

Environmental Assessment
Determinations and Compliance Findings for HUD-assisted
Projects
24 CFR Part 58

Project Information

Project ID: PR-RGRW-21534182

Project Name: Del Campo Morales, Corp.

Responsible Entity: Puerto Rico Department of Housing

Grant Recipient (if different than Responsible Entity): Not Applicable

Program: Re-Grow Puerto Rico Urban-Rural Agriculture Program

State/Local Identifier: Puerto Rico / Municipio of Lares

Preparer: Paige Pilkinton, MPS

Certifying Officer Name and Title: Pedro A. de León Rodríguez, Permits and
Environmental Compliance Specialist

Consultant (if applicable): HORNE LLP

Direct Comments to: Sally Acevedo Cosme

Project Location: State Road 453, Piletas Castro, Lares, PR 00669

Greenhouse latitude 18.321550, longitude -66.892646

Parcel cadastral # 130-000-009-37-901, part of 130-000-009-07-001

Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]: Purchase of greenhouse structure for hydroponics of lettuce and cilantro, sales and product transport equipment, and 10 kw power generator to install on an existing concrete pad.

A Site Map is included, illustrating the location of the greenhouse / generator on the property. Photos of the greenhouse location are included in the attached Section 106 documentation.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]: The Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) will increase agricultural capacity while promoting and increasing food security island wide. This program will enhance and expanded agricultural production related to economic revitalization and sustainable development activities. This agricultural project associated with the greenhouse placement is in keeping with the overall objectives of the economic development program.

Existing Conditions and Trends [24 CFR 58.40(a)]: The existing area for the proposed greenhouse placement is used for agricultural purposes. Therefore, there is no change in land use associated with this greenhouse placement.

Funding Information

Grant Number	HUD Program	Funding Amount
B-18-DP-72-0001	CDBG-DR, Re-Grow Puerto Rico Urban-Rural Agriculture Program	\$41,279,480

Estimated Total HUD Funded Amount: \$94,675

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$94,675

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 of 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"/>	This project consists only of purchase and installation of greenhouse and generator placement along with a transport vehicle for an agricultural project and will have no impact on any Airports. This topic is in compliance with the HUD's Airport Hazard regulations without further evaluation. The site is located 86,269 feet from the nearest airport. See the attached Airport map Runway Protection Zone.
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"/>	This project is not located in a CBRS Unit. The project is located 60,726 feet southwest of the nearest CBRS. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. See the attached CBRS map.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located in a Zone X, Panel 72000C0560H, 4/19/2005. The project does not require flood insurance or is excepted from flood insurance. See the attached Flood Map.

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>This project consists only of purchase and installation of equipment (greenhouse, generator, transport vehicle) for an agricultural site. The installation and operation of this project will have no impact and is in compliance with the Clean Air Act without further evaluation.</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>This project is located 55,179 feet from the nearest Coastal Zone Management area and does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. See the attached CZMA map.</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>This project consists of purchase and installation of equipment for an agricultural project and there are no toxic sites located within 3,000 feet of the project area. See the attached Toxics map.</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>This project and proposed activity will have No Effect on listed species due to the nature of the activities involved in the project. The project is 57,641 feet from the nearest endangered species critical habitat. The scope of work includes continued agricultural use of the property with no intention to cut down trees. Additionally, the project has no critical habitats in the area. This project is in compliance with the Endangered Species Act. See attached Endangered Species map.</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>This project consists only of purchase and installation of a greenhouse, a generator, and transport vehicle. This project is in compliance with this citation without further evaluation.</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. The project is in compliance with the Farmland Protection Policy Act. See the attached Farmlands map.</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 project site is located in a Zone X, Panel 72000C0560H, 4/19/2005. The site is not located in a Preliminary Firm or an Advisory Base Flood Elevation special flood hazard area. The project is in compliance with Floodplain management requirements.</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 site was visited on 9/2/2021 by SOI-qualified archaeologist. Documentation with photographs and maps was subsequently submitted to SHPO (attached). SHPO sent PRDOH documentation on October 4, 2021 with a finding of no historic properties affected within the project's Area of Potential Effects (see attached). The property is not considered historic or contributing to an historic district (See attached Historic map). The greenhouse will be installed on bare soil and the generator will be installed on an existing 4 ft x 6 ft concrete pad, so there will be no ground disturbance. Therefore, this activity is in compliance.</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>This project consists only of purchase and installation of a greenhouse, generator, and transport vehicle for an agricultural site. The site is rural in nature and there will be no impact to or from the surrounding area from a noise perspective. This topic is in compliance with this citation without further evaluation.</p>
<p>Sole Source Aquifers</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no sole source aquifers in Puerto Rico. The project is in</p>

<p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>		<p>compliance with this citation without further evaluation.</p>
<p>Wetlands Protection Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no wetlands within or in the vicinity of the project area. The project is in compliance with Executive Order 11990. See the attached Wetlands map.</p>
<p>Wild and Scenic Rivers 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>The nearest Wild and Scenic River is over 72 miles east of the project site. Therefore, this topic is in compliance with the citation. See the attached map.</p>
<p>ENVIRONMENTAL JUSTICE</p>		
<p>Environmental Justice Executive Order 12898</p>	<p>Yes No <input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>Based on the scope of work for this project, there will be no impact on low-income or minority residents. The project is located in a rural area with little housing or other potentially sensitive areas nearby and has no negative implications on Environmental Justice. Therefore, the proposed activity complies with this section.</p>

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

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

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

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed action is continued agricultural use of property which is compatible with existing land use. There is no urban design associated with this rural, agricultural site.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The soil is currently in agriculture. The site landscape is characterized as steep and rocky. The ground surface is eroded and there is evidence of ground cutting and leveling. The landslide data indicates low to moderate landslide susceptibility.
Hazards and Nuisances including Site Safety and Noise	2	There are no specific environmental hazards that have been identified for this site. The site is not in a high Noise Level area, nor will the project generate any additional noise. Additionally, the project does not include housing or such to where inhabitants would be affected.
Energy Consumption	2	The project should not trigger any additional energy consumption since the project is agricultural and includes a small generator to offset the need for additional energy.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The project is not anticipated to have a significant impact on Employment and Income Patterns. However, since the project will include an economic component, it may aid in restoring some employment opportunities and income patterns.
Demographic Character	2	The proposed project will not alter the demographic characteristics of Lares, PR. The project will allow for

Changes, Displacement		displaced community members to return to agricultural activities.
Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	The proposed project will have no impact on educational or cultural facilities.
Commercial Facilities	2	The proposed project may aid in restoring the demand for local commercial services; however, not to the point of putting undue pressure on commercial facilities.
Health Care and Social Services	2	The proposed project will have no impact on Health Care and Social Services.
Solid Waste Disposal / Recycling	2	The proposed project will have no impact on Solid Waste Disposal / Recycling services. The products and by-products are agricultural, and any waste would be biodegradable.
Wastewater / Sanitary Sewers	2	The proposed project will have no impact on Wastewater / Sanitary Sewers. There will be little to no additional runoff associated with the project.
Water Supply	2	The proposed project will require additional water supply but not from a municipal water the supply. The water will come from onsite water wells. The amount of water needed to irrigate the agriculture associated with the greenhouse would not cause on undue burden on the aquifer associated with the private water well.
Public Safety - Police, Fire and Emergency Medical	2	The proposed project will have no impact on Public Safety.
Parks, Open Space and Recreation	2	The proposed project will have no impact to Parks, Open Space and Recreation. The property being used is agricultural and it will continue as agricultural use.

Transportation and Accessibility	2	The proposed project will have no impact to Transportation and Accessibility nor any infrastructure on Puerto Rico.
Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	The proposed project will be situated on previous agriculture property and will have no impact to unique natural features or water resources.
Vegetation, Wildlife	2	The proposed project will occur in land previously used for agricultural purposes and will continue in that capacity. There may be wildlife attracted to the greenhouse but no negative impact on wildlife.
Other Factors		Not applicable.

Additional Studies Performed: Not applicable

Field Inspection (Date and completed by): September 2, 2021, Eminett Jimenez Ramos, SOI-Qualified Archaeologist.

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

FAA, National Plan for Integrated Airport Systems:
www.faa.gov/airports/planning_capacity/npas/reports/NPIAS-Report-2017-2021-Appendix-B-Part6.pdf

John H. Chafee Coastal Barrier Resources System, Puerto Rico map.
www.fws.gov/CBRA/Maps/Locator/PR.pdf

National Park Service, National Registry of Natural Landmarks.
www.nature.nps.gov/nnl/docs/NNLRegistry.pdf

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

National Wild and Scenic Rivers System: www.rivers.gov/puerto-rico.php

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

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

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

US Environmental Protection Agency, National Ambient Air Quality Standards, Nonattainment Areas for Criteria Pollutants (Green Book): www3.epa.gov/airquality/greenbook/anayo_pr.html

US EPA, Environmental Topics, Air Topics: www.epa.gov/environmental-topics/air-topics

US Fish and Wildlife Service, Environmental Conservation Online System: <https://ecos.fws.gov/ecp0/reports/species-listed-by-state-report?state=PR&status=listed>

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

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

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

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

Puerto Rico Coastal Zone Management Program Plan, September 2009.

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

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

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

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

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

List of Permits Obtained: None required.

Public Outreach [24 CFR 58.43]: The local community has been very proactive in the recovery process. Puerto Rico Department of Agriculture has worked closely with the agricultural community.

Cumulative Impact Analysis [24 CFR 58.32]: In accordance with 24 CFR 58.32 (Aggregation), there are no cumulative impacts associated with the placement of the greenhouse on this agricultural site.

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

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

The 'No-Action' alternative would mean that the applicant would not receive federal funding to provide for the greenhouse and equipment which would inhibit the economic growth opportunity that the applicant would not otherwise have under the PRDOH Re-Grow Puerto Rico program. As a result, these owners may not be able to experience the growth needed to recover and expand their agriculture activities. A provision of the grant allows for economic development for businesses. The No-Action alternative would not allow for the economic development for this applicant.

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

In accordance with Puerto Rican Permit requirements any generator above 10HP requires an Emergency Generators General Permit of the Puerto Rico Natural and Environmental Resources Department prior to installation.

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

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: *Mary Paige Pilkinton*

Date: 5-23-2022

Name/Title/Organization: Paige Pilkinton, MPS; Senior Associate; HORNE

Certifying Officer Signature: *Pedro A. de León* Date: 5/25/2022

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

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an 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).

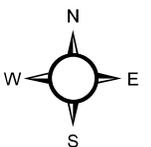
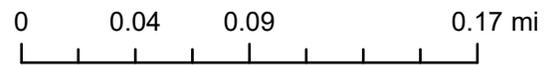


PR-RGRW-21534182 Site Map



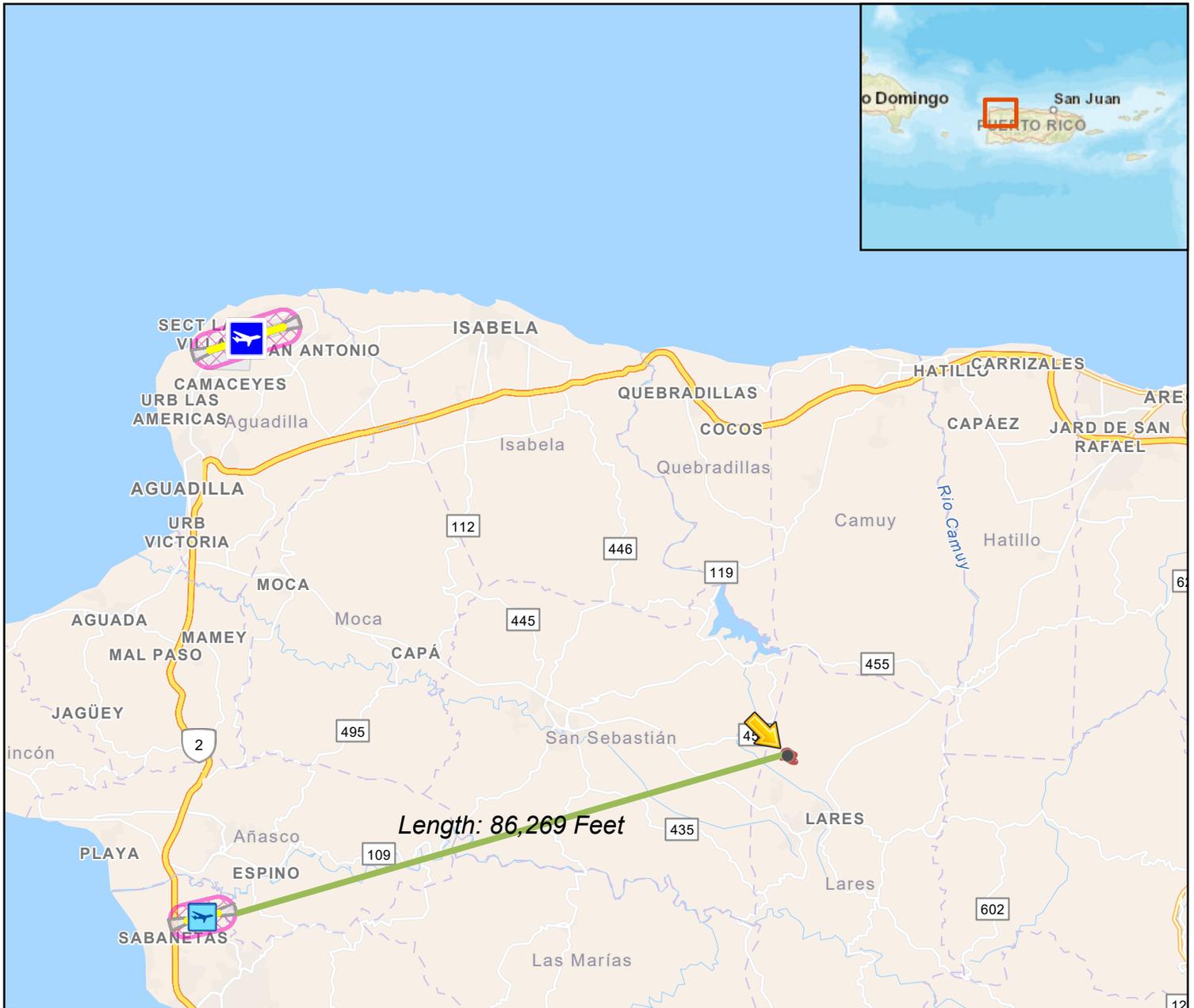
Legend

 Parcels



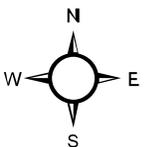
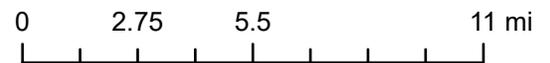


PR-RGRW-21534182 Airports



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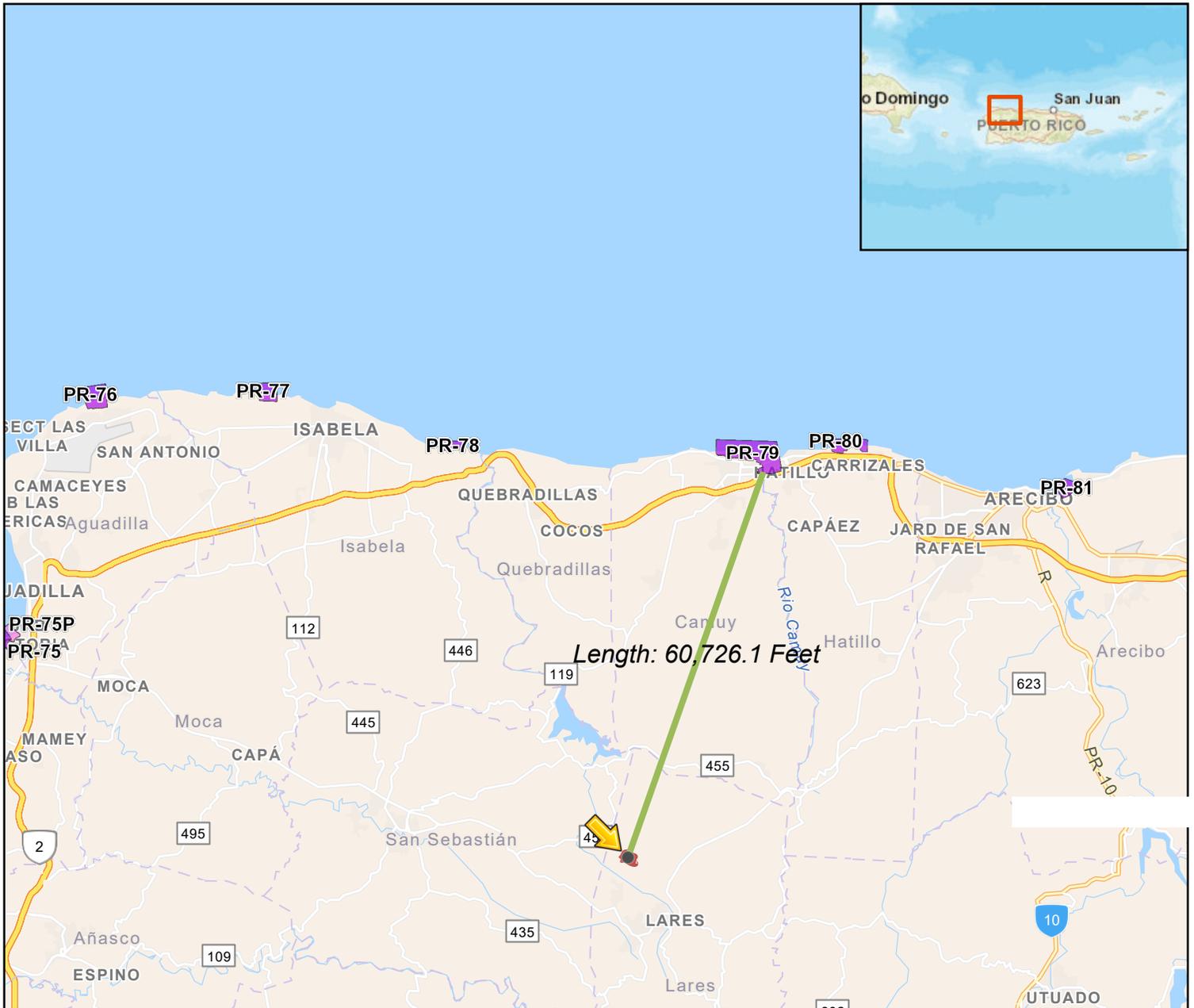
- Military Airports 15,000ft Buffer
- Civilian Airports 2,500ft Buffer
- Military Accident Protection Zones APZ 2
- Military Accident Protection Zones APZ 1
- Runway Protection Zones
- Airport Runways
- Major
- Minor Airport



Runway Protection Zones
Major Civil and Military Airports

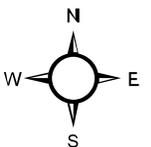
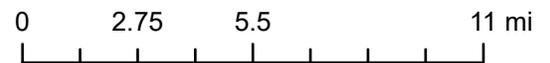


PR-RGRW-21534182 CBRS



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- Otherwise Protected Area
- System Unit



U.S. Fish and Wildlife Service
Coastal Barrier Resources Act Program

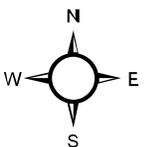
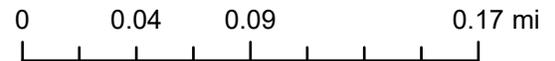


PR-RGRW-21534182 Flood Map



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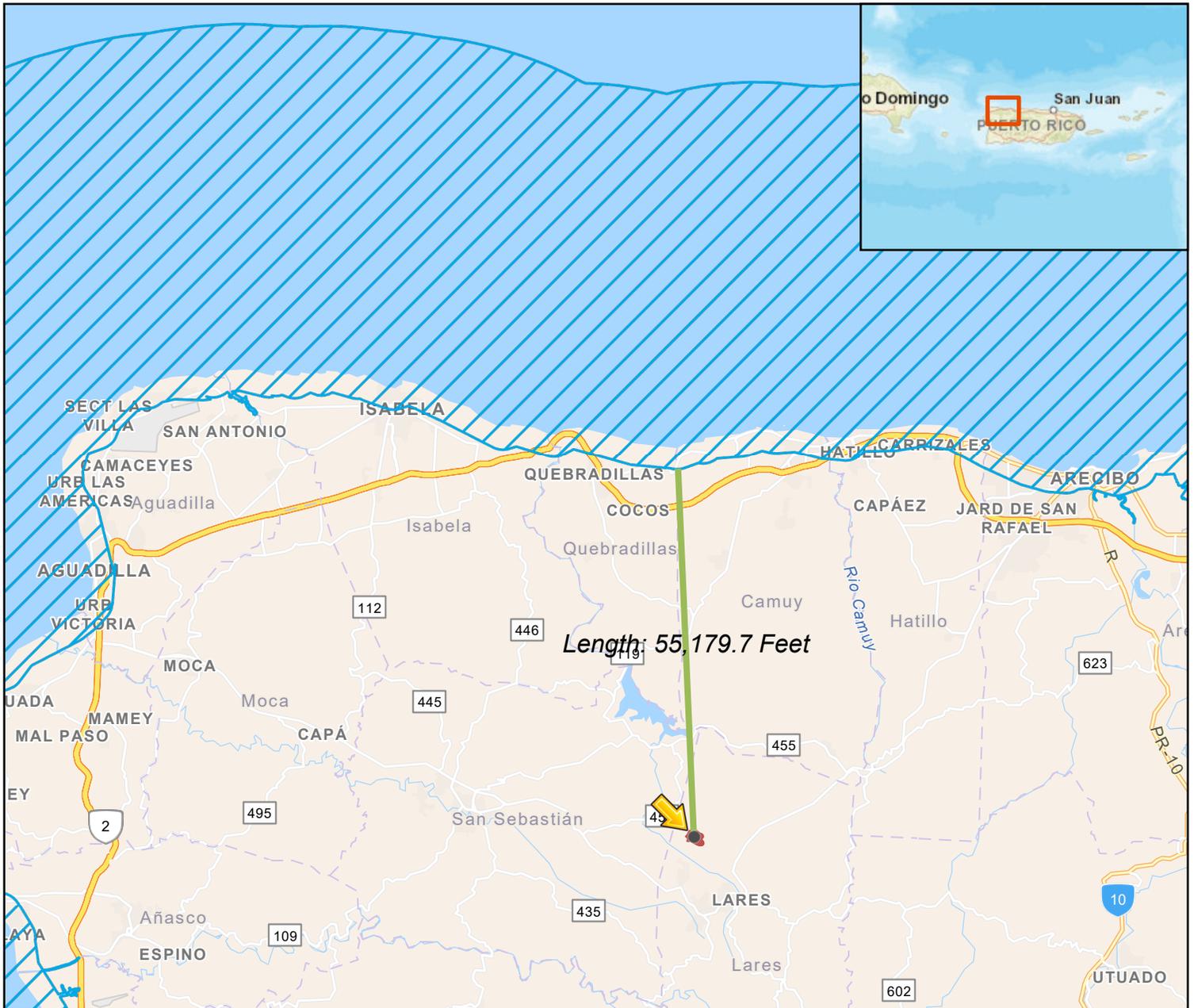
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Other Boundaries
-  Limit Lines
-  SFHA / Flood Zone Boundary
-  Cross-Sections
-  FIRM Panels



FEMA Map Service
Flood Insurance Rate Maps

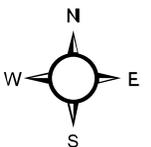
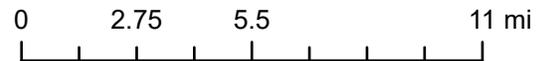


PR-RGRW-21534182 CZM



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 Coastal Zone Management Act Boundary



Coastal Zone Management Act
NOAA

Toxic and Hazardous Facilities

Puerto Rico Department of Housing

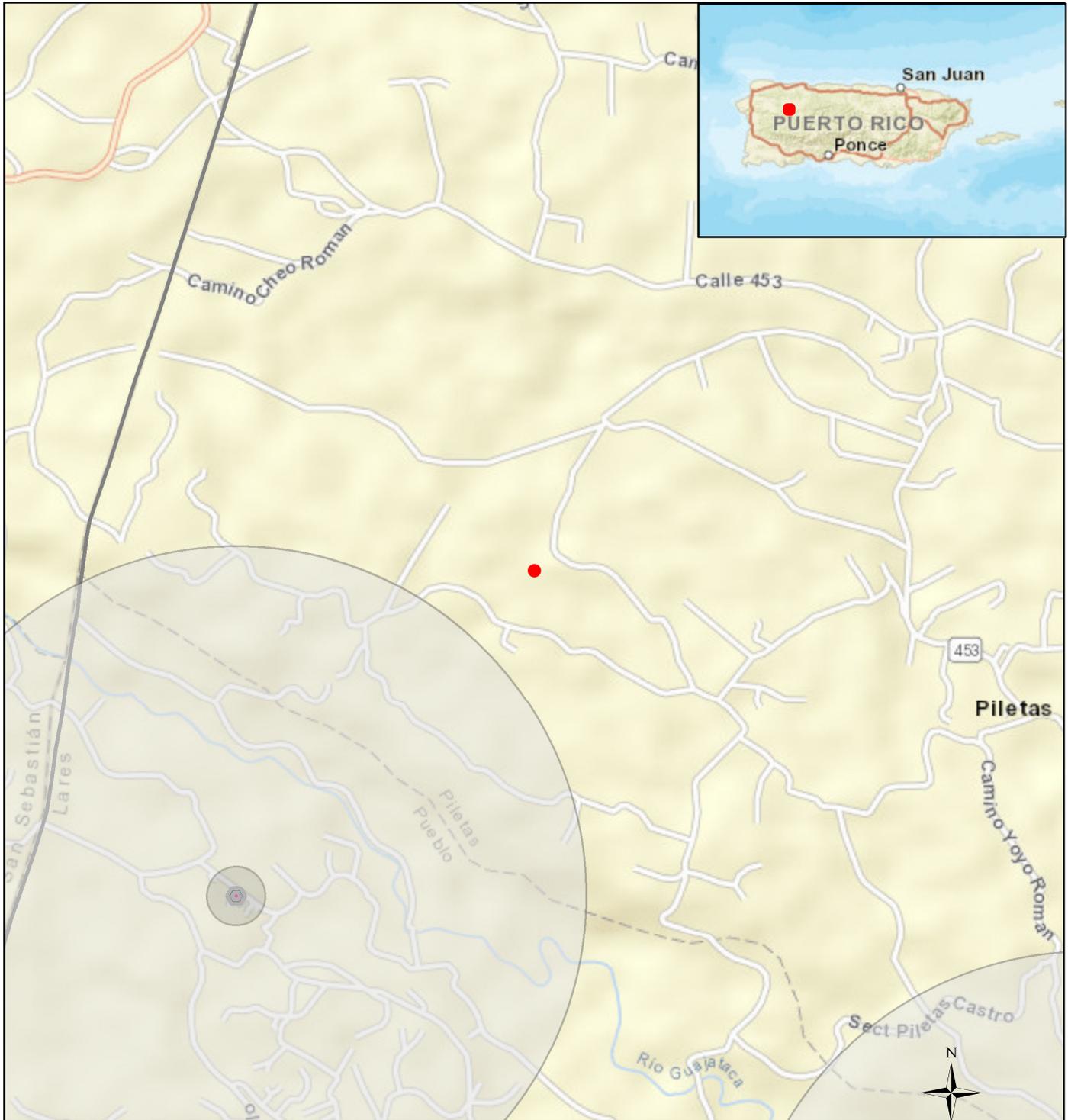
ReGrow

Latitude: 18.3217
Longitude: -66.8935



Application ID#: PR-RGRW-21534182

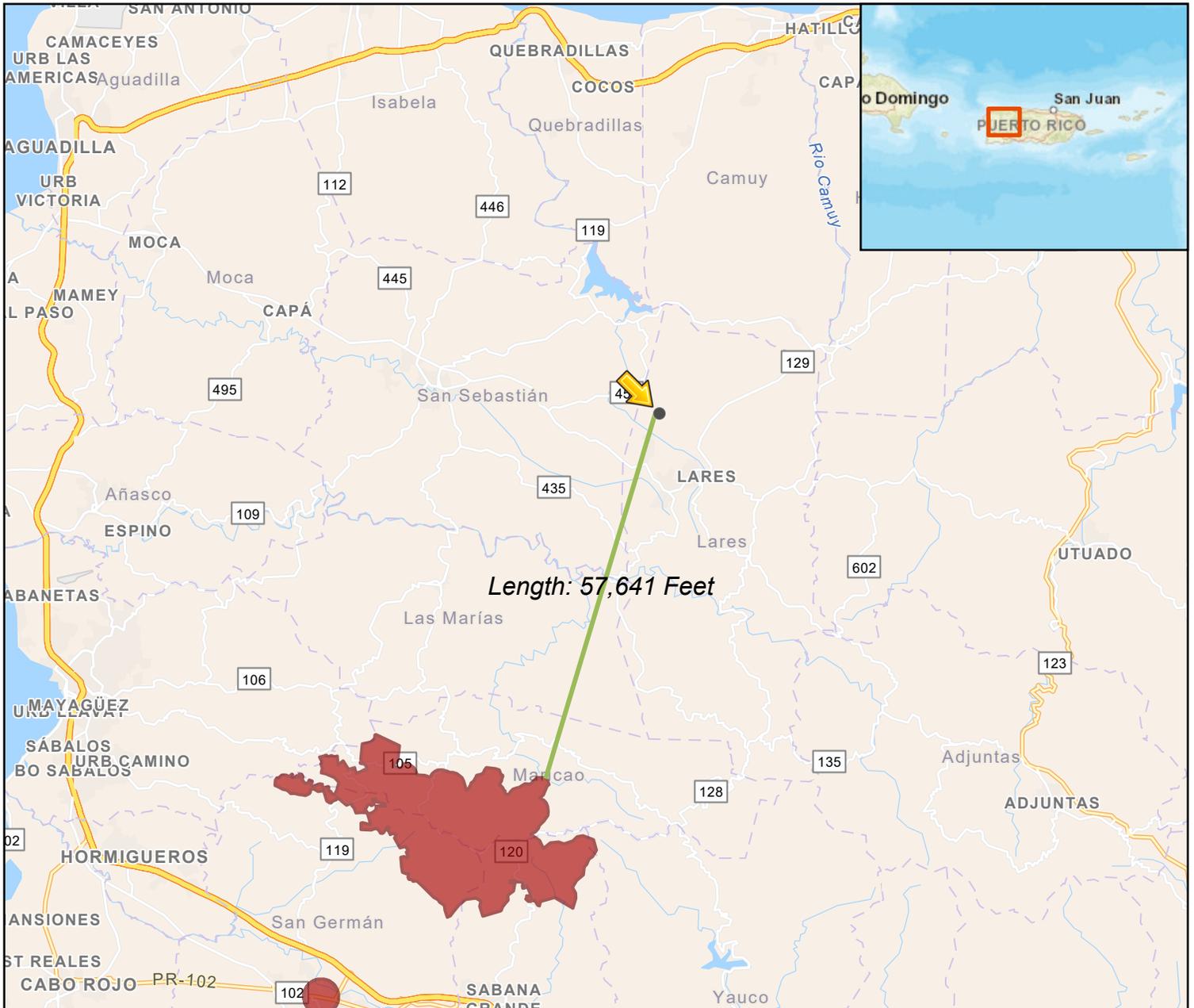
Address: State Rd 453, Piletas Castro, Lares, PR 00669



● Applicant Structure	⊕ CERCLIS	⊕ RCRA - Non CORRACTS TSD	1:15,000
Search Distance from Toxic Site (ft)	▲ ICIS	⊕ RCRA - Transporter	1 inch = 1,250 feet
■ 250	⊕ RCRA - CORRACTS	■ Solid Waste Landfills	0 650 1,300 Feet
■ 3000	⊕ RCRA - Generator	⊕ Superfund - Delisted NPL	Sources: Esri Imagery Basemap service.
▨ Joined Hazardous Site Buffers	⊕ RCRA - Inactive	⊕ Superfund - NPL	
■ Brownfields		⊕ Superfund - Non-NPL	

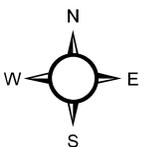
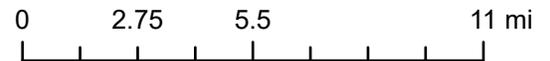


PR-RGRW-21534182 Endangered



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 USFWS Critical Habitat - Polygon Features - Final (agency service)

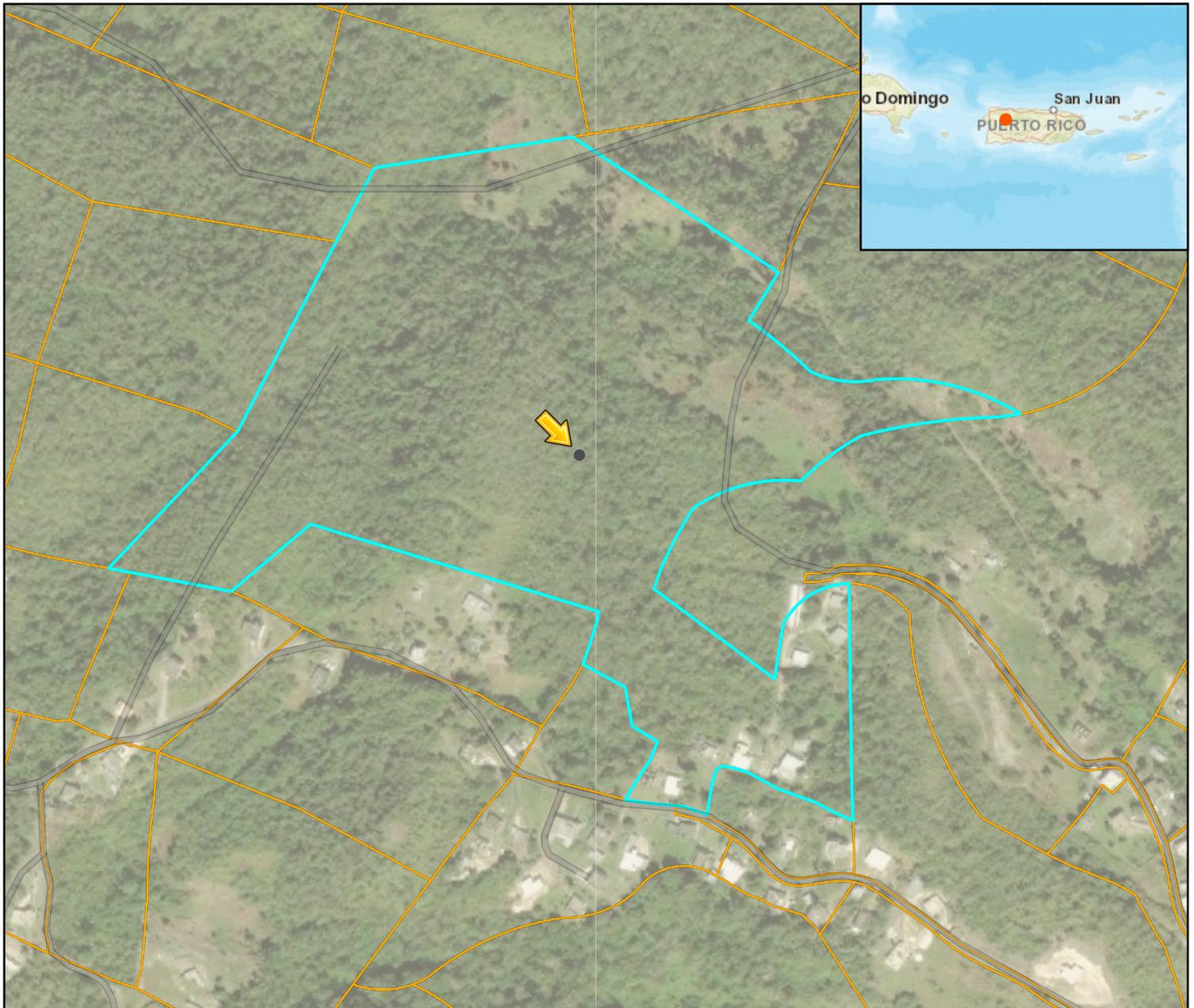


Endangered Species Habitat

U.S. Fish and Wildlife Service

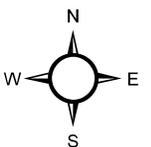
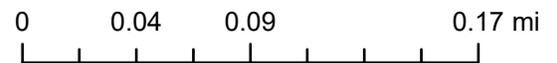


PR-RGRW-21534182 Farmlands



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-  Parcels
-  Prime Farmland
-  Farmland of Local Importance
-  Farmland of Statewide Importance
-  Farmland of Unique Importance
-  Not Prime Farmland

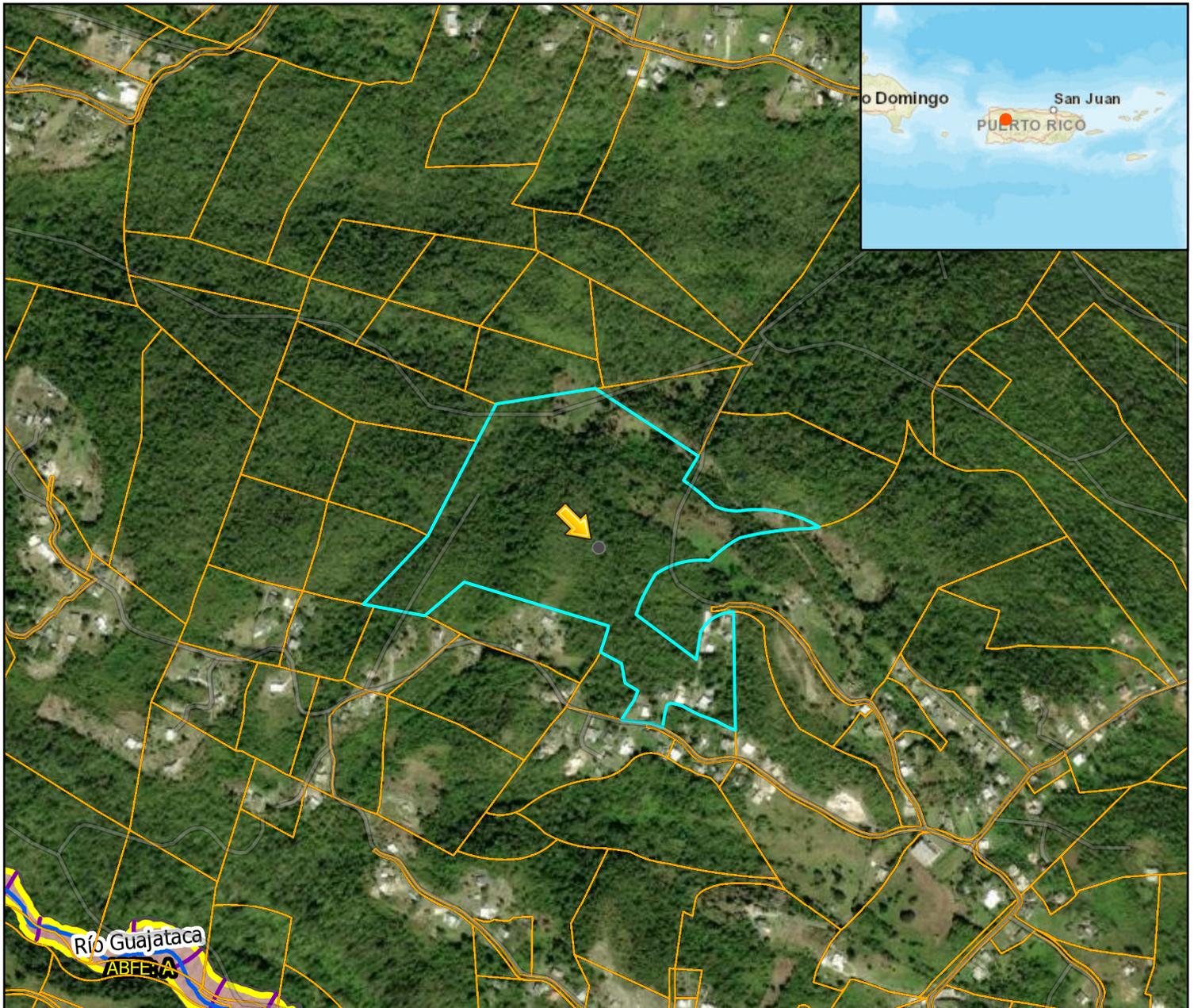


USGS USA Soils

Farmland dataset

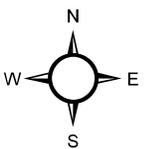
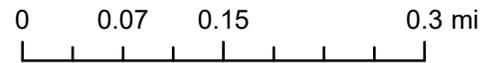


PR-RGRW-21534182 ABFE



Legend

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

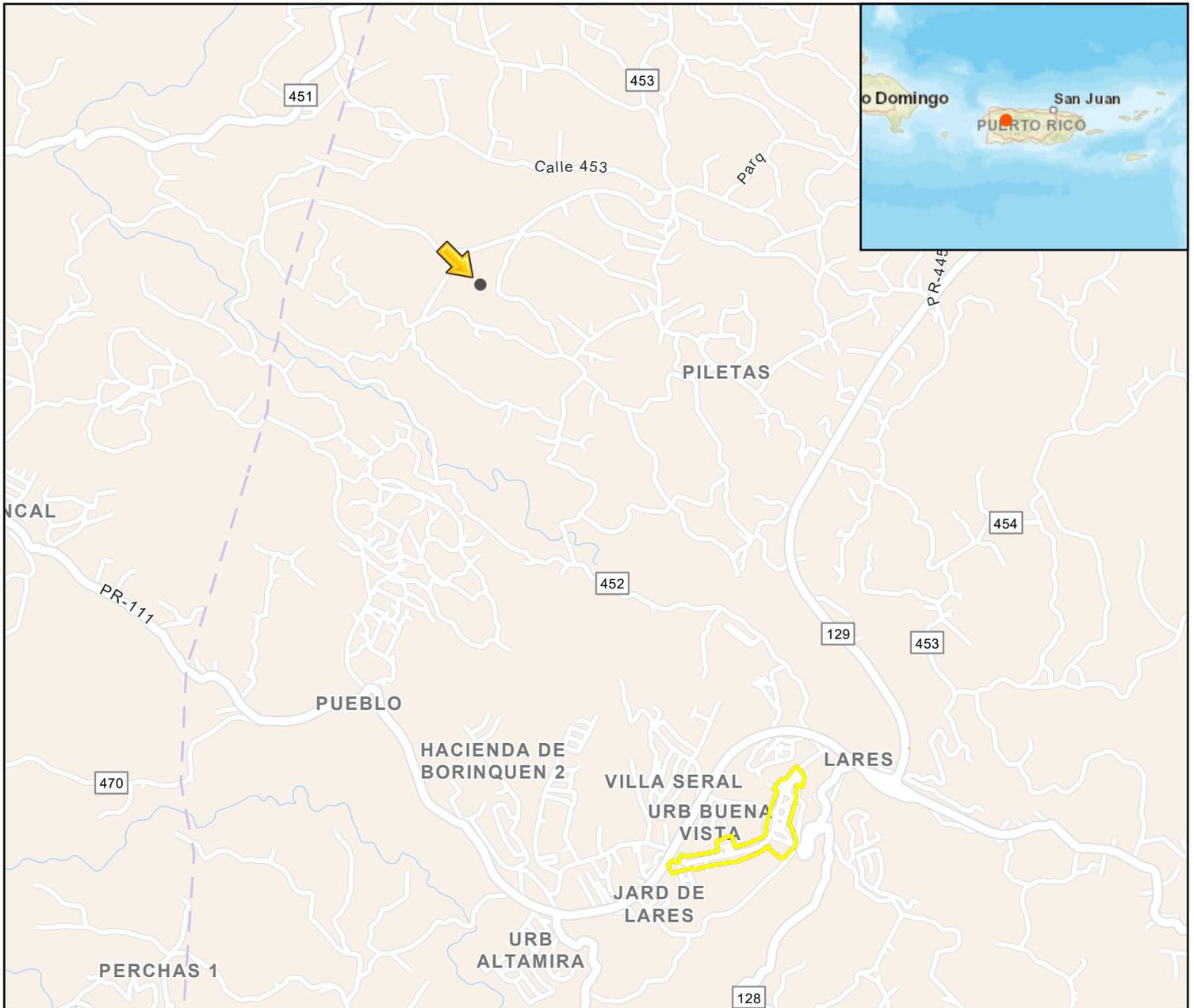


FEMA Map Service

ABFE 1PCT



PR-RGRW-21534182 Historics

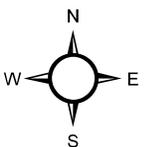
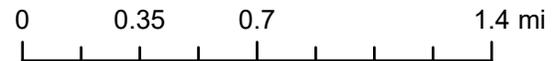


Legend

- National Historic Landmark
- National Register of Historic Places
- National Historic Landmark
- National Register of Historic Places
- Traditional Urban Centers

National Register Of Historic Places Points

National Register of Historic Places Polygons



National Register of Historic Places

Local Historic Areas digitized by Horne

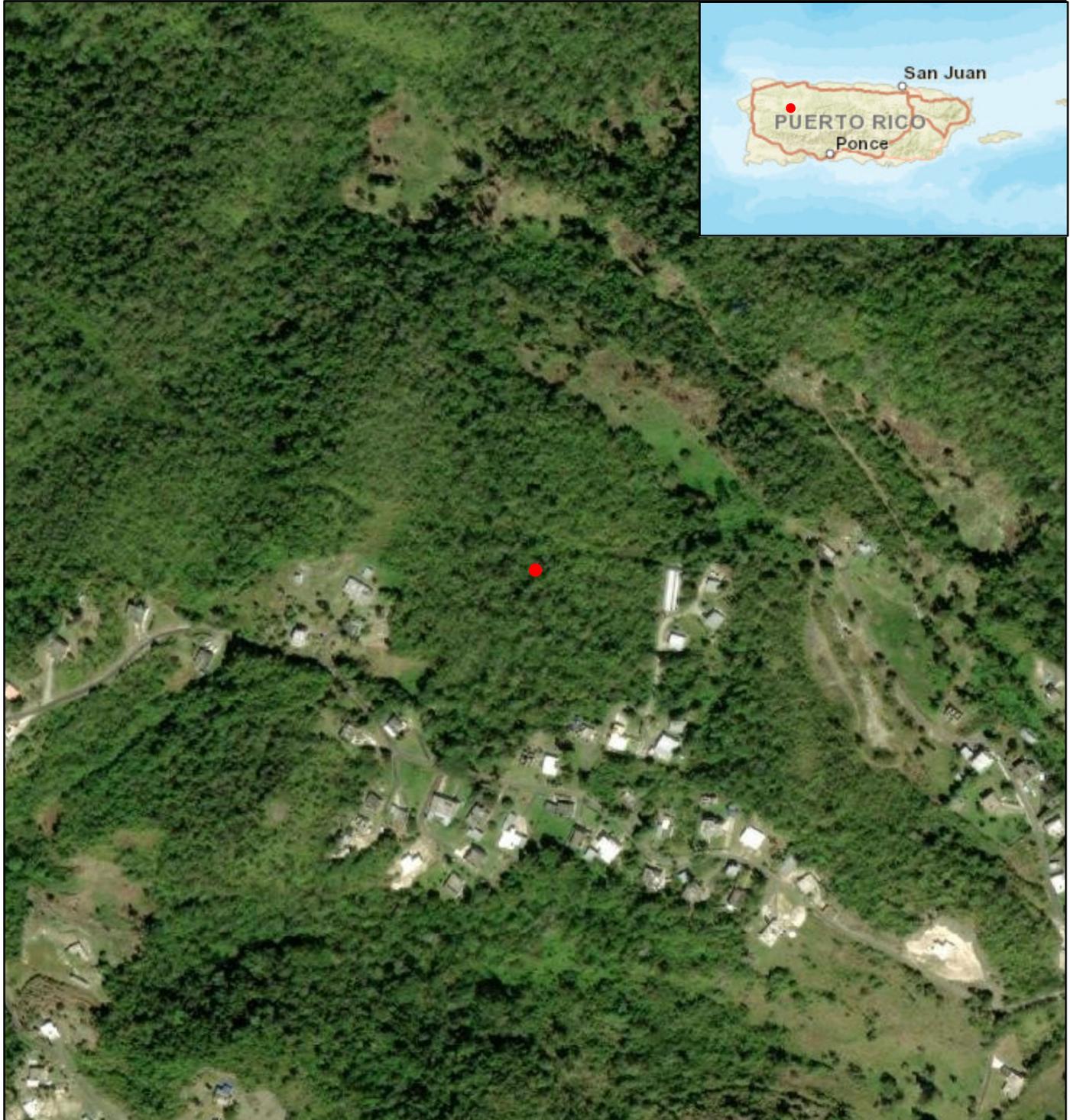
National Wetlands Inventory
Puerto Rico Department of Housing
ReGrow

Latitude: 18.3217
Longitude: -66.8935

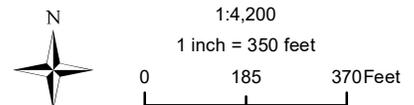


Application ID#: PR-RGRW-21534182

Address: State Rd 453, Piletas Castro, Lares, PR 00669



- Applicant Structure
- National Wetlands Inventory



Sources: USFWS National Wetlands Inventory;
Esri Imagery Basemap service.

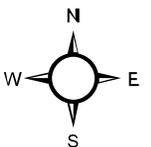
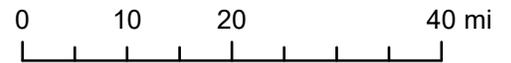


PR-RGRW-21534182 W&S Rivers



Legend

 Wild and Scenic Rivers



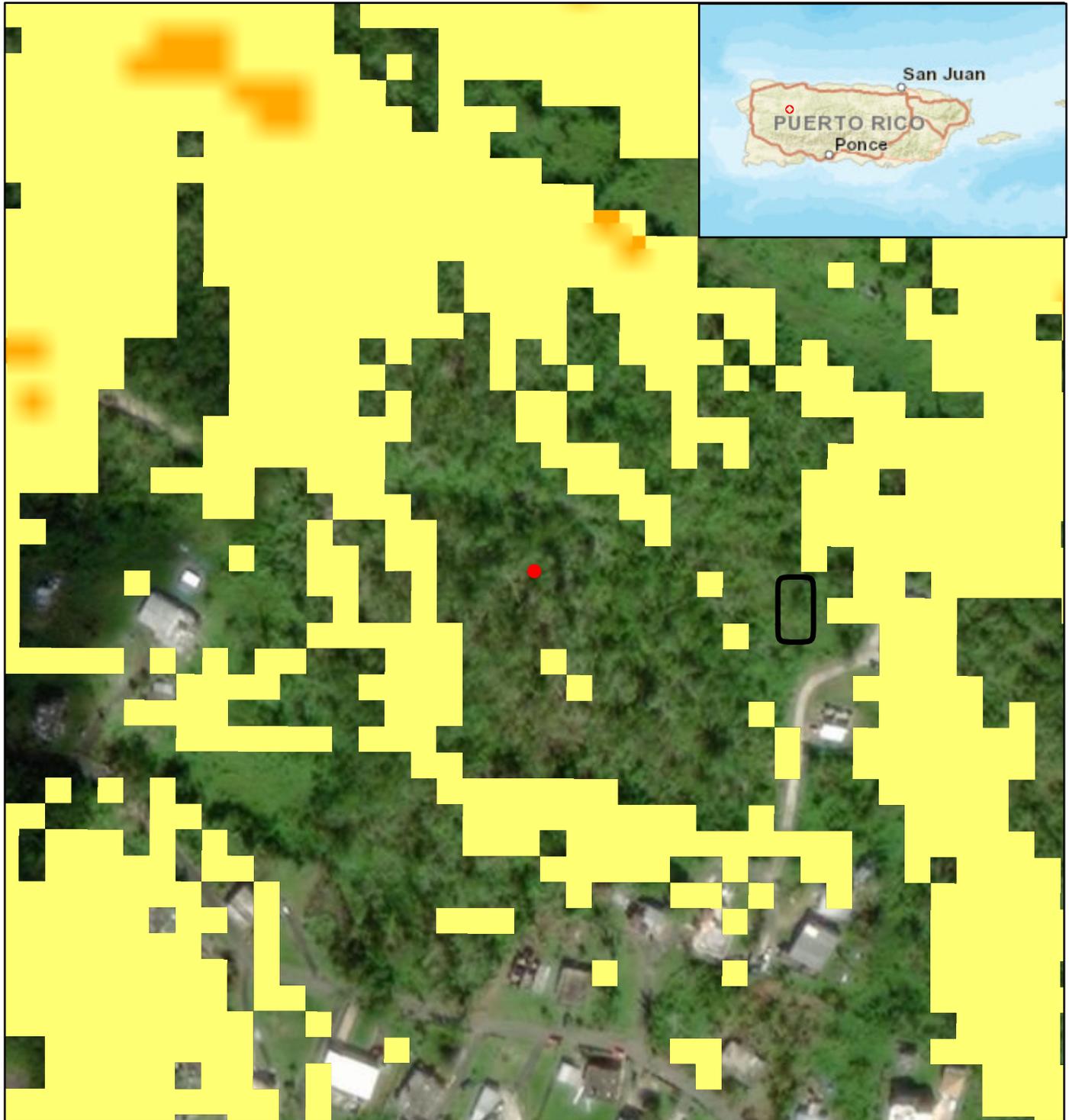
National Wild and Scenic River System
National Park Service

Landslide Susceptibility

Puerto Rico Department of Housing ReGrow

Application ID#: PR-RGRW-21534182

Address: State Rd 453, Piletas Castro, Lares, PR 00669



● Applicant Structure

Landslide Susceptibility

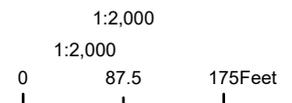
Low

Moderate

High

Very High

Extremely High



Sources: Landslide data from USGS;
Esri Imagery Basemap service.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM RE-grow PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Del Campo Morales, Corp.		
Project Location (Street Address): SR 453 Piletas Castro		City: Lares
Project Coordinates: 18.321585, -66.892538		
TPID (Número de Catastro): 130-000-009-07-001		
Type of Undertaking: <input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction		
Construction Date (AH est.): n/a		Property Size (acres): 33.75
SOI-Qualified Archaeologist: Site Visit by: Emett Jimenez Ramos		
Date Reviewed: Site visited on: September 2, 2021		

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

Project Description (Undertaking)

The undertaking consists of the construction of an additional greenhouse to the West of the present Green House. The terrain consists of calcareous rock and the owners had to break the rock to level and accommodate the existing greenhouse. It is anticipated that similar site preparation work will be required for the construction of the new greenhouse.

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 APE has been defined as the area potentially impacted by ground disturbing activities related to the construction of the new greenhouse (see Area of Potential Effect Map).

Identification of Historic Properties - Archaeology

A Program contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) conducted background research to identify archaeological surveys, previously recorded archaeological sites, and National Register districts within a 0.5-mile radius. Background research indicates no archaeological resources are present within the 0.5-mile study area. Additionally, the review of existing background information found that the proposed project area is not within the boundaries of a National Register of Historic Places (NRHP)-eligible /listed nor to a Traditional Urban Center / Historic District. The closest identified cultural resources, the San Jose church constructed in 1880 and the Lares Traditional Urban Center are located approximately 2.18-miles southeast of the project APE.

The landscape is characterized as steep and rocky and is not suitable for settlement or activities of prehistoric cultures.

The proposed construction APE was visually inspected on September 2, 2021. The ground surface was eroded with moderate to poor surface visibility. Evidence of disturbance, including cutting and leveling was observed in the vicinity of the existing greenhouse. Visual inspection of the exposed surface found no evidence of cultural materials in the vicinity of the construction APE.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Del Campo Morales, Corp.		
Project Location (Street Address): SR 453 Piletas Castro		City: Lares

Determination

The review of existing background information and the results of an archaeological site visit indicate no historic properties or cultural resources are within the 0.5-mile radius study area or within the project APE. The review of existing background information found that the proposed project area is not within the boundaries or visual APE of a National Register of Historic Places (NRHP)-eligible /listed nor to a Traditional Urban Center / Historic District. Visual inspection of the construction APE and vicinity found no evidence of cultural materials.

Impacts from residential construction, generational land use for agriculture, and the cutting and leveling of the bedrock have altered the landscape. Characterized by steep slopes over 30 degrees (57.7%), the topography is considered excessive for prehistoric settlement patterns.

The Program has determined the undertaking will not affect any historic properties and that a determination of **No Historic Properties Affected** is appropriate for this project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Del Campo Morales, Corp.		
Project Location (Street Address): SR 453 Piletas Castro		City: Lares

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: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

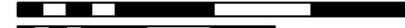
City: Lares

Proposed Project Location - Aerial Map



1:1,000

0 25 50 100 150 200 Feet



0 5 10 20 30 40 Meters



Project Location



Parcel Boundaries

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares

Project (Parcel) Location - USGS Topographic Map



Project Location

1:5,000

0 0.03 0.05 0.1 0.15 0.2 Miles
0 0.04 0.07 0.15 0.22 0.3 Kilometers

Applicant: Del Campo Morales, Corp.

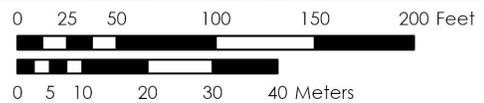
Project Location (Street Address): SR 453 Piletas Castro

City: Lares

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



1:1,000



 Location of existing greenhouse

 Area of Potential Effect

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares



Photo #:1

Description (include direction): North
View of the existing greenhouse from the access road.

Date: 9/2/2021



Photo #: 2

Description (include direction): Northeast
Right side view of the Green House and the owner's house. In the lower left corner of the photos, the cut on the ground can be observed on profile for the leveling of the area.

Date: 9/2/2021

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares



Photo #: 3

Description (include direction): Southwest

Date: 9/2/2021

View of the left side of the existent Green House, back to front. Notice the soil and the extension is planned to be to the right.



Photo #: 4

Description (include direction): West

Date: 9/2/2021

Behind the existing greenhouse towards the property limits and towards the proposed location of the new greenhouse.

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares



Photo #: 5

Description (include direction): North

Image of the soil at the greenhouse entrance. Notice the marks made by the heavy machinery use to cut and level the area.

Date: 9/2/2021



Photo #: 6

Description (include direction): Northeast

Image of the soil to the rear right side of the existing greenhouse.

Date: 9/2/2021



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

October 04, 2021

Lauren Bair Poche

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

SHPO: 10-04-21-03 SUBMISSIONS 20210916 PUERTO RICO DISASTER RECOVERY, CDBG-DR RE-GROW PR URBAN-RURAL AGRICULTURAL PROGRAM, PR-RGRW-21534182, DEL CAMPO MORALES, CORP., PR-453 PILETAS CASTRO, LARES, PUERTO RICO

Dear Ms. Poche,

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

Our records support your finding of **no historic properties affected** within the project's Area of Potential Effects.

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

Sincerely,

Carlos A. Rubio-Cancela
State Historic Preservation Officer
CARC/GMO/LGC



September 16, 2021

Carlos A. Rubio Cancela
Director Ejecutivo
Oficina Estatal de Conservación Histórica
Cuartel de Ballajá (Tercer Piso)

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

Section 106 NHPA Effect Determination Submittal: SR 770, KM. 3, Barranquitas, Puerto Rico (Case PR-RGRW-2083059) and SR 453 Piletas Castro, Lares, Puerto Rico (Case PR-RGRW-21534182)

Dear Architect Rubio Cancela,

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 (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, the Puerto Rico Department of Housing contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support the Department's objectives Puerto Rico Housing (PRDOH) for CDBG-DR. The purpose of the Re-Grow PR Program is to promote and increase food security island-wide, enhance and expand agricultural production related to economic revitalization and development activity.

On behalf of PRDOH and the subrecipient, the Puerto Rico Science, Technology and Research Trust (PRSTRT), we are submitting documentation for new construction activities proposed at SR 453 Piletas Castro, Lares and SF 770, KM. 3, Barranquitas.

At SF 770, KM. 3, Barranquitas (PR-RGRW-2083059), the undertaking consists of the construction of a new greenhouse and the installation of new solar panels near the boundary of the combined parcels that compose the property. The land is organized in terraces and the owners will construct the proposed structures on the middle terrace close to the property boundary.

At SR 453 Piletas Castro, Lares (Case PR-RGRW-21534182), the undertaking consists of the construction of an additional greenhouse to the West of the present Green House. The terrain consists of calcareous rock and the owners had to break the rock to level and accommodate the existing greenhouse. It is anticipated that similar site preparation work will be required for the construction of the new greenhouse.

Based on the submitted documentation, the Program requests a concurrence with a determination of No Historic Properties Affected is appropriate for both proposed projects

Please contact me by email at lauren.poche@hornellp.com or phone at 225-405-7676, or Ms. Eminett Jimenez Ramos by email at eminett.jimenez@hornepr.com or by phone at 939-236-6275 with any questions or concerns.

Kindest regards,

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

Lauren Bair Poche

Architectural Historian, Historic Preservation Manager

Enclosures

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Del Campo Morales, Corp.		
Project Location (Street Address): SR 453 Piletas Castro		City: Lares
Project Coordinates: 18.321585, -66.892538		
TPID (Número de Catastro): 130-000-009-07-001		
Type of Undertaking: <input type="checkbox"/> Substantial Repair <input checked="" type="checkbox"/> New Construction		
Construction Date (AH est.): n/a		Property Size (acres): 33.75
SOI-Qualified Archaeologist: Site Visit by: Emett Jimenez Ramos		
Date Reviewed: Site visited on: September 2, 2021		

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)

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Area of Potential Effects

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The landscape is characterized as steep and rocky and is not suitable for settlement or activities of prehistoric cultures.

The proposed construction APE was visually inspected on September 2, 2021. The ground surface was eroded with moderate to poor surface visibility. Evidence of disturbance, including cutting and leveling was observed in the vicinity of the existing greenhouse. Visual inspection of the exposed surface found no evidence of cultural materials in the vicinity of the construction APE.

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: Del Campo Morales, Corp.	
Project Location (Street Address): SR 453 Piletas Castro	City: Lares

Determination

The review of existing background information and the results of an archaeological site visit indicate no historic properties or cultural resources are within the 0.5-mile radius study area or within the project APE. The review of existing background information found that the proposed project area is not within the boundaries or visual APE of a National Register of Historic Places (NRHP)-eligible /listed nor to a Traditional Urban Center / Historic District. Visual inspection of the construction APE and vicinity found no evidence of cultural materials.

Impacts from residential construction, generational land use for agriculture, and the cutting and leveling of the bedrock have altered the landscape. Characterized by steep slopes over 30 degrees (57.7%), the topography is considered excessive for prehistoric settlement patterns.

The Program has determined the undertaking will not affect any historic properties and that a determination of **No Historic Properties Affected** is appropriate for this project.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		
Applicant: Del Campo Morales, Corp.		
Project Location (Street Address): SR 453 Piletas Castro		City: Lares

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: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

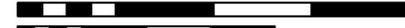
City: Lares

Proposed Project Location - Aerial Map



1:1,000

0 25 50 100 150 200 Feet



0 5 10 20 30 40 Meters



Project Location



Parcel Boundaries

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares

Project (Parcel) Location - USGS Topographic Map



Project Location

1:5,000



Applicant: Del Campo Morales, Corp.

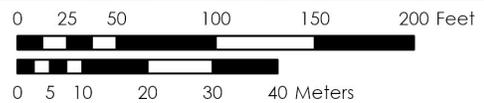
Project Location (Street Address): SR 453 Piletas Castro

City: Lares

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



1:1,000



 Location of existing greenhouse

 Area of Potential Effect

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares



Photo #:1

Description (include direction): North

View of the existing greenhouse from the access road.

Date: 9/2/2021



Photo #: 2

Description (include direction): Northeast

Right side view of the Green House and the owner's house. In the lower left corner of the photos, the cut on the ground can be observed on profile for the leveling of the area.

Date: 9/2/2021

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares



Photo #: 3

Description (include direction): Southwest

Date: 9/2/2021

View of the left side of the existent Green House, back to front. Notice the soil and the extension is planned to be to the right.



Photo #: 4

Description (include direction): West

Date: 9/2/2021

Behind the existing greenhouse towards the property limits and towards the proposed location of the new greenhouse.

Applicant: Del Campo Morales, Corp.

Project Location (Street Address): SR 453 Piletas Castro

City: Lares



Photo #: 5

Description (include direction): North

Date: 9/2/2021

Image of the soil at the greenhouse entrance. Notice the marks made by the heavy machinery use to cut and level the area.



Photo #: 6

Description (include direction): Northeast

Date: 9/2/2021

Image of the soil to the rear right side of the existing greenhouse.



13 de enero de 2020

Arq. Carlos A. Rubio Cancela
Director Ejecutivo
Oficina Estatal de Conservación Histórica
Cuartel de Ballajá (Tercer Piso)
Calle Norzagaray, Esquina Beneficiencia
San Juan, Puerto Rico

Re: Autorización para Someter Documentos

Estimado Arq. Rubio Cancela:

El Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) de los Estados Unidos aprobó una asignación de fondos tipo Subvención en Bloque para el Desarrollo Comunitario (CDBG-DR, por sus siglas en inglés) el 9 de febrero de 2018. El objetivo de esta asignación es atender necesidades insatisfechas a consecuencia del paso de los huracanes Irma y María ocurrido en septiembre de 2017.

Para cumplir con los requisitos ambientales que establece HUD, el Departamento de Vivienda de Puerto Rico contrató a Horne Federal, LLC para proporcionar servicios de revisión de registros ambientales, entre otros, que respaldarán los objetivos de la agencia para el Programa CDBG-DR.

En el ánimo de agilizar los procesos se autoriza a Horne Federal, LLC, a presentar ante la Oficina Estatal de Preservación Histórica, documentación de los casos relacionada al Programa CDBG-DR en representación del Departamento de Vivienda.

Cordialmente,



Dennis G. González Ramos, PE MEM
Subsecretario
Programa CDBG-DR