 1
Site Location Map



REGROW PROGRAM

**Figure A-1:
Site Location**

Applicant ID: PR-RGRW-03990



- Site
- Site Parcel

1 Carr 2 km 93 H3 Bo.
Membrillo Reparto Morel
Camuy, Puerto Rico 00627

Parcel ID: 050-015-626-39-000
Parcel Center:
66.848356°W 18.431031°N

Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/5/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps

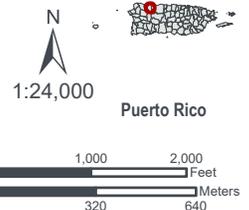
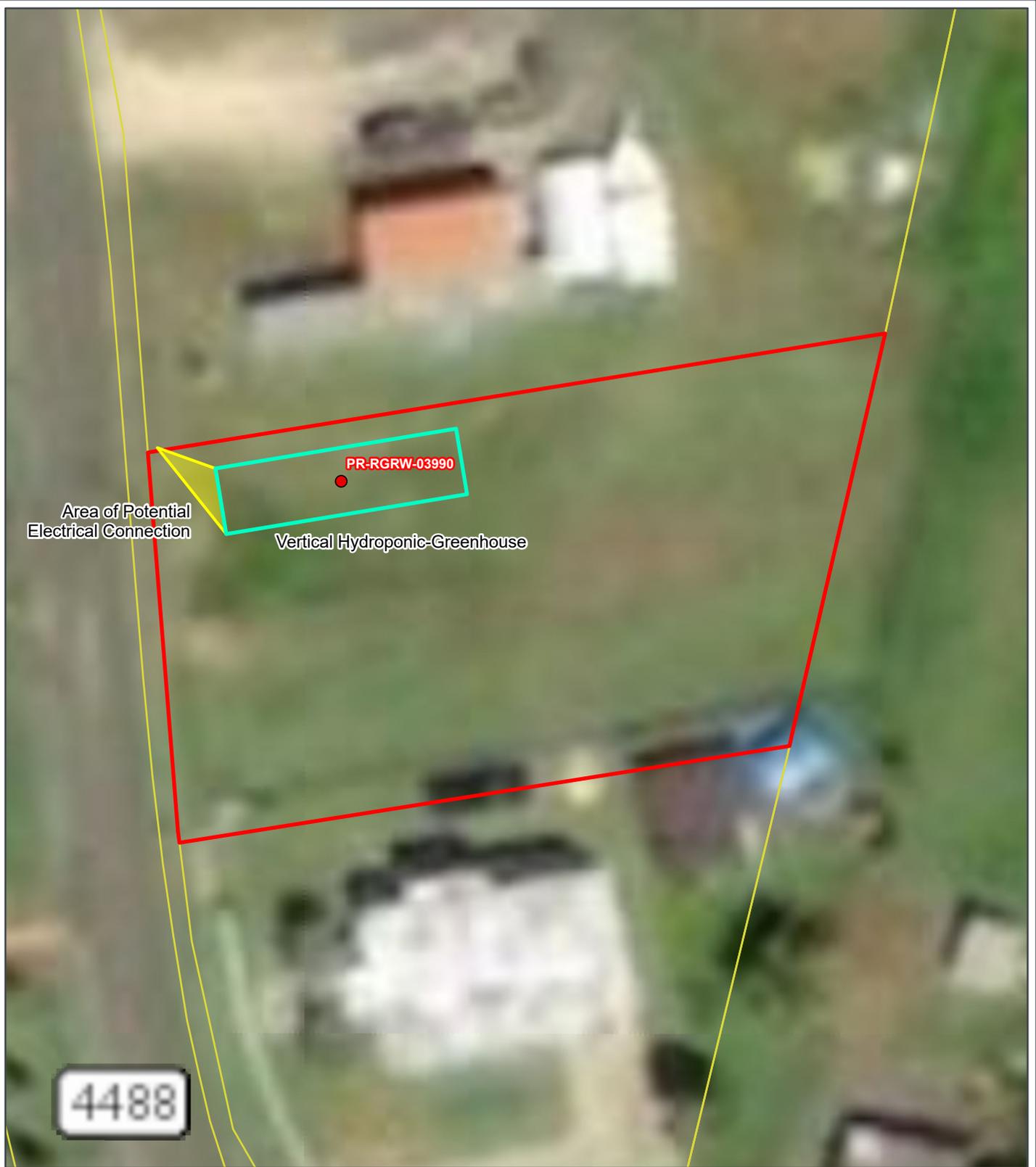


Figure 2
Site Vicinity Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-03990



- Site
- Site Parcel
- Potential Area of Disturbance
- Project Footprint (Option)

1 Carr 2 km 93 H3 Bo. Membrillo
Reparto Morel
Camuy, Puerto Rico 00627

Parcel ID: 050-015-626-39-000
Parcel Center:
66.848265°W 18.430978°N

Base Map: ESRI ArcGIS Online,
accessed January 2024
Updated: 1/11/2024

Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps



Puerto Rico

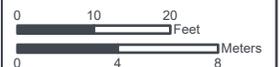
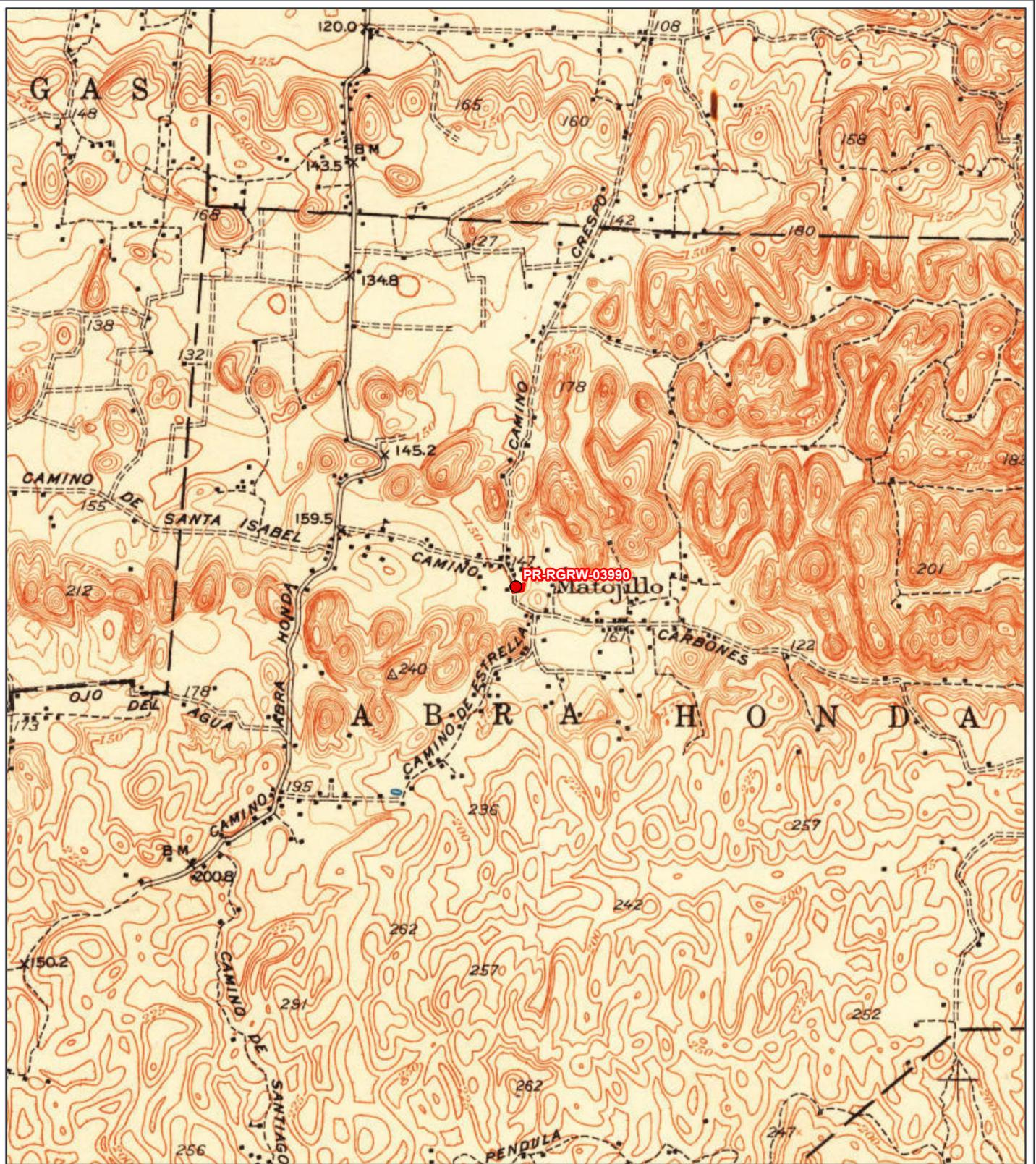


Figure 3
USGS Landslide Map



REGROW PROGRAM
USGS Topographic Map
 Applicant ID: PR-RGRW-03990



- Site
- Site Parcel

1 Carr 2 km 93 H3 Bo.
 Membrillo Reparto Morel
 Camuy, Puerto Rico 00627

Parcel ID: 050-015-626-39-000

Parcel Center:
 66.848356°W 18.431031°N

Base Map: ESRI ArcGIS Online,
 accessed October 2023
 Updated: 10/5/2023
 Layout: USGS Topographic Map
 Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

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

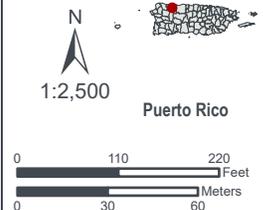
Applicant ID: PR-RGRW-03990



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Potential Area of Disturbance
- ▭ Greater than 25 Landslides per sq km
- ▭ Less than 25 Landslides per sq km
- ▭ No Landslides
- ▭ Not Examined

1 Carr 2 km 93 H3 Bo. Membrillo
 Reparto Morel
 Camuy, Puerto Rico 00627
 Parcel ID: 050-015-626-39-000
 Parcel Center:
 66.848356°W 18.431031°N

Data Source: https://arcgis.cuahsi.org/arcgis/rest/services/MariaRAPID/Hurricane_Maria_Landslides/MapServer
 Base Map: ESRI ArcGIS Online, accessed January 2024
 Updated: 1/11/2024
 Layout: Landslide



Appendix B
Attachments and Supporting
Documentation

Attachment 1

Airport Hazards Partner Worksheet and

Airport Hazards Map



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

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

Airport Hazards (CEST and EA) – PARTNER

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

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

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

Yes à *Continue to Question 2.*

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

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

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

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

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

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

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

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

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

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

Click here to enter text.

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

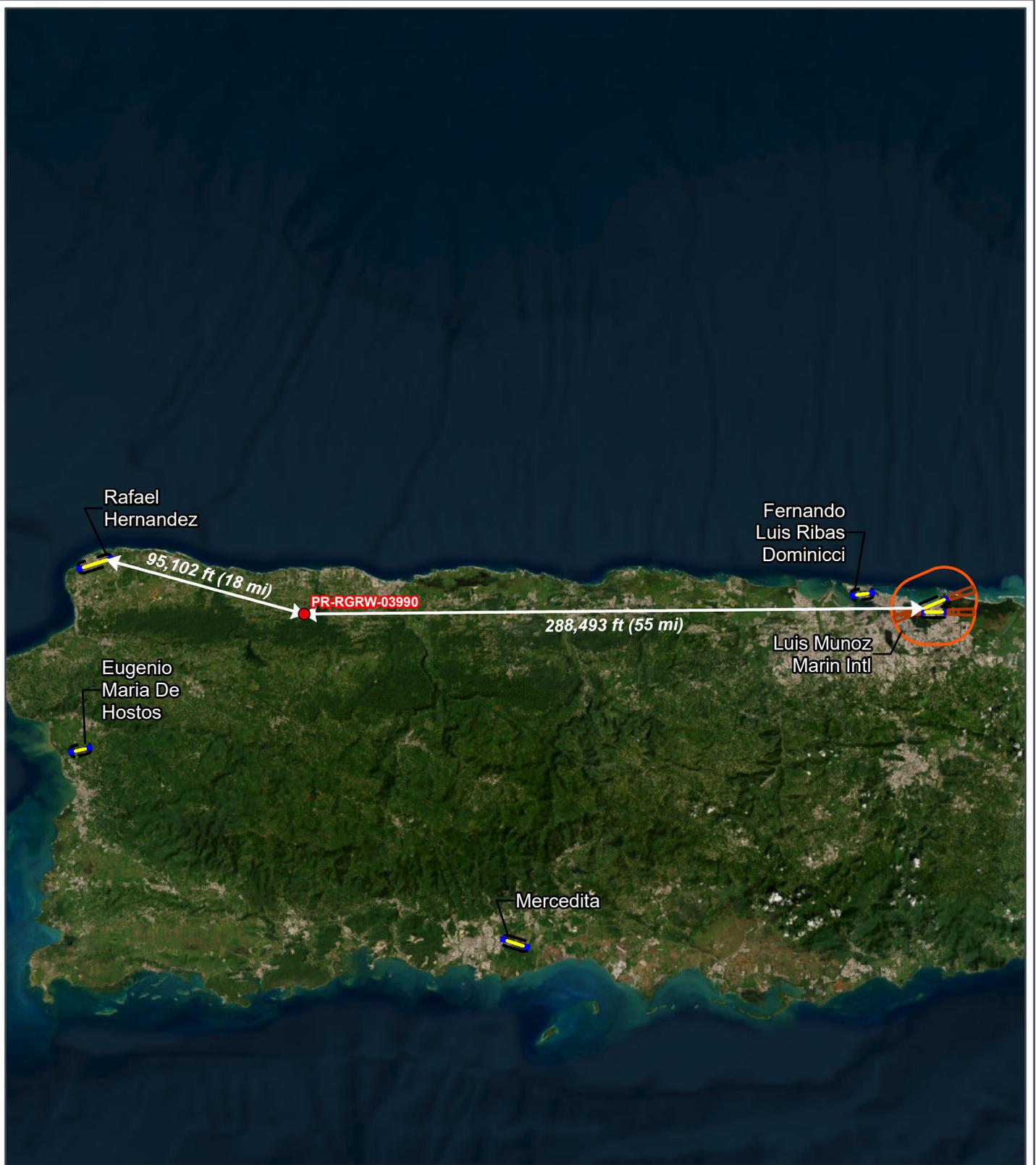
Worksheet Summary

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

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

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

The project site is not within 2,500 feet (ft) of a civil primary or commercial service airport or within 15,000 ft of a military airport. The nearest civil primary or commercial service airport, Rafael Hernandez, is located 95,102 ft (18 miles) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 288,493 ft (55 miles) from the project site. No further evaluation is required. The project is in compliance with airport hazards requirements.



REGROW PROGRAM

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

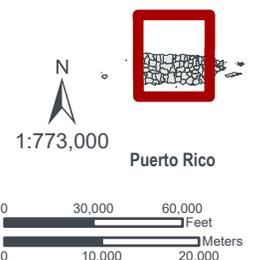
Applicant ID: PR-RGRW-03990



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

1 Carr 2 km 93 H3 Bo.
Membrillo Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.564545°W 18.466025°N

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/5/2023
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps



Attachment 2

Coastal Barrier Resources Act Partner Worksheet and Coastal Barrier Resources Map



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

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

Coastal Barrier Resources (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

1. Is the project located in a CBRS Unit?

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

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

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

- Consultation with the FWS
- Cancel the project

Worksheet Summary

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

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

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

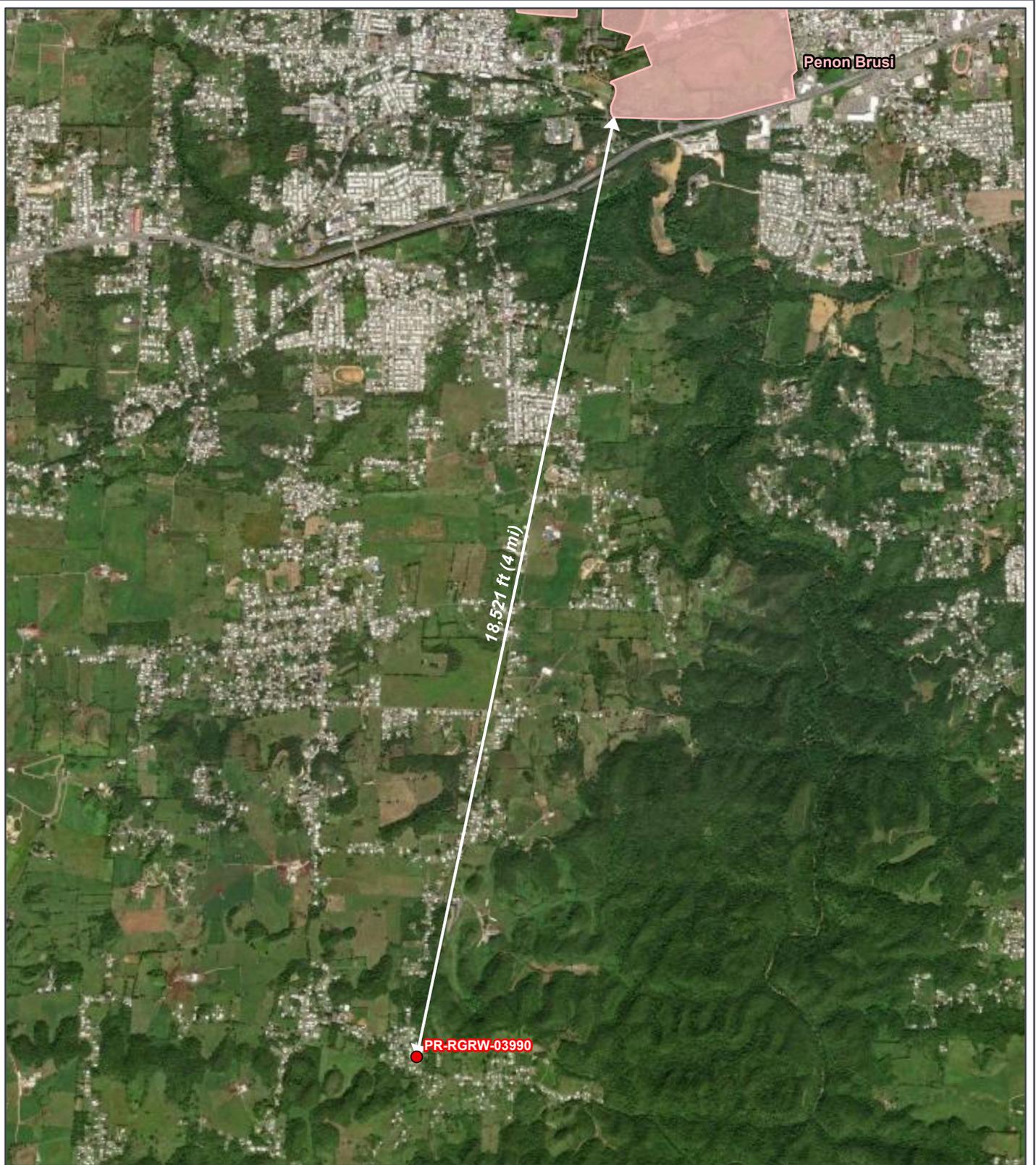
The project site is not located in a Coastal Barrier Resource Systems Unit (CBRS) or Otherwise Protected Area (OPA). There are no CBRS units in Camuy. The closest CBRS unit, Penon Brusi, is located 18,521 feet



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

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



REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

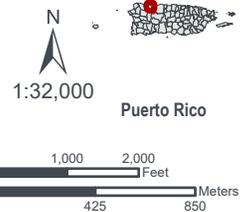
Applicant ID: PR-RGRW-03990



- Site
- Otherwise Protected Area
- System Unit

1 Carr 2 km 93 H3 Bo.
 Membrillo Reparto Morel
 Camuy, Puerto Rico 00627
 Parcel ID: 050-015-626-39-000
 Parcel Center:
 66.84292°W 18.455999°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
 Base Map: ESRI ArcGIS Online, accessed October 2023
 Updated: 10/5/2023
 Layout: Coastal Barrier Resources System



Attachment 3

Flood Insurance Partner Worksheet and Flood Insurance Rate Map



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

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

Flood Insurance (CEST and EA) – PARTNER

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

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

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

Continue to the Worksheet Summary.

Yes *Continue to Question 2.*

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

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

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

No *Continue to the Worksheet Summary.*

Yes *Continue to Question 3.*

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

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

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

Continue to the Worksheet Summary.

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

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

Continue to the Worksheet Summary.

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

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

Worksheet Summary

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

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

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

A review of the FEMA Flood Insurance Rate Map (FIRM), Community Panel 72000C0215H (effective date 4/19/2005), shows the project site is in Flood Zone X, which is not in a Special Flood Hazard Area (SFHA). Flood insurance is not required. No further evaluation is required. The project is in compliance with the Flood Disaster Protection Act and National Flood Insurance Reform Act.



REGROW PROGRAM

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

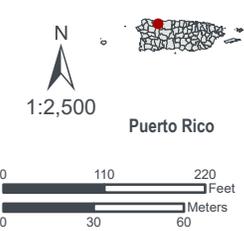
Applicant ID: PR-RGRW-03990



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

1 Carr 2 km 93 H3 Bo. Membrillo
 Reparto Morel
 Camuy, Puerto Rico 00627
 Parcel ID: 050-015-626-39-000
 Parcel Center:
 66.848356°W 18.431031°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
 Base Map: ESRI ArcGIS Online, accessed January 2024
 Updated: 1/11/2024
 Layout: Effective Floodplain
 Aprx: 72428_ReGrowTier2Maps



Attachment 4

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



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

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Air Quality (CEST and EA) – PARTNER

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

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

Yes → Continue to Question 2.

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

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

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

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

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

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

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

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

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

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

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

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



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03990

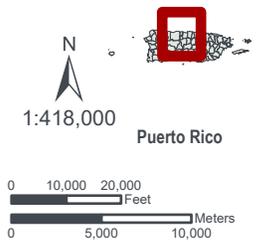


- Site
- 8-Hour Ozone (2015 Standard)*
- Lead (2008 Standard)
- PM-2.5 (2012 Standard)*
- Sulfur Dioxide (2010 Standard)

*No Data in Puerto Rico

1 Carr 2 km 93 H3 Bo.
Membrillo Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.551852°W 18.442085°N

Data Source: https://geopub.epa.gov/arcgis/rest/services/NEPAAssist/NEPAVELayersPublic_fgdb/MapServer
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/5/2023
Layout: Clean Air
Aprx: 72428_ReGrowTier2Maps



Attachment 5

Coastal Zone Management Partner Worksheet and Coastal Zone Map



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

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

Coastal Zone Management Act (CEST and EA) – PARTNER

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

Projects located in the following states must complete this form.

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

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

Yes → Continue to Question 2.

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

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

Yes → Continue to Question 3.

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

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

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

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

No → Project cannot proceed at this location.

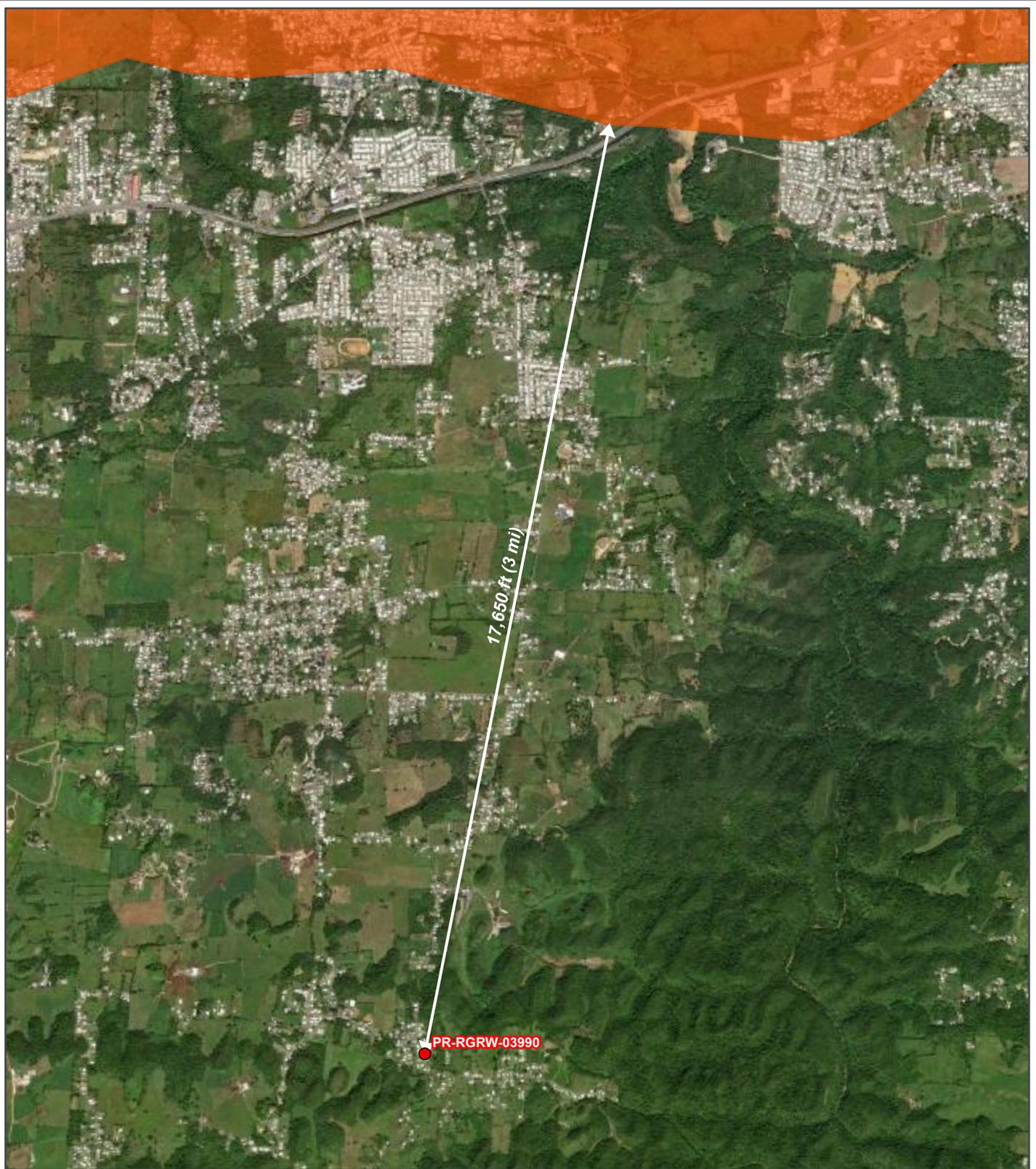
Worksheet Summary

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

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

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

The project site is not located within the Puerto Rico Coastal Management Zone. The closest coastal zone area is located 17,650 feet (3 miles) from the project site. No further evaluation is required. The project is in compliance with the Coastal Zone Management Act.



REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

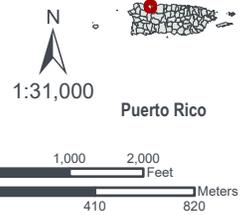
Applicant ID: PR-RGRW-03990



- Site
- Coastal Management Zone

1 Carr 2 km 93 H3 Bo.
 Membrillo Reparto Morel
 Camuy, Puerto Rico 00627
 Parcel ID: 050-015-626-39-000
 Parcel Center:
 66.843446°W 18.454877°N

Data Source: <https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/BaseMap:ESRI/ArcGIS/Online>
 accessed October 2023
 Updated: 10/5/2023
 Layout: Coastal Zone Management
 Aprx: 72428_ReGrowTier2Maps



Attachment 6
Contamination and Toxics Substances
Partner Worksheet and Map



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

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

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

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

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

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

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

Continue to Question 2.

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

- No **à Explain below.**

Click here to enter text.

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

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

3. Can adverse environmental impacts be mitigated?

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

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

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

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

[Click here to enter text.](#)

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

- Complete removal
 Risk-based corrective action (RBCA)

à *Continue to the Worksheet Summary.*

Worksheet Summary

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

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

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

The project site was evaluated for potential contamination by conducting a field site inspection on 10/5/2023 (Appendix C) to identify any onsite hazards including, but not limited to, soil staining, above ground storage tanks, signs of underground storage tanks, odors, hazardous debris etc. The site inspection did not identify any onsite hazards.

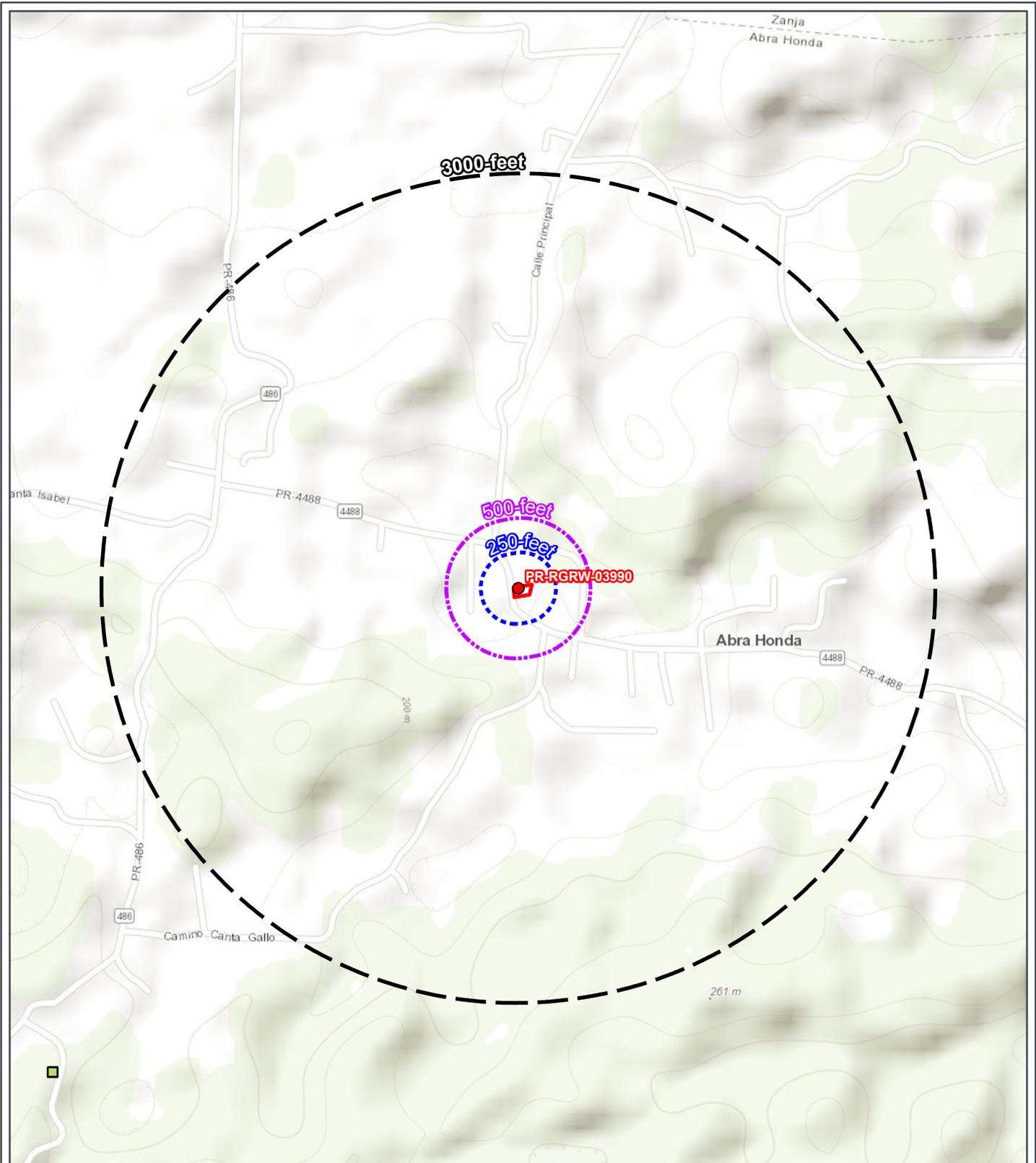
In addition, a desktop review of USEPA databases, NEPAassist, and other sources was conducted to determine if the project site was located near dump sites, junk yards, landfills, hazardous waste sites, or industrial sites, including USEPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent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

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

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

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

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



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03990

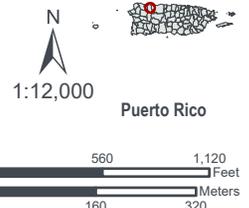


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (250-feet)
- ▭ Buffer (500-feet)
- ▭ Buffer (3000-feet)
- ▭ Water dischargers

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

1 Carr 2 km 93 H3 Bo.
Membrillo Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.848356°W 18.431031°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/MapServer>
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/5/2023
Layout: Contamination and Toxic Substances



Attachment 7

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



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

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

Endangered Species Act (CEST and EA) – PARTNER

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

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

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

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

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

Explain your determination:

Click here to enter text.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Worksheet Summary

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

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

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

No suitable habitat for any federal listed species is present within the proposed project location and no tree clearing or vegetation removal is proposed as a part of construction activities; therefore, project activities will have *no effect* to any federal listed species or critical habitat. The project site is 23,729 feet (4 miles) away from the closest final designated critical habitat. See the attached Threatened and Endangered Species Technical Memorandum.

TECHNICAL MEMORANDUM

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

From: Kaitie Wilms, Wildlife Biologist

Date: November 7, 2023

Re: **Threatened and Endangered Species Review for 1 Carretera 2 KM 93 H3, Bo. Membrillo Reparto Morel, Camuy, Puerto Rico 00627**

Applicant Name: Renacer Farm, LLC
Site Address: 1 Carretera 2 KM 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627
GPS Coordinates: 18.431024, -66.848303

This Threatened and Endangered Species Review evaluates the installation of a new Farm in the City greenhouse. This parcel is located at 1 Carretera 2 KM 93 H3 Bo. Membrillo Reparto Morel, Camuy, Puerto Rico. To complete this review, the United States Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) system was consulted, then a site inspection performed to evaluate on-site nest and habitat potential. For the purposes of this review, the evaluation encompasses a maximum 100-foot buffer around the proposed project location.

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

- Puerto Rican Boa (*Chilabothrus inornatus*)
- Puerto Rican Harlequin Butterfly (*Atlantea tulita*)

A site inspection on October 5, 2023 found the parcel is situated in a moderately rural area. The property is currently undeveloped, and the lot consists of a mix of cleared areas. The proposed project area consists of open pasture lawn. Representative photographs of the subject property are included in the Environmental Field Assessment Photographic Log. The review area does not contain trees that could provide suitable habitat to any federally listed species; additionally, no tree or vegetation removal is planned to occur, and inspectors did not observe any suitable ground or vegetative habitat, individuals, or nests for any listed species at the proposed project location. There is no critical habitat for any species found within the subject property based on the USFWS database.

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

I can be reached by phone (843-693-0711) or email (kaitie.wilms@swca.com) with any questions or concerns.

Sincerely,

Kaitie Wilms

Kaitie Wilms
Wildlife Biologist
SWCA Environmental Consultants



United States Department of the Interior



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

In Reply Refer To:
Project Code: 2024-0059634
Project Name: PR-RGRW-03990

March 07, 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 enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

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

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

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

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

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

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

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

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

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

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

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

This species list is provided by:

Caribbean Ecological Services Field Office

Post Office Box 491

Boqueron, PR 00622-0491

(939) 320-3135

PROJECT SUMMARY

Project Code: 2024-0059634

Project Name: PR-RGRW-03990

Project Type: Disaster-related Grants

Project Description: Installation of a new greenhouse. Project area is open, mowed lawn. No tree or vegetation clearing is proposed.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.4311345,-66.84838182755755,14z>



Counties: Camuy County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

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

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

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

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

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

REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628 General project design guidelines: https://ipac.ecosphere.fws.gov/project/47L2ZHON3REPJMY34HBR3JSJTM/documents/generated/7159.pdf	Endangered

INSECTS

NAME	STATUS
Puerto Rican Harlequin Butterfly <i>Atlantea tulita</i> There is final critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9005 General project design guidelines: https://ipac.ecosphere.fws.gov/project/47L2ZHON3REPJMY34HBR3JSJTM/documents/generated/7168.pdf	Threatened

CRITICAL HABITATS

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

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

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Susan Fischer
Address: 10245 West Little York Road
Address Line 2: Suite 600
City: Houston
State: TX
Zip: 77040
Email: susan.fischer@swca.com
Phone: 3463881157

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



United States Department of the Interior



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

In Reply Refer To:
Project code: 2024-0059634
Project Name: PR-RGRW-03990

March 07, 2024

Subject: Consistency letter for the project named 'PR-RGRW-03990' 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 March 07, 2024, Susan Fischer used the Caribbean DKey; dated January 19, 2024, in the U.S. Fish and Wildlife Service's online [IPaC application](#) to evaluate potential impacts to federally listed species, from a project named 'PR-RGRW-03990'. The project is located in Camuy County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.4311345,-66.84838182755755,14z>



The following description was provided for the project 'PR-RGRW-03990':

Installation of a new greenhouse. Project area is open, mowed lawn. No tree or vegetation clearing is proposed.

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) to determine whether the consultation needs to be reinitiated.

In addition to the species listed above, the following species and/or critical habitats may also occur in your project area and **are not** covered by this conclusion. Effects to the other federally listed species or critical habitat as listed below should be considered as part of your ESA review for the project.

- Puerto Rican Harlequin Butterfly *Atlantea tulita* Threatened

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.

Action Description

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

1. Name

PR-RGRW-03990

2. Description

The following description was provided for the project 'PR-RGRW-03990':

Installation of a new greenhouse. Project area is open, mowed lawn. No tree or vegetation clearing is proposed.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.4311345,-66.84838182755755,14z>



QUALIFICATION INTERVIEW

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

No

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

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

No

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

No

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

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

No

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

No

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

No

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

No

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

No

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

Yes

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

Automatically answered

Yes

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Susan Fischer
Address: 10245 West Little York Road
Address Line 2: Suite 600
City: Houston
State: TX
Zip: 77040
Email: susan.fischer@swca.com
Phone: 3463881157

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development



REGROW PROGRAM

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

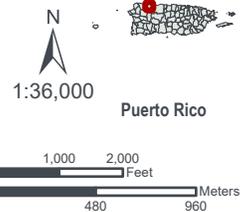
Applicant ID: PR-RGRW-03990



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

1 Carr 2 km 93 H3 Bo.
Membrillo Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.865312°W 18.459414°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/5/2023
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps



Attachment 8
Explosive and Flammable Hazards Partner
Worksheet



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

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

Explosive and Flammable Hazards (CEST and EA) – PARTNER

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

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

No

→ Continue to Question 2.

Yes

Explain:

Click here to enter text.

→ Continue to Question 5.

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

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

Yes → Continue to Question 3.

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

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

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

Yes → Continue to Question 4.

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

Yes

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

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

No

→ Continue to Question 6.

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

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

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

[Click here to enter text.](#)

Worksheet Summary

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

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

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

The project includes the new installation of vertical hydroponic-greenhouse and other scope activities including CENST activities. The project itself is not the development of a hazardous facility nor will the project increase residential densities. No further evaluation is required. The project is in compliance with explosive and flammable hazard requirements.

Attachment 9
Farmlands Protection Partner Worksheet
and Prime Farmland Map



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

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

Farmlands Protection (CEST and EA) - PARTNER

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

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

Yes à *Continue to Question 2.*

No

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

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

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

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

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

Yes à *Continue to Question 3.*

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

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

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

Project will proceed with mitigation.

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

Click here to enter text.

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

Project will proceed without mitigation.

Explain why mitigation will not be made here:

Click here to enter text.

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

Worksheet Summary

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

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

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

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



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03990



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

1 Carr 2 km 93 H3 Bo. Membrillo
 Reparto Morel
 Camuy, Puerto Rico 00627
 Parcel ID: 050-015-626-39-000
 Parcel Center:
 66.848356°W 18.431031°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
 Base Map: ESRI ArcGIS Online,
 accessed January 2024
 Updated: 1/11/2024
 Layout: Prime Farmland
 Aprx: 72428_ReGrowTier2Maps



1:2,500



Puerto Rico



Attachment 10

Floodplain Management Partner Worksheet and Advisory Base Flood Elevation Map



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

Floodplain Management (CEST and EA) – PARTNER

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

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

Yes

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

Click here to enter text.

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

No *à Continue to Question 2.*

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

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

Does your project occur in a floodplain?

No *à Continue to the Worksheet Summary below.*

Yes

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

Floodway *à Continue to Question 3, Floodways*

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

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

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

3. **Floodways**

Is this a functionally dependent use?

Yes

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

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

4. Coastal High Hazard Area

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

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

- No

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

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

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

- No, this action concerns only existing construction.

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

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

5. 500-year Floodplain

Is this a critical action?

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

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

6. 8-Step Process.

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

- 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

Click here to enter text.

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

Worksheet Summary

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

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

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

A review of the Advisory Base Flood Elevation (ABFE) map, Community Panel 72000C0215H (effective date 4/19/2005), shows the project site is in Flood Zone X. The project is not located in the 100-year floodplain or ABFE special flood hazard area; therefore, no further action is required. The project is in compliance with Executive Order 11988.



REGROW PROGRAM

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

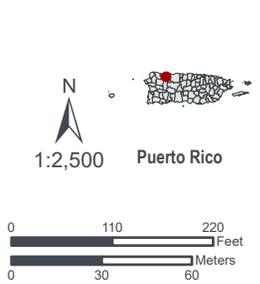
Applicant ID: PR-RGRW-03990



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

1 Carr 2 km 93 H3 Bo. Membrillo Reparto
Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.848356°W 18.431031°N

Data Source: https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer
Base Map: ESRI ArcGIS Online, accessed January 2024
Updated: 11/11/2024
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps



Attachment 11
Historic Preservation Partner Worksheet,
and SHPO Consultation



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

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

Historic Preservation (CEST and EA) – PARTNER

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

Threshold

Is Section 106 review required for your project?

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

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

Click here to enter text.

→ *Continue to the Worksheet Summary.*

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

The Section 106 Process

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

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

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

Step 1 - Initiate Consultation

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

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

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

→ *Continue to Step 2.*

Step 2 - Identify and Evaluate Historic Properties

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

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

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

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

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

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review

of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There is one resource listed on the Registro Nacional de Lugares Históricos approximately 0.45 mi northwest of the project area named Ernesto Memorial Chapel (NRHP #10000453), but it is not within view of the project area. This resource is also listed in an NRHP database that records its location using erroneous coordinates extracted from NPS data using incorrect datum/coordinate system definitions. This erroneous location for the chapel is also represented in Figure B 11-1 (below) approximately 640 ft north-northwest of the chapel's indicated (correct) location. No Section 106 surveys have occurred inside the 0.50-mi review area.

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

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

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

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

Additional notes:

[Click here to enter text.](#)

No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

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

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

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

No Historic Properties Affected

Document reason for finding:

No historic properties present.

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

No Adverse Effect

Document reason for finding and provide any comments below.

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

[Click here to enter text.](#)

Adverse Effect

Document reason for finding:

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

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

[Click here to enter text.](#)

Provide any comments below:

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

[Click here to enter text.](#)

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



GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

February 29, 2024

Lauren Bair Poche

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

SHPO: CF-02-21-24-09 PUERTO RICO DISASTER RECOVERY, CDBG-DR RE-GROW PR URBAN-RURAL AGRICULTURAL RE-GROW PROGRAM, PR-RGRW-03990, RENACER FARM, LLC, 1 CARR. 2 KM 93.3, BO. MEMBRILLO, REPARTO MOREL, CAMUY, 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 any 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



February 22, 2024

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

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

Section 106 NHPA Effect Determination Submittal: PR-RGRW-03990 – Renacer Farm, LLC – 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, Puerto Rico – *No Historic Properties Affected*

Dear Architect Rubio Cancela,

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

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, HORNE is submitting documentation for activities proposed by Renacer Farm, LLC, located at 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, in the municipality of Camuy. The undertaking for this project includes the purchase and installation of a new “Farm in the City” vertical hydroponic greenhouse module to be installed on a wooden and gravel foundation. The greenhouse module is approximately 320 square feet (sq. ft) in size (40 feet [ft] by 8 ft) with a total height of approximately 9.5 ft. The “Farm in the City” greenhouse module will be installed on a gravel base with a wooden border, that will be approximately 44 ft by 12 ft. The property has a slight incline; therefore, the applicant plans to level the base of the greenhouse by building up the base structure on one end rather than grading. Minimal ground disturbance is expected when the base is installed. Electrical connection will be made below ground from the existing meter in the northwest corner of the property extending approximately 20 ft to the

southeast where it will connect to the base of the “Farm in the City” greenhouse module. The potable water connection will be made by PVC piping aboveground, connecting to the vertical hydroponic greenhouse. No tree clearing or pruning is required.

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

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

Kindest regards,

A handwritten signature in cursive script that reads 'Lauren B. Poche'.

Lauren Bair Poche, M.A.

Architectural Historian, EHP Senior Manager
LBP/JLE

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Renacer Farm, LLC		
Case ID: PR-RGRW-03990		City: Camuy

Project Location: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	
Project Coordinates: (as provided by applicant during field visit) Vertical Hydroponic Greenhouse: 18.431031, -66.848356	
TPID (Número de Catastro): 050-015-626-39-000	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): NA	Property Size (acres): 0.20 acre total Vertical Hydroponic Greenhouse: 0.012121 acre (528 sq. ft)

SOI-Qualified Architect/Architectural Historian: Ella McIntire, MA
Date Reviewed: January 30, 2024
SOI-Qualified Archaeologist: Heath Anderson, Ph.D.
Date Reviewed: January 30, 2024

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

Project Description (Undertaking)

The proposed project involves the purchase and installation of a new “Farm in the City” vertical hydroponic greenhouse module (“Farm in the City” greenhouse module) to be installed on a wooden and gravel foundation. There are currently no existing structures on the parcel, a concrete column with an electrical meter and a potable water connection are located at the northwest corner of the property. The parcel is undeveloped and consists of mowed grass only.

The “Farm in the City” greenhouse module is approximately 320 square feet (sq. ft) in size (40 feet [ft] by 8 ft) with a total height of approximately 9.5 ft. The “Farm in the City” greenhouse module will be built on a gravel base with a wooden border, that will be approximately 44 ft by 12 ft.

The property has a slight incline; therefore, the applicant plans to level the base of the greenhouse by building up the base structure on one end rather than grading. Minimal ground disturbance is expected when the base is installed, however there will be no significant depth to the disturbance as the module will rest on top of the base and the base does not require anchors due to the weight of the container. There will be ground

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REgROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Renacer Farm, LLC	
Case ID: PR-RGRW-03990	City: Camuy

disturbance associated with the electrical connection. Electrical connection will be made below ground from the existing meter in the northwest corner of the property extending approximately 20 ft to the southeast where it will connect to the base of the “Farm in the City” greenhouse module. The potable water connection will be made by PVC piping aboveground, connecting to the vertical hydroponic greenhouse. No tree clearing or pruning is required. The applicant owns the property and currently uses it for agricultural use; therefore, no acquisition or conversion is required.

Area of Potential Effects

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

Identification of Historic Properties - Archaeology

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information by a Program contracted archaeologist meeting the Secretary of the Interior’s Professional Qualification Standards (36 CFR Part 61) who searched the records at the SHPO and the Instituto de Cultura Puertorriqueña which shows that there are no reported archaeological materials or significant cultural properties within a half-mile (mi) radius of the project location. One archaeological evaluation has been conducted within the 0.5 mi review radius. This was ICP-CAT-QB-81-01-01, a Phase IA desktop investigation carried out 0.22 mi northwest of the project area in support of a 1981 sewer infrastructure project. Cultural resources of Pre-Columbian and historic age were recorded as a result of a site visit and the report authors recommended further Phase IB investigation.

The proposed project is located in a suburban area in the northwest portion of the island at an elevation of 150 ft (46 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses five mapped soil series: BcC (Bayamon sandy loam, 5 to 12 percent slopes); BsC (Bayamon sandy clay loam, 5 to 12 percent slopes); ByC (Bayamon clay, 5 to 12 percent slopes); RtF (Rock outcrop-Tanama complex, 12 to 60 percent slopes); and SgD (San German gravelly clay loam, 5 to 20 percent slopes). The project area APE is in the central portion of Municipio Camuy. The general project area is located on relatively

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Renacer Farm, LLC	
Case ID: PR-RGRW-03990	City: Camuy

flat, bottomland topography situated at the interface between an area of hilly, high-relief, forested topography to the southeast and an area of flatter topography with widespread, cleared agricultural fields interspersed with several small, suburban settlements to the northwest. The closest freshwater source is the Río Camuy, located 1.5 mi (2.4 kilometers [km]) east of the project area. The north coast is approximately 4.2 mi (6.7 km) from the project area.

Identification of Historic Properties - Architecture

Existing information on previously identified historic properties has been reviewed to determine if any such properties are located within the APE of this undertaking. The review of this existing information, by a Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) shows that the project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible or listed Traditional Urban Center or Historic District. There is one resource listed on the Registro Nacional de Lugares Históricos approximately 0.45 mi northwest of the project area named Ernesto Memorial Chapel (NRHP #10000453), but it is not within view of the project area. This resource is also listed in an NRHP database that records its location using erroneous coordinates extracted from NPS data using incorrect datum/coordinate system definitions. This erroneous location for the chapel is also represented in Figure B 11-1 (below) approximately 640 ft north-northwest of the chapel's indicated (correct) location. No Section 106 surveys have occurred inside the 0.50-mi review area.

The project area is in a rural area of Camuy, east of the center point between Ciénagas and Abra Honda. The project area is in the foothills to the east of the mountains. The project site is located west of Abra Honda on a property that is 0.20 acres in size. The parcel is not developed, and no buildings appear in the adjacent lots until 1990. The parcel is adjacent to heavily forested foothills to its northeast and east. While the project will be visible to the adjacent properties, there are no permanent buildings or structures directly on this site. Historic Aerials (<https://www.historicaerials.com/viewer>) had no imagery for this area. Aerial imagery from Earth Explorer (EarthExplorer (usgs.gov)) for 1977 and 1983 shows the development to the west of HWY 488, but the lot is empty in both cases. The properties across the street are historic age, but not eligible or listed on the National Register of Historic Places. Further, as the project parcel has been undeveloped and is backed by vegetation, the addition of agricultural structures will not affect any historic properties. No historic properties will be affected by the project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: Renacer Farm, LLC	
Case ID: PR-RGRW-03990	City: Camuy

Determination

The following historic properties have been identified within the APE:

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

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There are no reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. No known archaeological sites or NRHP listed/eligible historic properties are within or adjacent to the property or the parcel in which the Area of Potential Effect of case PR-RGRW-03990 is located. The closest freshwater body is approximately 1.5 mi (2.4 km) east of the project area. The size of the proposed project activities is very small (0.012121acres) and construction of public roads/residential structures/agricultural infrastructure has impacted the surrounding terrain. Therefore, no historic properties will be affected by the proposed project activities.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	
Applicant: Renacer Farm, LLC	
Case ID: PR-RGRW-03990	City: Camuy

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

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

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

This Section is to be Completed by SHPO Staff Only

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

Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

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



REGROW PROGRAM

Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-03990

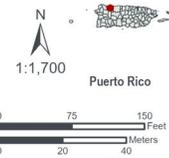


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Potential Area of Disturbance
- ▭ APE (Buffer (15-meters))

1 Carr 2 km 93 H3 Bo. Membrillo
Reparto Morel
Camuy, Puerto Rico 00627

Parcel ID: 050-015-626-39-000
Parcel Center:
66.848356°W 18.431031°N

Base Map: ESRI ArcGIS Online,
accessed January 2024
Updated: 1/11/2024
Layout: APE
Aprx: 72428_ReGrowTier2Maps

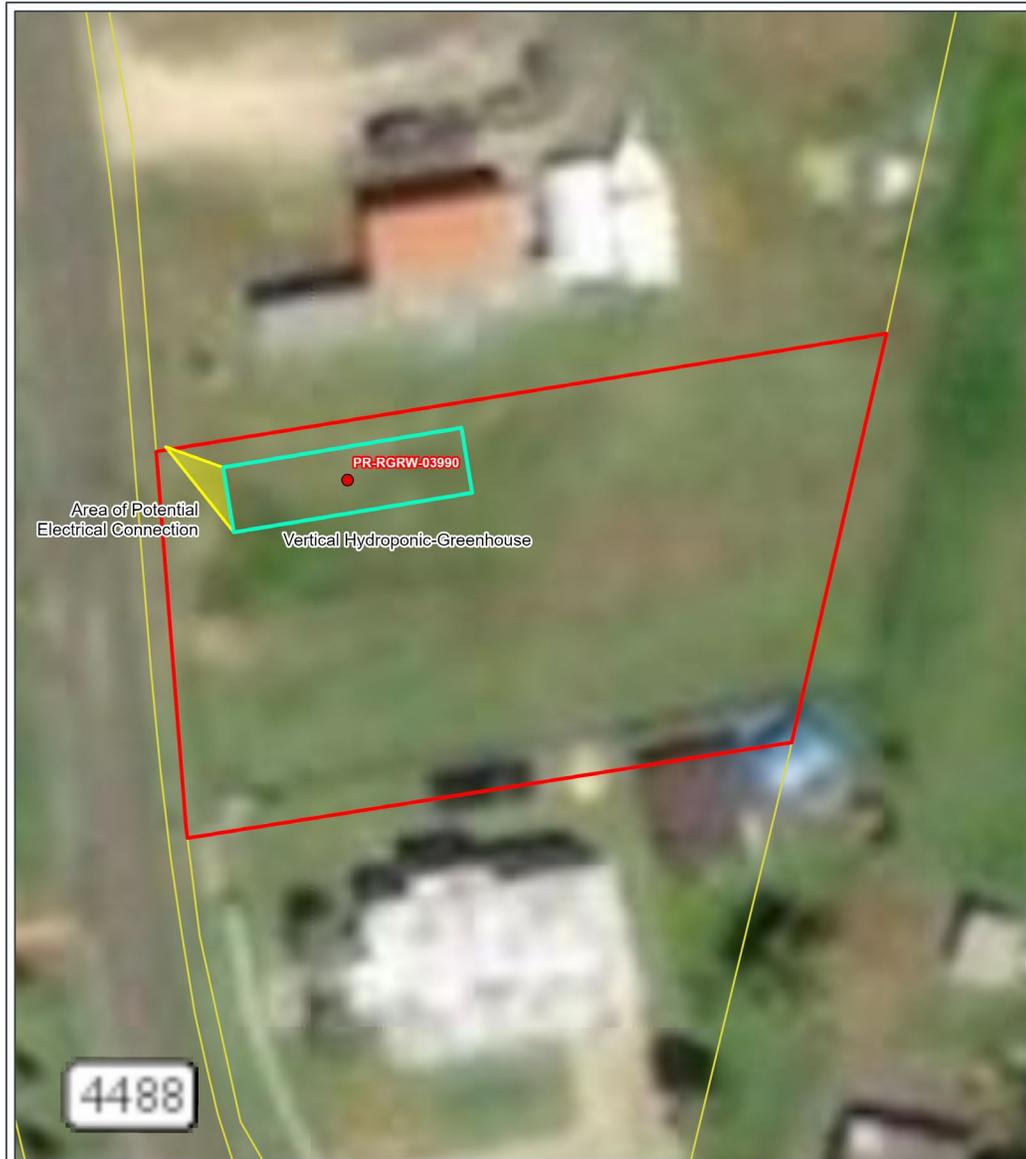


Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Project (Parcel) Location - Aerial Map



REGROW PROGRAM

**Figure A-2:
Site Vicinity**

Applicant ID: PR-RGRW-03990

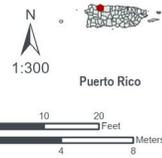


- Site
- ▭ Site Parcel
- ▭ Potential Area of Disturbance
- ▭ Project Footprint (Option)

1 Carr 2 km 93 H3 Bo. Membrillo
Reparto Morel
Camuy, Puerto Rico 00627

Parcel ID: 050-015-626-39-000
Parcel Center:
66.848265°W 18.430978°N

Base Map: ESRI ArcGIS Online,
accessed January 2024
Updated: 1/11/2024
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

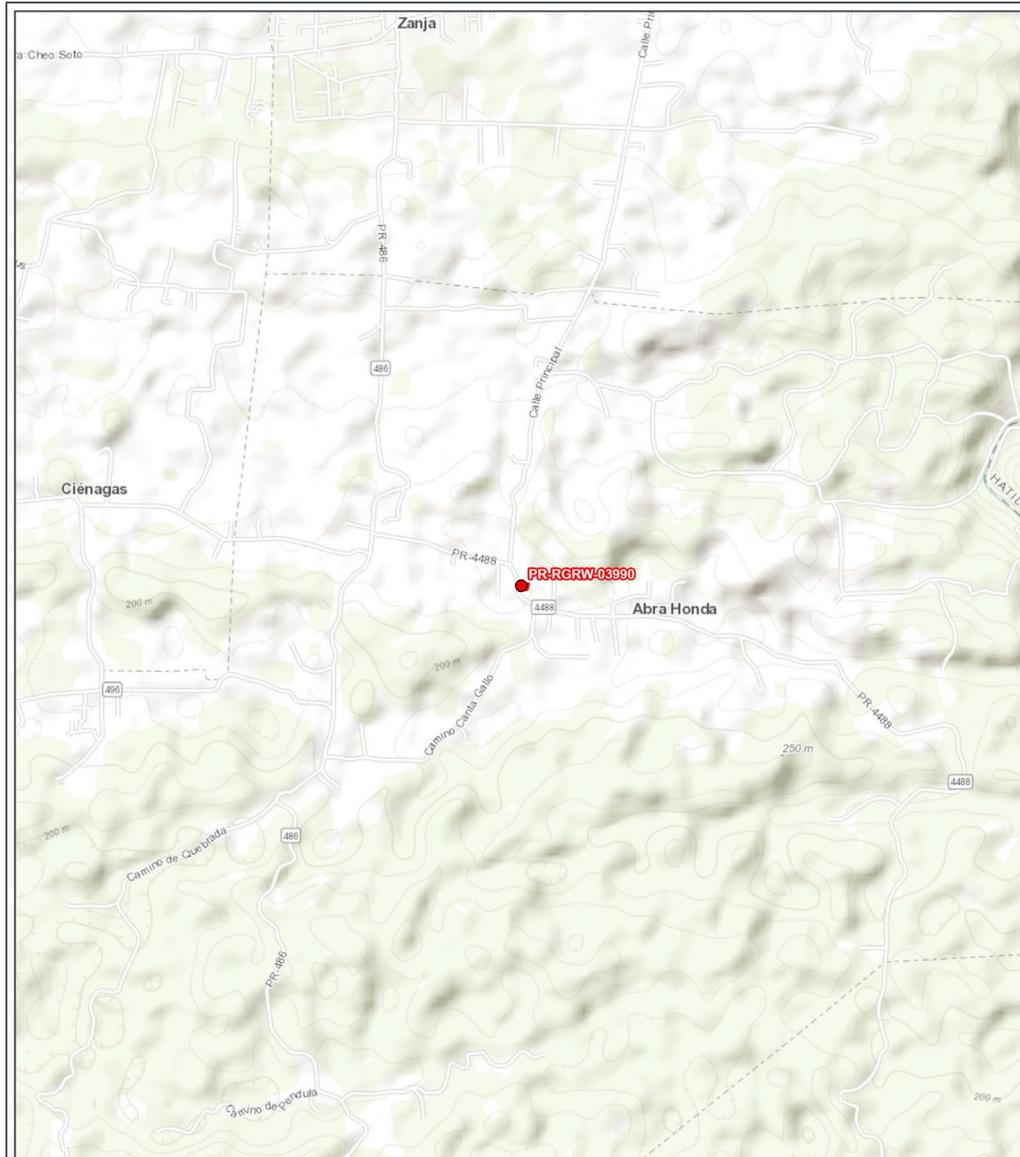


Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

**Figure A-1:
Site Location**

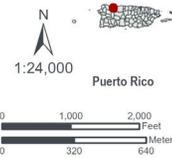
Applicant ID: PR-RGRW-03990



- Site
- Site Parcel

1 Carr 2 km 93 H3 Bo.
Membriello Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.848356°W 18.431031°N

Base Map: ESRI ArcGIS Online,
accessed October 2023
Updated: 10/5/2023
Layout: Site Location
Aprx: 72428_ReGrowTier2Maps

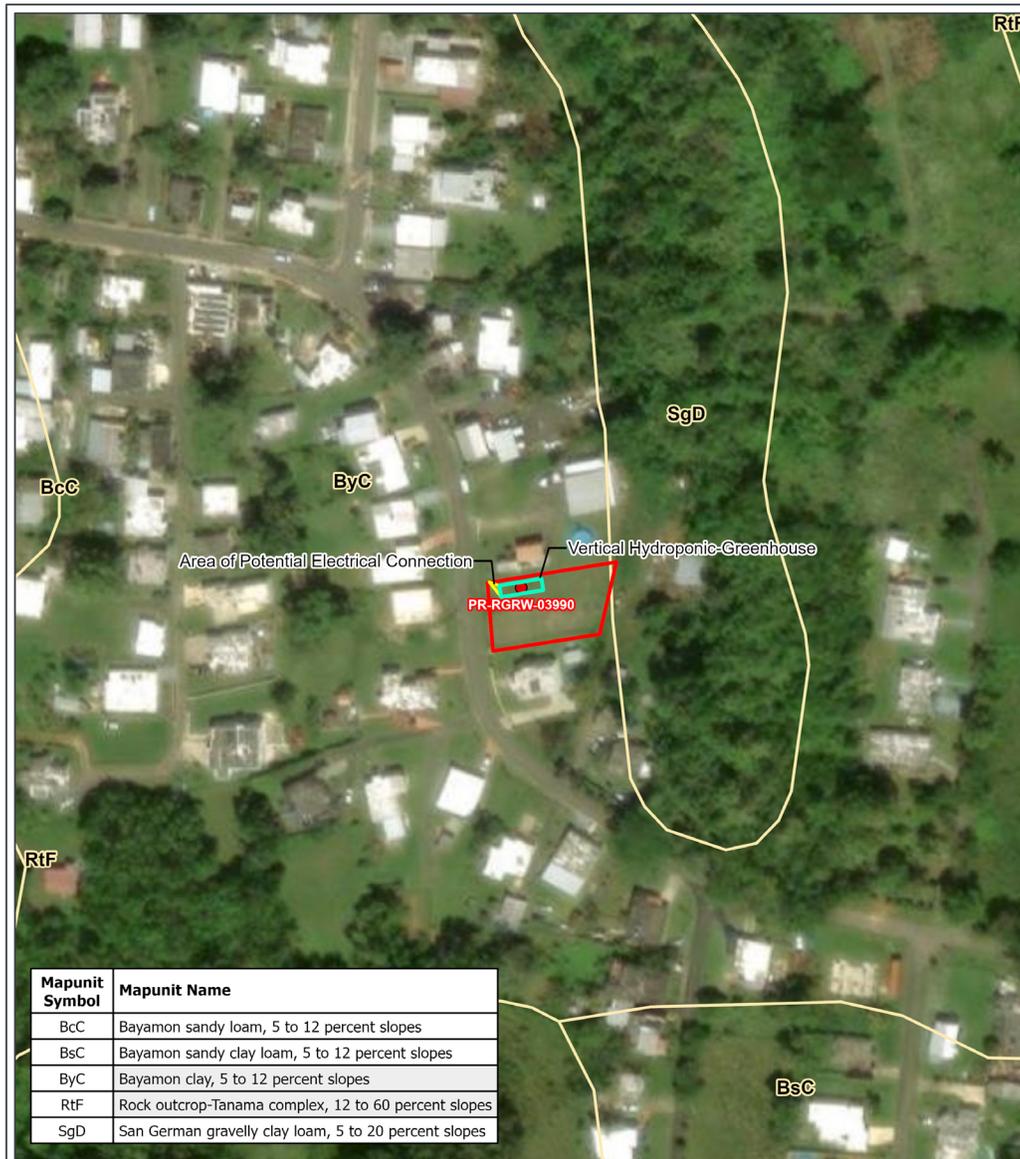


Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Project (Parcel) Location – Soils Map



Mapunit Symbol	Mapunit Name
BcC	Bayamon sandy loam, 5 to 12 percent slopes
BsC	Bayamon sandy clay loam, 5 to 12 percent slopes
ByC	Bayamon clay, 5 to 12 percent slopes
RtF	Rock outcrop-Tanama complex, 12 to 60 percent slopes
SgD	San German gravelly clay loam, 5 to 20 percent slopes

REGROW PROGRAM

USDA Soils Map

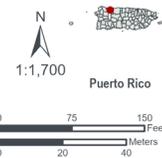
Applicant ID: PR-RGRW-03990



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Potential Area of Disturbance
- ▭ Underground Waterline
- ▭ Above Ground Waterline
- ▭ Soil Mapunit

1 Carr 2 km 93 H3 Bo. Membrillo
Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.848356°W 18.431031°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
Base Map: ESRI ArcGIS Online,
accessed January 2024
Updated: 1/11/2024
Layout: Soils
Aprx: 72428_ReGrowTier2Maps

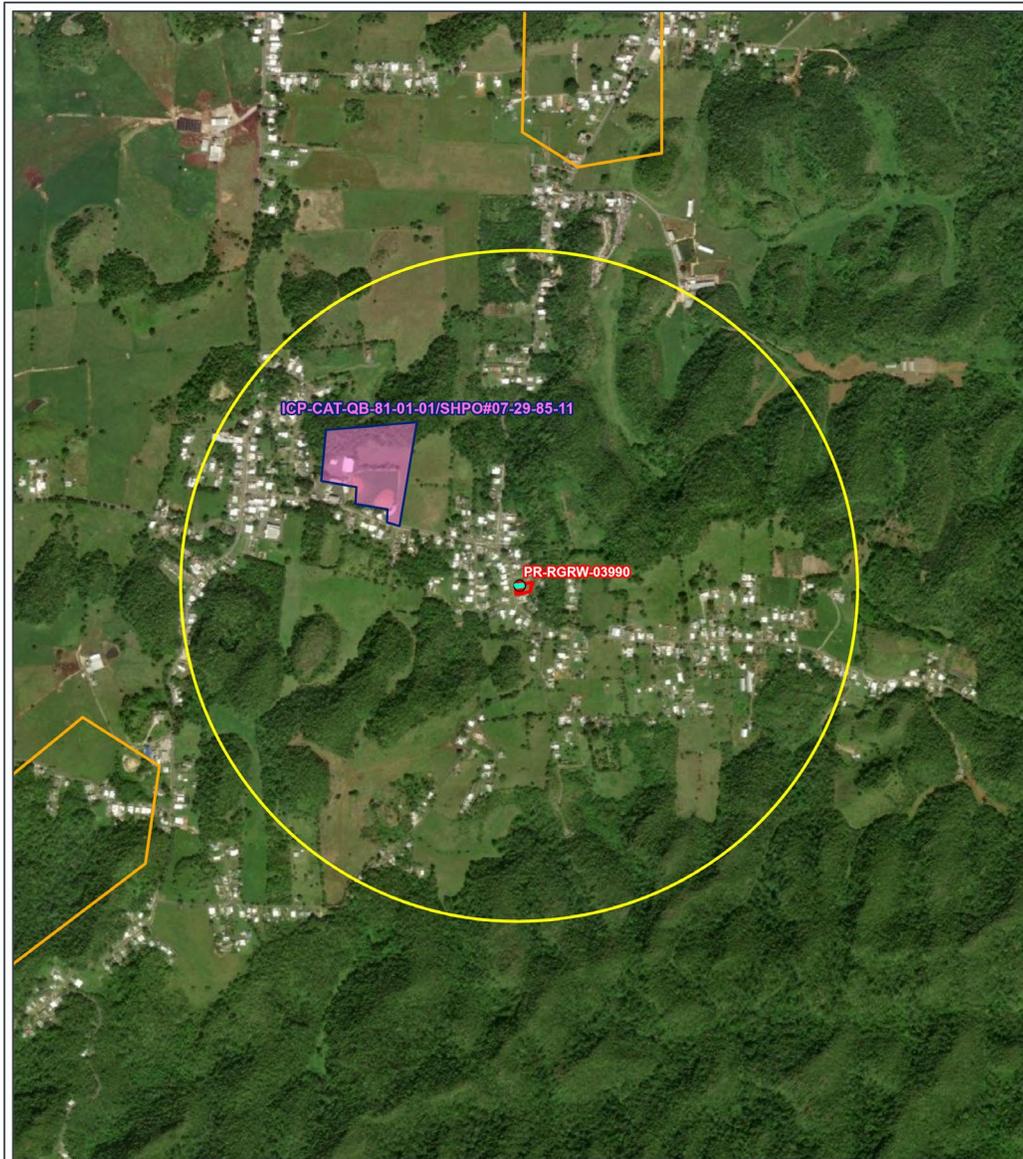


Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

Previous Investigation Map

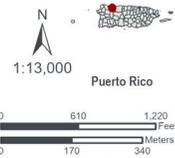
Applicant ID: PR-RGRW-03990



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

1 Carr 2 km 93 H3 Bo. Membrillo
Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.848356°W 18.431031°N

Data Source: State Historic
Preservation Office and Puerto Rico
Institute of Culture
Base Map: ESRI ArcGIS Online,
accessed January 2024
Updated: 11/31/2024
Layout: Previous Investigation
Apr#: 72428_ReGrowTier2Maps

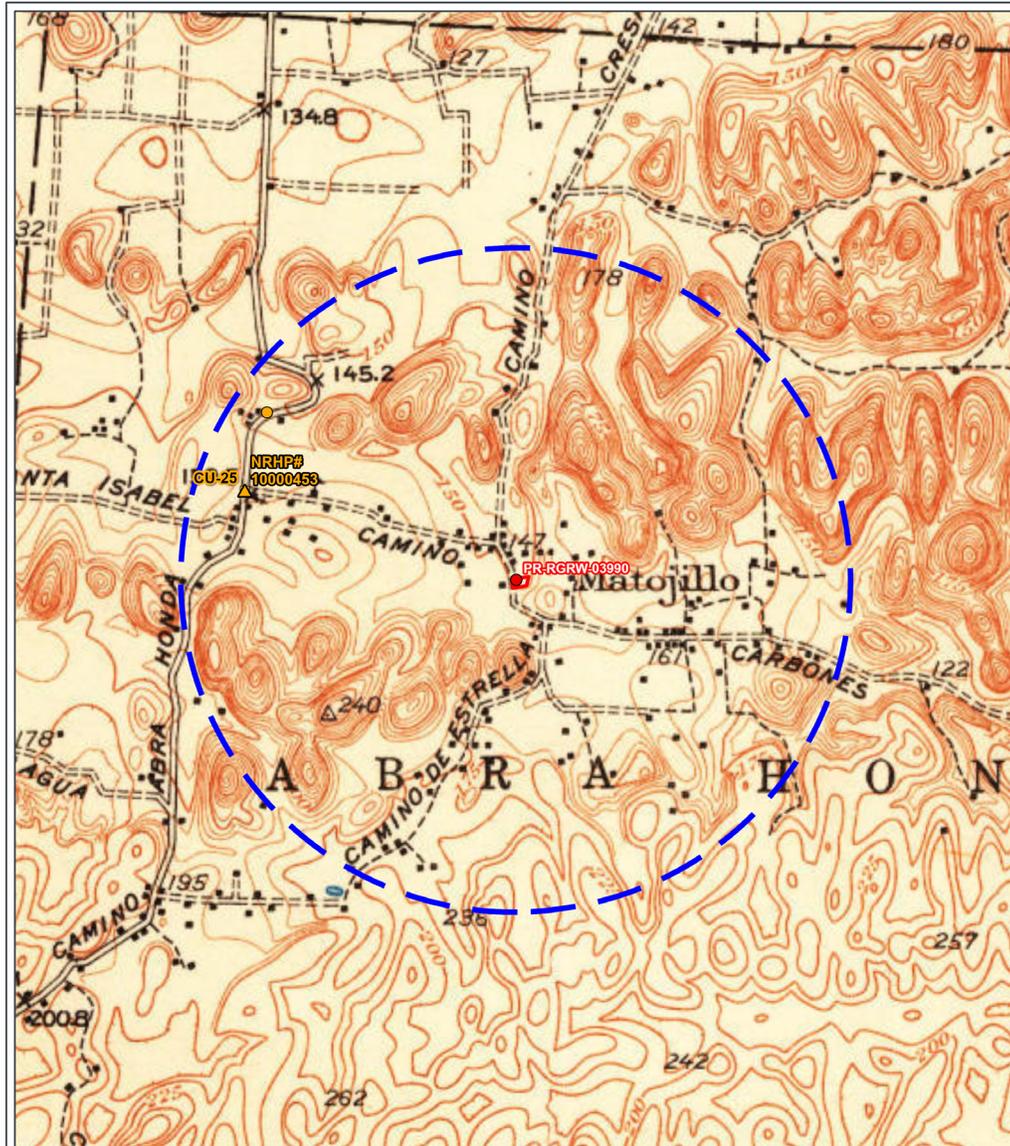


Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

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

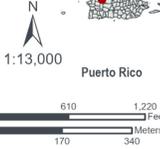


REGROW PROGRAM

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

Applicant ID: PR-RGRW-03990



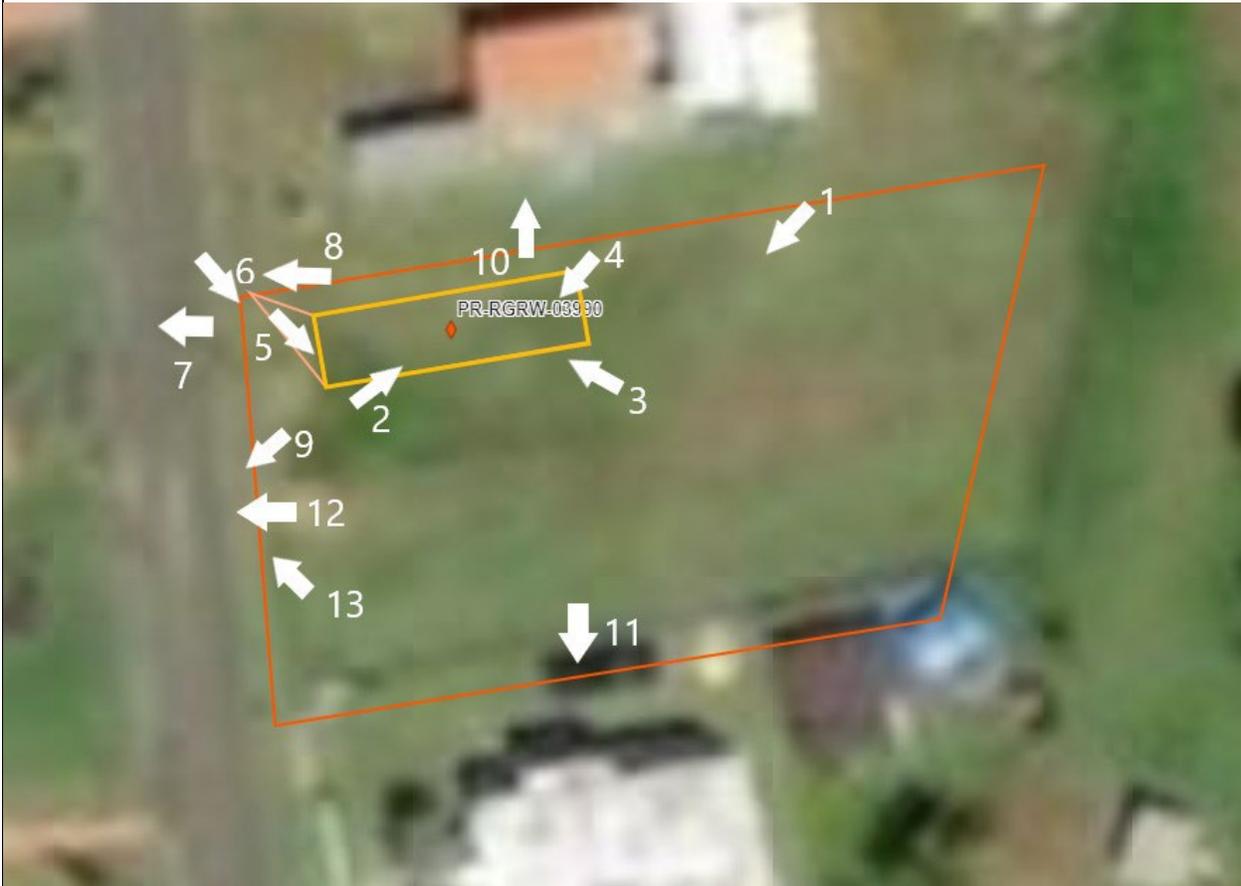
<ul style="list-style-type: none"> ● Site ■ Site Parcel ■ Buffer (0.5-mile) ▲ Archaeological Site ■ Historical Place ★ Historic Area Point ▲ JP Historical Sites ● National Register of Historic Places 	<ul style="list-style-type: none"> ● National Historic Landmark ■ National Register of Historic Places ■ Historic Community ■ Historic District ■ Arroyo Historic Zone ■ Caguas Historic Zone ■ Coamo Historic Zone ■ Guayama Historic Zone ■ Manatí Historic Zone ■ Miramar Historic Zone ■ Ponce Historic Zone ■ San German Historic Zone ■ San Juan Historic Zone ■ Vega Baja Historic Zone ■ Traditional Urban Centers 	<p>1 Carr 2 km 93 H3 Bo. Membrillo Reparto Morel Camuy, Puerto Rico 00627 Parcel ID: 050-015-626-39-000 Parcel Center: 66.848356°W 18.431031°N</p> <p>Data Source: State Historic Preservation Office and Puerto Rico Institute of Culture Base Map: ESRI ArcGIS Online, accessed January 2024 Updated: 1/31/2024 Layout: Cultural Resources Apr: 72426_RegrowTier2Maps</p>	<p>1:13,000</p>  <p>Puerto Rico</p> <p>0 610 1220 0 170 340 Feet Meters</p>
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Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photograph Key



Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photo #: 01	Date: 10/05/2023
Photo Direction: Southwest	
Description: Overview of the site location for a vertical hydroponic greenhouse 40x8x9.5ft. with a gravel and hardwood base 44 ft by 12 ft and it shows the area's vegetation, the landscape, the community, concrete blocks for construction, and a partial view of the neighbor's house with a cistern.	



Photo #: 02	Date: 10/05/2023
Photo Direction: Northeast	
Description: and the neighbor's house with a cistern. The property line runs from the concrete column where the meter is to the pool's side.	



Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photo #:
03

Date:
10/05/2023

Photo Direction:
Northwest

Description:
The overview was taken from the southeast corner of the site location for a vertical hydroponic greenhouse, 40x8ft on a gravel platform, 44x12ft and it shows the area's vegetation, the landscape, the neighbor's house with a cistern, and the community. The property line runs in the middle of the two concrete columns where the meter is.



Photo #:
04

Date:
10/05/2023

Photo Direction:
Southwest

Description:
Photo taken from Northeast corner of the site location for a vertical hydroponic greenhouse 40x8x9.5ft on a gravel base 44x12ft; and it shows the area's vegetation, the landscape, the community, and concrete blocks for construction.



Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photo #: 05	Date: 10/05/2023	
Photo Direction: Southeast		
Description: Photo taken from northwest corner of site location for a vertical hydroponic greenhouse, 40x8ft with a gravel platform 44x12ft and it shows the area's vegetation, the landscape, the community, and concrete blocks for construction.		

Photo #: 06	Date: 10/05/2023	
Photo Direction: Southeast		
Description: Source for water connection. Water will be provided by AAA/PRASA. Partially underground until property line where applicant will make connection to hydroponic- greenhouse above ground.		

Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photo #:
07

Date:
10/05/2023

Photo Direction:
West; Close-up

Description:
Water source, potable water provided by AAA/PRASA. Partially underground until it reaches property line where applicant will make connection above ground to the vertical hydroponic greenhouse.



Photo #:
08

Date:
10/05/2023

Photo Direction:
West

Description:
Electric meter base. Connection was already made by Luma/PREPA underground from power line to meter base. Applicant plans to make connection from meter base to vertical hydroponic greenhouse 40x8ft with gravel base 44x12ft.



Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photo #:
09

Date:
10/05/2023

Photo Direction:
Southwest

Description:
Water drainage is about 10ft. from the site location. Made by municipality before applicant bought the property over a year ago.



Photo #:
10

Date:
10/05/2023

Photo Direction:
North

Description:
The neighboring structure was built about 17 years ago.



Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photo #:
11

Date:
10/05/2023

Photo Direction:
South

Description:
House next to applicant's property. The surrounding community was built before applicant bought the property which was over a year ago.



Photo #:
12

Date:
10/05/2023

Photo Direction:
West

Description:
House across the street from applicant's house. The surrounding community was built before applicant bought property over a year ago.



Applicant: Renacer Farm, LLC

Case ID: PR-RGRW-03990

City: Camuy

Photo #:

13

Date:

10/05/2023

Photo Direction:

Northwest

Description:

House next to the house in front of the applicant's property. The surrounding community was built before applicant bought property over a year ago.





October 20, 2022

Arch. Carlos A. Rubio Cancela

Executive Director

State Historic Preservation Officer

Cuartel de Ballajá Bldg.

San Juan, Puerto Rico

Re: Authorization to Submit Documents

Dear Arch. Rubio Cancela:

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

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

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

Cordially,

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

Juan C. Pérez Bofill, P.E. M.Eng

Director of Disaster Recovery

CDBG DR-MIT

Attachment 12
Sole Source Aquifer Partner Worksheet
and Map



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

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

Sole Source Aquifers (CEST and EA) - PARTNER

<https://www.hudexchange.info/environmental-review/sole-source-aquifers>

1. Is the project located on a sole source aquifer (SSA)¹?

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project or jurisdiction in relation to the nearest SSA.*

Yes → *Continue to Question 2.*

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

Yes → *The review is in compliance with this section. Continue to the Worksheet Summary below.*

No → *Continue to Question 3.*

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

Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

Yes → *Continue to Question 4.*

No → *Continue to Question 5.*

4. Does your MOU or working agreement exclude your project from further review?

Yes → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

No → *Continue to Question 5.*

5. Will the proposed project contaminate the aquifer and create a significant hazard to public health?

Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area.

¹ A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

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

Yes → *The RE/HUD will work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied. Continue to Question 6.*

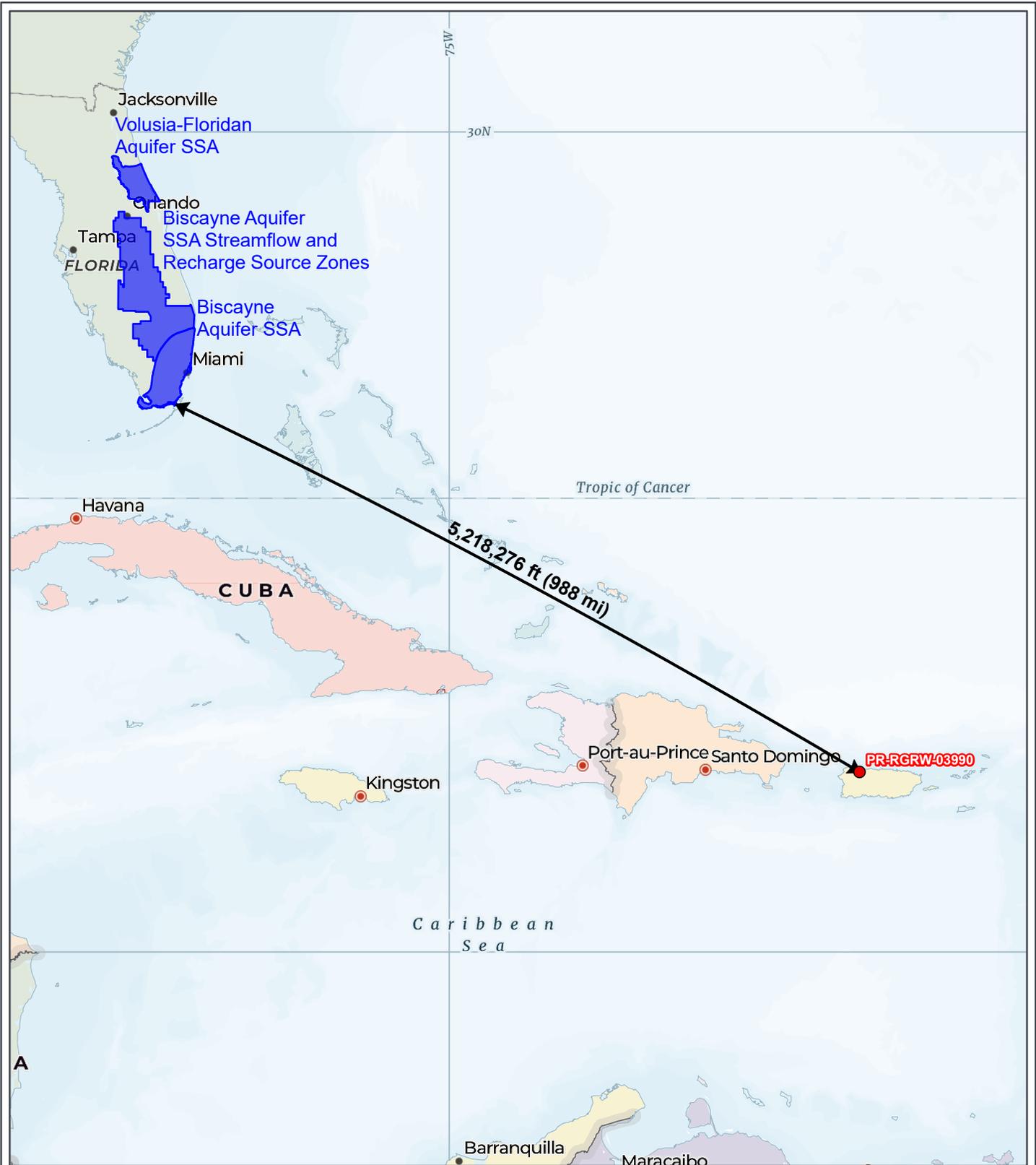
Worksheet Summary

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

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

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

According to the USEPA's Source Water Protection, Sole Source Aquifer Protection Program, there are no sole source aquifers in Puerto Rico. No further evaluation is required. The project is in compliance with the Safe Drinking Water Act.



REGROW PROGRAM

Figure 12-1: Sole Source Aquifers Map

Applicant ID: PR-RGRW-03990

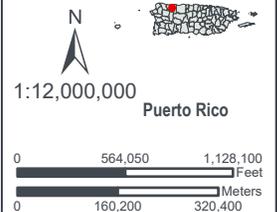


- Site
- Sole Source Aquifers

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

1 Carr 2 km 93 H3 Bo. Membrillo
 Reparto Morel
 Camuy, Puerto Rico 00627
 Parcel ID: 050-015-626-39-000
 Parcel Center:
 73.619858°W 21.85058°N

Data Source: <https://services.arcgis.com/cJ9YHowT8TU7DUyn/arcgis/rest/services/SoleSourceAquifers/FeatureServer>
 Base Map: ESRI ArcGIS Online, accessed February 2024
 Updated: 2/23/2024
 Layout: Sole Source Aquifers
 Aprx: 72428_ReGrowTier2Maps



Attachment 13
Wetlands Protection Partner Worksheet
and Map



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

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

Wetlands (CEST and EA) – Partner

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

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

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

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

Yes → *Continue to Question 2.*

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

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

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

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

No, the 8-Step Process applies.

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

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

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

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

[Click here to enter text.](#)

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

Worksheet Summary

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

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

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

The project site was reviewed for wetlands using the USFWS Wetland Inventory Mapper and a visual confirmation during the field site inspection. No wetlands were determined to be present on site. No further evaluation is required. The project is in compliance with Executive Order 11990.



REGROW PROGRAM

**Figure B 13-1:
Wetlands Protection
Map**

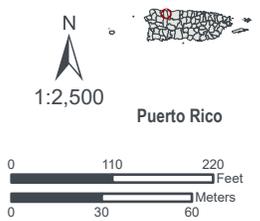
Applicant ID: PR-RGRW-03990



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

1 Carr 2 km 93 H3 Bo. Membrillo
 Reparto Morel
 Camuy, Puerto Rico 00627
 Parcel ID: 050-015-626-39-000
 Parcel Center:
 66.848356°W 18.431031°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>
<https://www.fws.gov/program/national-wetlands-inventory/data-download>
 Base Map: ESRI ArcGIS Online,
 accessed January 2024
 Updated: 1/11/2024
 Layout: Wetlands Protection



Attachment 14

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

Wild and Scenic Rivers (CEST and EA) – PARTNER

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

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

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

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

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

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

No

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

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

→ Continue to Question 2.

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

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

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

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

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

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

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

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

Worksheet Summary

Compliance Determination

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

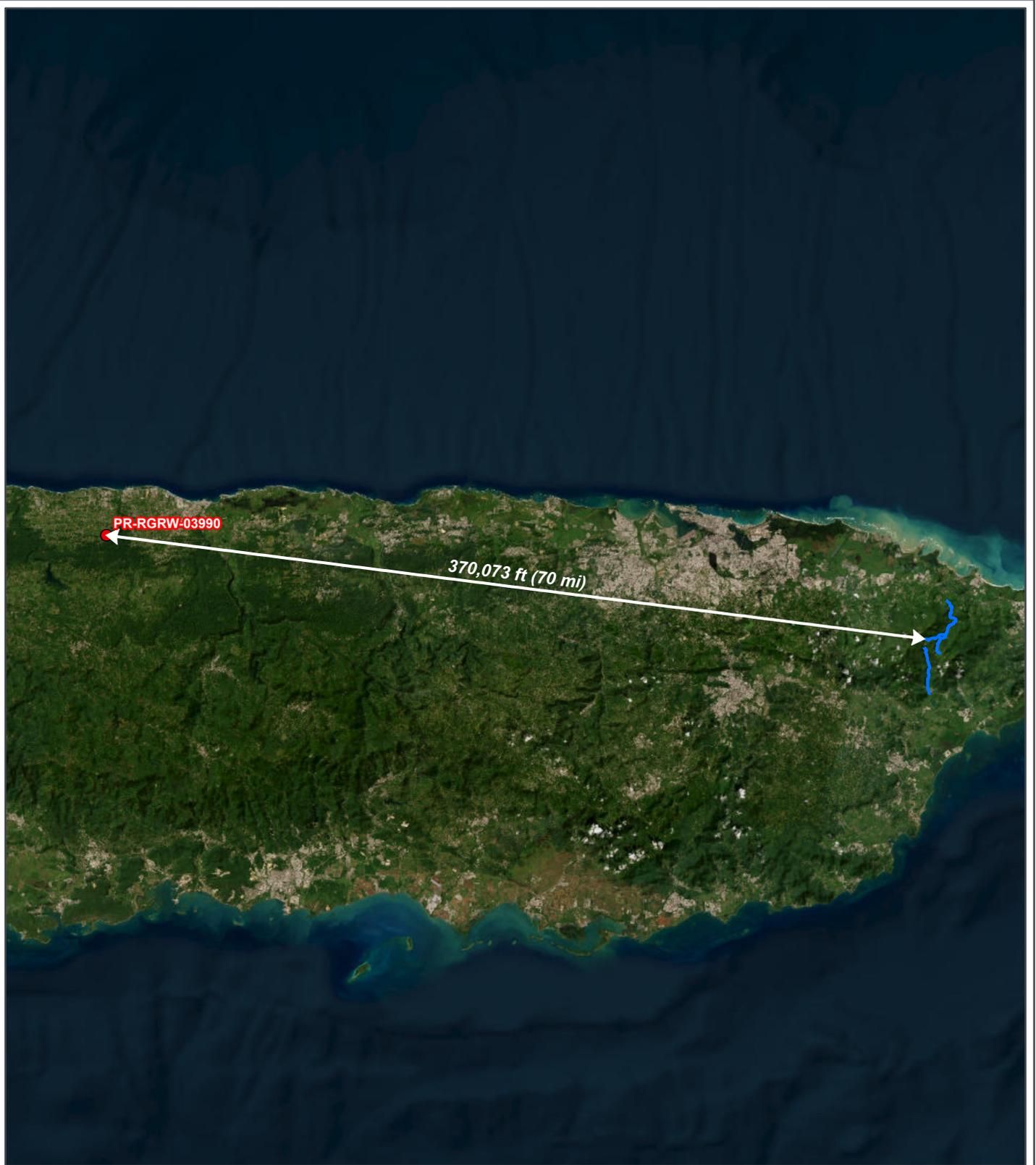
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

A review of the USFWS National Wild and Scenic River mapper identified no Wild and Scenic Rivers or National Rivers Inventory (NRI) rivers present in Camuy Municipio. The closest Wild and Scenic River segment is located 370,073 feet (70 miles) from the project site. No further evaluation is required. The project is in compliance with the Wild and Scenic Rivers Act.

Are formal compliance steps or mitigation required?

Yes

No



REGROW PROGRAM

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

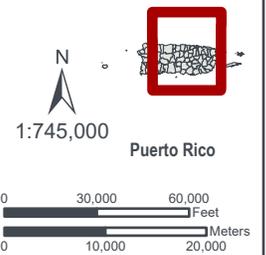
Applicant ID: PR-RGRW-03990



- Site
- National Wild and Scenic River

1 Carr 2 km 93 H3 Bo.
Membrillo Reparto Morel
Camuy, Puerto Rico 00627
Parcel ID: 050-015-626-39-000
Parcel Center:
66.318774°W 18.367399°N

Data Source: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/MapServer
Base Map: ESRI ArcGIS Online, accessed October 2023
Updated: 10/5/2023
Layout: Wild and Scenic Rivers



Attachment 15
Environmental Justice Partner Worksheet
and EJScreen Report



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

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Environmental Justice (CEST and EA) – PARTNER

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

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

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

Yes à *Continue to Question 2.*

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

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

Yes

Explain:

Click here to enter text.

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

No

Explain:

Click here to enter text.

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

Worksheet Summary

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

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

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

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

Appendix C
Environmental Site Inspection Report



ENVIRONMENTAL FIELD ASSESSMENT FORM
ReGrow

Applicant Name: Renacer Farm, LLC	Program ID: PR-RGRW-03990
Project Coordinates: 18.431024, -66.848303	Parcel ID: 050-015-626-39-000
Parcel Address: 1 Carr 2 km 93 H3 Bo. Membrillo Reparto Morel	Municipio: Camuy, PR
Zip Code: 00627	

Inspector Name: Delise Torres-Ortiz	Inspection Date: October 5 th , 2023
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General Site Conditions

Was property accessible by vehicle?	Yes	Comment:
Access issues?	No	Comment: None
Are water wells present?	No	Comment:
Are creeks or ponds present?	No	Comment:
Are any potential wetlands on-site or visible on adjacent parcel?	No	Comment: There is a drainage made by the municipality around 20 years.

Parcel Conditions

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

Do any of the proposed project work areas show evidence of site preparation?	No	Comment:
Are commercial or industrial hazardous facilities at parcel or within visual sight?	No	Comment:
Are there signs of underground storage tanks?	No	Comment:
Are above-ground tanks >10 gallons present? If Yes, also state condition.	Yes	Comment:
Are 55-gallon drums present? If Yes, also state condition.	No	Comment:



Are abandoned vehicles or electrical equipment present?	No	Comment:
Is other potential environmentally hazardous debris on the parcel?	No	Comment:
Is there non-environmentally hazardous debris on the parcel?	No	Comment:
Are any leaks, soil stains, or stressed vegetation present associated with any of the above or separately?	No	Comment:
Are there any pungent, foul or noxious odors?	No	Comment:
Are there any potentially hazardous trees that could fall?	No	Comment:
Are any bird nests visible?	No	Comment:
Are there any animal burrows visible?	No	Comment:
Are there any buildings in direct visual sight of the project locations?	Yes	Comment: The neighbor's residence was built around 17 years ago. The applicant acquired the property 1.5 years ago and all the structures in the community were already built.

Additional Needs Analysis

Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental hazard is present?	No	Comment:
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X I verify that I have physically visited this property and that the findings outlined above are accurate.

Delise Torres Ortiz
{Delise Torres-Ortiz}
{October 5th, 2023}



ENVIRONMENTAL FIELD ASSESSMENT FORM

ReGrow

Following pages are used for:

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

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

Project #: PR-RGRW-03990	Photographer: Delise Torres-Ortiz Report: Armando Ramos
Location Address: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	Coordinates: 18.431024, -66.848303

Photo #: 01	Date: 10/05/2023
Photo Direction: Southwest	
Description: Overview of the site location for a vertical hydroponic - greenhouse 40x8x9.5ft. with a gravel and hardwood base 44x12ft and it shows the area's vegetation, the landscape, the community, concrete blocks for construction, and a partial view of the neighbor's house with a cistern.	



Photo #: 02	Date: 10/05/2023
Photo Direction: Northeast	
Description: and the neighbor's house with a cistern. The property line runs from the concrete column where the meter is to the pool's side.	



Project #: PR-RGRW-03990	Photographer: Delise Torres-Ortiz Report: Armando Ramos
Location Address: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	Coordinates: 18.431024, -66.848303

Photo #: 03	Date: 10/05/2023
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Photo Direction:
Northwest

Description:
The overview was taken from the southeast corner of the site location for a vertical hydroponic - greenhouse, 40x8ft on a gravel platform, 44x12ft and it shows the area's vegetation, the landscape, the neighbor's house with a cistern, and the community. The property line runs in the middle of the two concrete columns where the meter is.



Photo #: 04	Date: 10/05/2023
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Photo Direction:
Southwest

Description:
Photo taken from Northeast corner of the site location for a vertical hydroponic - greenhouse 40x8x9.5ft on a gravel base 44x12ft; and it shows the area's vegetation, the landscape, the community, and concrete blocks for construction.



Project #: PR-RGRW-03990	Photographer: Delise Torres-Ortiz Report: Armando Ramos
Location Address: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	Coordinates: 18.431024, -66.848303

Photo #: 05	Date: 10/05/ 2023
Photo Direction: Southeast	
Description: Photo taken from northwest corner of site location for a vertical hydroponic - greenhouse, 40x8ft with a gravel platform 44x12ft and it shows the area's vegetation, the landscape, the community, and concrete blocks for construction.	



Photo #: 06	Date: 10/05/ 2023
Photo Direction: Southeast	
Description: Source for water connection. Water will be provided by AAA/PRASA. Partially underground until property line where applicant will make connection to hydroponic - greenhouse above ground.	



Project #: PR-RGRW-03990	Photographer: Delise Torres-Ortiz Report: Armando Ramos
Location Address: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	Coordinates: 18.431024, -66.848303

Photo #: 07	Date: 10/05/ 2023
Photo Direction: West; Close-up	
Description: Water source, potable water provided by AAA/PRASA. Partially underground until it reaches property line where applicant will make connection above ground to the vertical hydroponic - greenhouse.	



Photo #: 08	Date: 10/05/ 2023
Photo Direction: West	
Description: Electric meter base. Connection was already made by Luma/PREPA underground from power line to meter base. Applicant plans to make connection from meter base to vertical hydroponic - greenhouse 40x8ft with gravel base 44x12ft.	



Project #: PR-RGRW-03990	Photographer: Delise Torres-Ortiz Report: Armando Ramos
Location Address: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	Coordinates: 18.431024, -66.848303

Photo #: 09	Date: 10/05/ 2023
Photo Direction: Southwest	
Description: Water drainage is about 10ft. from the site location. Made by municipality before applicant bought the property over a year ago.	



Photo #: 10	Date: 10/05/ 2023
Photo Direction: North	
Description: The neighboring structure was built about 17 years ago.	



Project #: PR-RGRW-03990	Photographer: Delise Torres-Ortiz Report: Armando Ramos
Location Address: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	Coordinates: 18.431024, -66.848303

Photo #: 11	Date: 10/05/ 2023
Photo Direction: South	
Description: House next to applicant's property. The surrounding community was built before applicant bought the property which was over a year ago.	



Photo #: 12	Date: 10/05/ 2023
Photo Direction: West	
Description: House across the street from applicant's house. The surrounding community was built before applicant bought property over a year ago.	



Project #: PR-RGRW-03990	Photographer: Delise Torres-Ortiz Report: Armando Ramos
Location Address: 1 Carretera 2 km 93 H3 Bo. Membrillo Reparto Morel, Camuy, PR 00627	Coordinates: 18.431024, -66.848303

Photo #: 13	Date: 10/05/ 2023
Photo Direction: Northwest	
Description: House next to the house in front of the applicant's property. The surrounding community was built before applicant bought property over a year ago.	

