



**U.S. Department of Housing and Urban Development**

451 Seventh Street, SW  
Washington, DC 20410

[www.hud.gov](http://www.hud.gov)  
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**Environmental Review for Activity/Project that is  
Categorically Excluded Subject to Section 58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** PR-RGRW-04151-W

**HEROS Number:** 900000010461150

**Start Date:** 03/25/2025

**State / Local Identifier:**

**Project Location:** , Cidra, PR 00739

**Additional Location Information:**

The project is located at latitude 18.167715, longitude -66.127189 at the address given above. Tax ID Number: 275-000-010-16-000

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

This project (PR-RGRW-04151-W) entails the award of a grant to EARTH ESSENTIALS, CORP., an agricultural business, at Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739. Tax ID Number: 275-000-010-16-000. Coordinates (latitude 18.167715, longitude -66.127189). 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. 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 to contain the gravel. The base will be approximately 44ft by 12ft. There is only one potential area on the parcel where the "Farm in the City" greenhouse module will be located, and it is currently undeveloped with an unpaved road bordering the southeast side of the container. 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. The greenhouse will be connected to existing water via an aboveground connection. Water used for irrigation will connect to the greenhouse from an existing underground pipeline running parallel from the community main road called Camino Medina Hernandez, the water meter is on a neighboring property. The water meter is connected by an aqueduct managed by the Puerto Rico Aqueducts and Sewers Authority (PRASA). The existing pipe primarily runs underground but the applicant will create an aboveground extension of approximately 15 feet to connect the greenhouse to a water line. The extension will be built with PVC pipes. There are two options for the electrical connection to the greenhouse. Option 1, the applicant would build an electric meter which will involve the installation of a 1-foot by 1-foot concrete footing for the installation of a 6-foot-tall post. The meter would connect to a main electric pole approximately 31 feet away, southeast of the greenhouse's location. Option 2 would be building a new meter using the neighboring property's

electricity line, 32 feet away, near Option1 location. The work associated with the electrical and water utilities connection is not included in the applicant's Intended Use of Grant Funds application, instead it will be funded through the applicant's personal funds. The project will have minimal ground disturbance and no vegetation or tree clearing is required for construction. The proposed project area consists of herbaceous lawn, which is mowed regularly. The applicant owns the property; therefore, no acquisition or conversion is required. The project EARTH ESSENTIALS, CORP., PR-RGRW-04151-W has been evaluated in accordance with FR-6492-N-01. The activities identified CE: #7 - 7. 7 CFR 799.32(e) (2) (iii): Construction of a new farm storage facility. HUD Level of Review: CEST. Potential application to HUD activities: Construction of a new farm storage facility with ground disturbance have been classified as CEST under the waiver.

**Level of Environment Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

**Funding Information**

Grant Number	HUD Program	Program Name	
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00

**Estimated Total HUD Funded Amount:** \$100,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$150,000.00

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Endangered Species Act	In accordance with the 2024 Puerto Rican Boa General Project Design Guidelines, if a Puerto Rican Boa (PR Boa) is found in the project action site, work shall cease until the individual moves off on its own. If the PR Boa does not move off, the construction manager shall contact the Puerto Rico Department of Natural and Environmental	N/A	

	Resources and ask for them to relocate the PR Boa.			
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**Determination:**

<input type="checkbox"/>	This categorically excluded activity/project converts to <b>EXEMPT</b> per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; <b>Funds may be committed and drawn down after certification of this part</b> for this (now) EXEMPT project; OR
<input checked="" type="checkbox"/>	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
<input type="checkbox"/>	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature:  Date: March 28, 2025

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

Responsible Entity Agency Official Signature:  Date: 3/31/2025

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

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

**Environmental Review for Activity/Project that is  
Categorically Excluded Subject to Section 58.5  
Pursuant to 24 CFR 58.35(a)**

**Project Information**

**Project Name:** PR-RGRW-04151-W

**HEROS Number:** 900000010461150

**Start Date:** 03/25/2025

**Responsible Entity (RE):** Department of Housing - Puerto Rico, P.O. Box 21365 San  
Juan PR, 00928

**State / Local Identifier:**

**RE Preparer:** Ricardo Espiet Lopez

**Certifying Office**  
**r:**

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Point of Contact:** Justin Neely  
**Consultant (if applicable):** HORNE LLP

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.



- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

**Project Location:** , Cidra, PR 00739

**Additional Location Information:**

The project is located at latitude 18.167715, longitude -66.127189 at the address given above. Tax ID Number: 275-000-010-16-000

**Direct Comments to:**

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

This project (PR-RGRW-04151-W) entails the award of a grant to EARTH ESSENTIALS, CORP., an agricultural business, at Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739. Tax ID Number: 275-000-010-16-000. Coordinates (latitude 18.167715, longitude -66.127189). 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. 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 to contain the gravel. The base will be approximately 44ft by 12ft. There is only one potential area on the parcel where the "Farm in the City" greenhouse module will be located, and it is currently undeveloped with an unpaved road bordering the southeast side of the container. 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. The greenhouse will be connected to existing water via an aboveground connection. Water used for irrigation will connect to the greenhouse from an existing underground pipeline running parallel from the community main road called Camino Medina Hernandez, the water meter is on a neighboring property. The water meter is connected by an aqueduct managed by the Puerto Rico Aqueducts and Sewers Authority (PRASA). The existing pipe primarily runs underground but the applicant will create an aboveground extension of approximately 15 feet to connect the greenhouse to a water line. The extension will be built with PVC pipes. There are two options for the electrical connection to the greenhouse. Option 1, the applicant would build an electric meter which will involve the installation of a 1-foot by 1-foot concrete footing for the installation of a 6-foot-tall post. The meter would connect to a main electric pole approximately 31 feet away, southeast of the greenhouse's location. Option 2 would be building a new meter using the neighboring property's electricity line, 32 feet away, near Option1 location. The work associated with the electrical and water utilities connection is not included in the applicant's Intended Use of Grant Funds application, instead it will be funded through the applicant's personal funds. The project will have minimal ground disturbance and no vegetation or tree clearing is required for construction. The proposed project area consists of herbaceous lawn, which is mowed regularly. The applicant owns the property; therefore, no

acquisition or conversion is required. The project EARTH ESSENTIALS, CORP., PR-RGRW-04151-W has been evaluated in accordance with FR-6492-N-01. The activities identified CE: #7 - 7. 7 CFR 799.32(e) (2) (iii): Construction of a new farm storage facility. HUD Level of Review: CEST. Potential application to HUD activities: Construction of a new farm storage facility with ground disturbance have been classified as CEST under the waiver.

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

[PR-RGRW-04151-W Site Map.pdf](#)

[PR-RGRW-04151-W IUGF.pdf](#)

[PRDOH Regrow Puerto Rico Program - 5836 Waiver \(002\).pdf](#)

[Farm Service Agency Adopted Categorical Exclusions Identified in FR-6492-N-01.pdf](#)

[PR-RGRW-04151-W EFOR.pdf](#)

**Level of Environmental Review Determination:**

**Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:**

58.35(a)(3)(iii)

**Determination:**

	This categorically excluded activity/project converts to <b>EXEMPT</b> per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; <b>Funds may be committed and drawn down after certification of this part</b> for this (now) EXEMPT project; OR
✓	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, <b>publish NOI/RROF and obtain "Authority to Use Grant Funds"</b> (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

**Approval Documents:**

[04151-SIG-PAGE.pdf](#)

**7015.15 certified by Certifying Officer**

**on:**

**7015.16 certified by Authorizing Officer**

**on:**

**Funding Information**

<b>Grant / Project Identification Number</b>	<b>HUD Program</b>	<b>Program Name</b>	<b>Funding Amount</b>
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$100,000.00

**Estimated Total Project Cost:** \$150,000.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest military and civil airport, Luis Munoz Marin International Airport, is located 104,195 ft (20 miles) from the project site. The project is in compliance with Airport Hazards requirements.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. It is 77,073 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in

Improvement Act of 1990 [16 USC 3501]		compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number 72000C1195H, effective on 4/19/2005: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 71,479 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.
<b>Endangered Species Act</b> Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the

		project will be in compliance with the Endangered Species Act.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Flood Map Number 72000C1195H, effective on 4/19/2005: This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. 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 Cidra; therefore, PFIRM information was not available for the area and therefore not considered in the review.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(Neighbor's House: ca. 1980) Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. This project does not involve new construction, so a visual wetlands survey was not conducted.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is located 121,484 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.
<b>HUD HOUSING ENVIRONMENTAL STANDARDS</b>		
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

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

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

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Endangered Species Act	In accordance with the 2024 Puerto Rican Boa General Project Design Guidelines, if a Puerto Rican Boa (PR Boa) is found in the project action site, work shall cease until the individual moves off on its own. If the PR 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 PR Boa.	N/A		

**Project Mitigation Plan**

Should new ground disturbance occur the Karst zone must be evaluated and when necessary DNER must be consulted prior to construction activities. In accordance with the 2024 Puerto Rican Boa General Project Design Guidelines, if a Puerto Rican Boa (PR Boa) is found in the project action site, work shall cease until the individual moves off on its own. If the PR 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 PR Boa.

**Supporting documentation on completed measures**

**APPENDIX A: Related Federal Laws and Authorities****Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

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

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

**Screen Summary****Compliance Determination**

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The nearest military and civil airport, Luis Munoz Marin International Airport, is located 104,195 ft (20 miles) from the project site. The project is in compliance with Airport Hazards requirements.

**Supporting documentation**

[PR-RGRW-04151-W Airports.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



**Coastal Barrier Resources**

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**1. Is the project located in a CBRS Unit?**

✓ No

Document and upload map and documentation below.

Yes

**Screen Summary****Compliance Determination**

This project is not located in a CBRS Unit. It is 77,073 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

**Supporting documentation**

[PR-RGRW-04151-W CBRS.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

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

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[PR-RGRW-04151-W FIRM.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

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

✓ No

Based on the response, the review is in compliance with this section.

Yes

**4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?**

Yes

✓ No

**Screen Summary****Compliance Determination**

Flood Map Number 72000C1195H, effective on 4/19/2005: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

✓ No

**Air Quality**

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

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

Yes

✓ No

Based on the response, the review is in compliance with this section.

**Screen Summary****Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

✓ No

**Coastal Zone Management Act**

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

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

Yes

☒ No

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

**Screen Summary****Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 71,479 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

**Supporting documentation**[PR-RGRW-04151-W CZM.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

☒ No

## Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
<a href="https://www.onecpd.info/environmental-review/site-contamination">https://www.onecpd.info/environmental-review/site-contamination</a>		

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

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

☒ None of the above

\* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

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

Provide a map or other documentation of absence or presence of contamination\*\* and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

☒ No

Explain:

There are no toxic sites within 3,000 feet of the applicant location. The environmental field observation did not note any items of concern. See the attached environmental field observation report. A google earth review of the area shows no visible hazards. The past land use for the last 10-15 year is agricultural.

Yes

\* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

\*\* Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

**3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions\* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?**

Yes

Explain:

✓ No

\* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

**4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?**

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

**5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?**

Yes

✓ No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

Radon testing is not feasible or practicable for this case, please see the attached Radon Memo.

File Upload:

[Radon Attachments.pdf](#)  
[PR-RGRW-04151-W Radon Memo.docx](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.



**Screen Summary****Compliance Determination**

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.

**Supporting documentation**

[PR-RGRW-04151-W Toxics.pdf](#)

[PR-RGRW-04151-W EFOR\(1\).pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

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

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

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

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

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

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

- ✓ Yes, there are federally listed species or designated critical habitats present in the action area.

**3. What effects, if any, will your project 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. in the action area.

- ✓ 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.

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

**4. Informal Consultation is required**

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

**Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?**

- ✓ Yes, the Service(s) concurred with the finding.

Based on the response, the review is in compliance with this section. Document and upload the following below:

- (1) A biological evaluation or equivalent document
- (2) Concurrence(s) from FWS and/or NMFS
- (3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

No, the Service(s) did not concur with the finding.

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 mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen.

✓ Mitigation as follows will be implemented:

In accordance with the 2024 Puerto Rican Boa General Project Design Guidelines, if a Puerto Rican Boa (PR Boa) is found in the project action site, work shall cease until the individual moves off on its own. If the PR 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 PR Boa.

No mitigation is necessary.

#### **Screen Summary**

##### **Compliance Determination**

This project May Affect, but is Not Likely to Adversely Affect, listed species, and informal consultation was conducted. With mitigation, identified in the mitigation section of this review, the project will be in compliance with the Endangered Species Act.

##### **Supporting documentation**

[PR-RGRW-04151-W USFWS Consultation Package.pdf](#)

[PR-RGRW-04151-W USFWS Concurrence Letter.pdf](#)

**Are formal compliance steps or mitigation required?**

✓ Yes

No

**Explosive and Flammable Hazards**

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

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

☒ No

Yes

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

☒ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

**Supporting documentation**

**Are formal compliance steps or mitigation required?**

Yes

☒ No

**Farmlands Protection**

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

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

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The proposed project involves the installation of a new "Farm in the City" greenhouse module. The project site location(s) is classified as Rural General (R-G) land use. The proposed action is continued agricultural use of property, which is compatible with zoning and existing land use.

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

**Screen Summary****Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

**Supporting documentation**

[PR-RGRW-04151-W Farmlands.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No



## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

**1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?**

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.



(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

**2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.**

Yes

Describe:

✓ No

**3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination**

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information<sup>1</sup> to determine flood elevation. Include documentation and an explanation of why this is the best available information<sup>2</sup> for the site. Note that newly constructed and substantially improved<sup>3</sup> structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

<sup>1</sup> Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

<sup>2</sup> If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

<sup>3</sup> Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

**Screen Summary****Compliance Determination**

Flood Map Number 72000C1195H, effective on 4/19/2005: This project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690. 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 Cidra; therefore, PFIRM information was not available for the area and therefore not considered in the review.

**Supporting documentation**

[PR-RGRW-04151-W ABFE.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf">https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf</a>

### Threshold

#### Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA ). (See the PA Database to find applicable PAs.)

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

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

### Step 1 – Initiate Consultation

#### Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

**Describe the process of selecting consulting parties and initiating consultation here:**

Only SHPO was consulted as No Historic Properties Affected was determined and no Tribal Lands were identified.

Document and upload all correspondence, notices and notes (including comments and objections received below).

**Was the Section 106 Lender Delegation Memo used for Section 106 consultation?**

Yes

No

***Step 2 – Identify and Evaluate Historic Properties***

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

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

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

**Additional Notes:**

No Historic Properties present within the APE

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

Yes

✓ No

***Step 3 –Assess Effects of the Project on Historic Properties***

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

per guidance on direct and indirect effects.

**Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.**

☒ No Historic Properties Affected

Based on the response, the review is in compliance with this section. Document and upload concurrence(s) or objection(s) below.

**Document reason for finding:**

☒ No historic properties present.

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

No Adverse Effect

Adverse Effect

**Screen Summary**

**Compliance Determination**

(Neighbor's House: ca. 1980) Based on Section 106 consultation there are No Historic Properties Affected because there are no historic properties present. The project is in compliance with Section 106.

**Supporting documentation**

[PR-RGRW-04151-W SHPO Consultation Package.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

☒ No

**Noise Abatement and Control**

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

☒ None of the above

**Screen Summary****Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

☒ No





## Sole Source Aquifers

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

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

Yes

✓ No

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

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

< No

✓

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

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

Yes

No

**Screen Summary****Compliance Determination**

The project is not located on a sole source aquifer area. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

**Supporting documentation**

[PR-RGRW-04151-W Sole Source Aquifers.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Wetlands Protection**

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

**1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. This project does not involve new construction, so a visual wetlands survey was not conducted.

**Supporting documentation**

[PR-RGRW-04151-W Wetlands.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Wild and Scenic Rivers Act**

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

**1. Is your project within proximity of a NWSRS river?**

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

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

**Screen Summary****Compliance Determination**

This project is not within proximity of a NWSRS river. The project is located 121,484 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

**Supporting documentation**

[PR-RGRW-04151-W Wild and Scenic.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

✓ No

**Environmental Justice**

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

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

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

Yes

✓ No

Based on the response, the review is in compliance with this section.

**Screen Summary****Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

**Supporting documentation**

Are formal compliance steps or mitigation required?

Yes

✓ No





# ENVIRONMENTAL FIELD ASSESSMENT FORM

## ReGrow

Applicant Name: FINCA LA VEGUITA LLC	Program ID: PR-RGRW-04151
Project Coordinates: 18.167681, -66.127178	Parcel ID: 275-000-010-16-000
Parcel Address: Carr 734 KM 3 HM 5 Int, Bo Beatriz	Municipio: Cidra
Zip Code: 00739	

Inspector Name: Delise Torres Ortiz	Inspection Date: September 19 <sup>th</sup> , 2023
-------------------------------------	--

### General Site Conditions

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

### Parcel Conditions

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

Do any of the proposed project work areas show evidence of site preparation?	No	Comment: If yes, ask applicant when the preparation work was completed.
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.	No	Comment:
Are 55-gallon drums present? If Yes, also state condition.	No	Comment:



## ENVIRONMENTAL FIELD ASSESSMENT FORM

### ReGrow

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 (PR-RGRW-00853 applicant) was built in the 1980s.

#### 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}  
{September 19<sup>th</sup>, 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-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 01	<b>Date:</b> 09/19/ 2023
<b>Photo Direction:</b> Northeast	
<b>Description:</b> Overview of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, the old fence, and heavy machinery on the neighbor's property.	

A photograph showing a wooden post in the foreground, a wooden fence line, and a yellow tractor in the background, surrounded by dense green vegetation under a blue sky with white clouds.


<b>Photo #:</b> 02	<b>Date:</b> 09/19/ 2023	
<b>Photo Direction:</b> Northwest		
<b>Description:</b> Overview of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, and a partial view of the old fence.		



Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 03	<b>Date:</b> 09/19/ 2023	
<b>Photo Direction:</b> Southwest		
<b>Description:</b> Overview of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform towards Camino Medina Hernández, and a partial view of the old fence.		

<b>Photo #:</b> 04	<b>Date:</b> 09/19/2023
<b>Photo Direction:</b> South	
<b>Description:</b> Overview from the north corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform towards Camino Medina Hernández, and a partial view of the old fence.	

A photograph showing a lush green field with tall grass and various plants. In the background, there is a line of trees and a blue sky with scattered white clouds. A wooden fence post is visible on the left side of the field.



Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 05	<b>Date:</b> 09/19/ 2023	
<b>Photo Direction:</b> West		
<b>Description:</b> Overview from the east corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform.		

<b>Photo #:</b> 06	<b>Date:</b> 09/19/ 2023
<b>Photo Direction:</b> North	
<b>Description:</b> Overview from the south corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, and heavy machinery.	






Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 07	<b>Date:</b> 09/19/ 2023
<b>Photo Direction:</b> East	
<b>Description:</b> Overview from the west corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, heavy machinery and the neighbor's property.	

A photograph showing a yellow bulldozer in a field of tall grass and weeds. In the background, there is a white two-story house and a blue sky with scattered white clouds. The bulldozer is positioned in the middle ground, facing right. The house is a two-story white building with a balcony, partially obscured by trees and bushes. The sky is bright blue with many white, fluffy clouds. The foreground is filled with dense, green vegetation, including tall grasses and some large-leafed plants on the right side.

<b>Photo #:</b> 08	<b>Date:</b> 09/19/2023	
<b>Photo Direction:</b> Southeast		
<b>Description:</b> This picture shows a general overview of the location of Río Clavijo which surrounds the property east, but the applicant explained that it was difficult to access due to the steep terrain to the east but that the dark vegetation shows where it is; the picture shows Camino Medina Hernández, the vegetation, and the landform.		



Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 09	<b>Date:</b> 09/19/2023
<b>Photo Direction:</b> Southwest	
<b>Description:</b> General overview of the direction the main underground water pipeline is found –on the north side of Camino Medina Hernández. The water is provided by the AAA (Acueductos y Alcantarillado) or PRASA (Puerto Rico Aqueduct and Sewer Authority). The electricity will also come from the main electric line.	



<b>Photo #:</b> 10	<b>Date:</b> 09/19/2023
<b>Photo Direction:</b> North	
<b>Description:</b> This is the exact location where the applicant plans to install a concrete column with an electric meter to supply electricity to the vertical hydroponic greenhouse.	



<b>Photo #:</b> 11	<b>Date:</b> 09/19/2023	
-----------------------	----------------------------	--



Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

**Photo Direction:**

Northeast

**Description:**

Overview of the neighbor's property built around the 1980s where the applicant can take electricity and potable water, both above-ground for the vertical hydroponic greenhouse.





DEPARTMENT OF

# HOUSING

GOVERNMENT OF PUERTO RICO



## Memorandum to File

**Date:** 3/25/2025

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

**Application Number:** PR-RGRW-04151-W

**Project:** EARTH ESSENTIALS, CORP.

### **Re: Justification for the Infeasibility and Impracticability of Radon Testing**

After reviewing Application Number PR-RGRW-04151-W under the Regrow Puerto Rico Program, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

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

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



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

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

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

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

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



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Caribbean Ecological Services Field Office  
Bayamón | Mayagüez | Maricao | Río Grande | St Croix  
P.O. Box 491  
Boquerón, Puerto Rico 00622



In Reply Refer to:  
FWS/R4/CESFO/72041-Gen

Submitted Via Electronic Mail: [jcperez@vivienda.pr.gov](mailto:jcperez@vivienda.pr.gov)

Juan Carlos Pérez-Bofill, PE, MEng.  
Director – Disaster Recovery CDBG-DR Program  
Puerto Rico Department of Housing  
P.O. Box 21365  
San Juan, P.R 00928-1365

Re: CDBG-DR PR-RGRW-04151 Finca La  
Veguita LLC, Cidra, Puerto Rico

Dear Mr. Pérez-Bofill

Thank you for your letter dated December 11, 2024, requesting consultation on the above referenced project. As per your request, our comments are provided under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) is proposing the construction of a new “Farm in the City” greenhouse and an electrical meter on a 4.69-acre property on PR-734, Km. 3.5 Int., Bo. Beatriz (18°10'03.6"N 66°07'37.7"W) in the municipality of Adjuntas. Construction of the greenhouse will require vegetation removal but no tree clearing will be required.

Using the U.S. Fish and Wildlife Service’s (Service) Information for Planning and Consultation (IPaC) system, the PRDOH has determined that the proposed project site is located within the range of Puerto Rican boa (*Chilabothrus inornatus*) and Puerto Rican plain pigeon (*Patagioenas inornata wetmorei*).

PRDOH used the Caribbean Determination Key (DKey) in the IPaC application to evaluate the potential impacts of the proposed project on federally listed species (Project code: 2024-0149928). Based on the answers provided, a concurrence letter was obtained for the Puerto Rican boa which determined that the proposed actions for this project may affect, but is not likely to adversely affect (NLAA) this species.

Based on the nature of the project, scope of work, information available, and analysis of the site, PRDOH has determined that the proposed project will have NE on the Puerto Rican plain pigeon due to lack of suitable habitat.

The Service acknowledges receipt of PRDOH's NE determination for the Puerto Rican plain pigeon. Currently, we do not have information to refute that determination. Because the PRDOH made a NE determination, the PRDOH is not required to conduct formal or informal section 7 consultation with the Service, and the Service is not required to concur with PRDOH's NE determination.

Thank you for the opportunity to comment on this project. If you have any questions or require additional information, please contact us via email at [caribbean\\_es@fws.gov](mailto:caribbean_es@fws.gov) or by phone at (786) 244-0081.

Sincerely,

LOURDES  
MENA

Lourdes Mena  
Field Supervisor

Digitally signed by LOURDES  
MENA  
Date: 2025.02.07 08:58:56  
-04'00'

drr

cc:  
SWCA  
HUD



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www.swca.com

November 26, 2024

Lourdes Mena  
Field Supervisor  
Caribbean Ecological Services Field Office  
U.S. Fish and Wildlife Service  
Office Park I, Suite 303  
State Road #2 Km 156.5  
Mayagüez, Puerto Rico 00680  
Email: [Caribbean\\_es@fws.gov](mailto:Caribbean_es@fws.gov); [Lourdes\\_Mena@fws.gov](mailto:Lourdes_Mena@fws.gov)

**Re: Federally Listed Threatened and Endangered Species Evaluation for the Puerto Rico  
Department of Housing ReGrow PR-RGRW-04151Project/ SWCA Project No. 72428**

Dear Ms. Mena:

SWCA Environmental Consultants (SWCA), on behalf of the Puerto Rico Department of Housing, is requesting informal consultation under Section 7(a)(2) of the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 *et seq.*), and in accordance with the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 *et seq.*) for the proposed ReGrow PR-RGRW-04151 Project (project). The Project is located on 4.69 acres at Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739 (66.12715773°W 18.16766657°N).

The proposed Project involves the construction of a new “Farm in the City” greenhouse and an electrical meter. The greenhouse will be built on a platform and will not require any ground disturbance. There are two options for the electrical connection to the greenhouse. Option 1, the applicant would build an electric meter which will involve the installation of a 1-foot by 1-foot concrete footing for the installation of a 6-foot-tall post. The meter would connect to a main electric pole approximately 31 feet away, southeast of the greenhouse’s location via an above-ground electric line. Option 2 would include installing above-ground electric lines and building a new meter using the neighboring property’s electricity line, 32 feet away, near Option1 location. Construction of the greenhouse will require vegetation removal, but no tree clearing is proposed.

Using the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system, we have determined that the proposed project lies within the range of the following federally listed species:

Species	Listing Status
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered
Puerto Rican Plain Pigeon ( <i>Patagioenas inornata wetmorei</i> )	Endangered

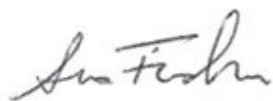
No designated or proposed critical habitat for any listed species was identified within the project area. Based on the nature of the project, scope of work, information available, and a careful analysis of the existing habitat, we have made the following effects determinations:

Species	Effect Determination	Conservation Measures to be Implemented
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Not likely to adversely affect (NLAA)	Puerto Rican Boa General Project Design Guidelines
Puerto Rican Plain Pigeon ( <i>Patagioenas inornata wetmorei</i> )	No effect (NE)	No Conservation Measures

In accordance with the 2024 Puerto Rican Boa General Project Design Guidelines, if a Puerto Rican Boa (PR Boa) is found in the project action site, work shall cease until the individual moves off on its own. If the PR 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 PR Boa.

In order to complete the informal consultation process, we are requesting your concurrence for the NLAA determinations included in this letter. Attached to this letter, we are including the documents used to reach our effect determinations for the listed species. If you have any questions or require any additional information, please contact me at (346) 388-1157 or [susan.fischer@swca.com](mailto:susan.fischer@swca.com).

Sincerely,



Susan Fischer  
Wildlife Ecologist  
SWCA Environmental Consultants

Attachments: Threatened and Endangered Species Technical Memorandum





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## TECHNICAL MEMORANDUM

**To:** Caribbean Ecological Services Field Office  
U.S. Fish and Wildlife Service  
P.O. Box 491  
Boquerón, Puerto Rico 00622

**From:** Susan Fischer, Project Biologist on behalf of the Puerto Rico Department of Housing

**Date:** November 26, 2024

**Re:** **Threatened and Endangered Species Evaluation for the Puerto Rico Department of Housing ReGrow PR-RGRW-04151 Project/ SWCA Project No. 72428**

---

### Project Description

Finca La Veguita LLC, the applicant, is proposing to construct a new “Farm in the City” greenhouse on a 4.69-acre property in the Municipio of Cidra, Puerto Rico (project) (Appendix A, Figure 1). The project is located at Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739 in a rural area. The estimated dimensions of the Farm in the City (Greenhouse) will be approximately 40 feet by 8 feet (320 square feet) and will be built on a wooden base that is 44 feet by 12 feet. The greenhouse will be built on a platform with no ground disturbance. There are two options for the electrical connection to the greenhouse. Option 1, the applicant would build an electric meter which will involve the installation of a 1-foot by 1-foot concrete footing for the installation of a 6-foot-tall post. The meter would connect to a main electric pole approximately 31 feet away, southeast of the greenhouse’s location via an above-ground electric line. Option 2 would include installing above-ground electric lines and building a new meter using the neighboring property’s electricity line, 32 feet away, near Option1 location (Appendix A, Figure 2).

### Existing conditions

The existing habitat conditions at the proposed greenhouse location consist of dense, overgrown herbaceous vegetation. Forested areas lie to the northwest and southeast of the greenhouse location. There are no wetlands or waterbodies within or adjacent to the project area; the closest mapped feature is located approximately 570 feet to the southeast (Appendix A, Figure 3). Construction of the greenhouse would require removal of the vegetation within the proposed project area. Representative photographs of the proposed locations are provided in Appendix B.

### Federally Protected Species

SWCA obtained a federal threatened and endangered species list from the USFWS (2024) Information for Planning and Consultation (“IPaC”) website for a 100-foot buffer around the greenhouse (review area) (Appendix C). The IPaC automatically generates a list of species and other resources of concern, such as critical habitat, that are known or expected to be in the specified area and could potentially be directly or

indirectly affected. According to the IPaC query for the project, two federally listed endangered species has the potential to occur in the review area; the Puerto Rican boa (*Chilabothrus inornatus*) and the Puerto Rican Plain Pigeon (*Patagioenas inornata wetmorei*). SWCA also evaluated the review area for potential habitat for bald eagles (*Haliaeetus leucocephalus*) and golden eagles (*Aquila chrysaetos*) as they are protected by the Bald and Golden Eagle Protection Act of 1940 (“BGEPA”).

The bald and golden eagle’s range do not extend into Puerto Rico (Cornell Lab of Ornithology 2024); therefore, these species were eliminated from further analysis for this project. Table 1 identifies the species carried forward for further evaluation and summarizes each species’ habitat requirements, potential for occurrence in the project area, and determination of effects.

**Table 1. Federally Listed Species Range and/or Habitat Requirements**

Common Name (Scientific Name)	Status*	Range or Habitat Requirements	Potential for Occurrence in Project Area	Determination of Effects/Impacts
<b>Birds</b>				
Puerto Rican Plain Pigeon ( <i>Columba inornata wetmorei</i> )	FE	The Puerto Rican Plain Pigeon is found mostly in wooded ravines, second-growth areas, bamboo thickets, and patches of farmland and pasture within moist mountain forests (Birds of Puerto Rico 2024). The species nests in bamboo groves and hardwood canyons (USFWS 1982).	<i>Unlikely to occur.</i> There are no wooded ravines or bamboo thickets within the proposed project locations.	<i>No effect.</i> There is no suitable habitat for the Puerto Rican plain pigeon within the project area.
<b>Reptiles</b>				
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	FE	Considered to be a habitat generalist, the Puerto Rican boa tolerates a wide variety of terrestrial and arboreal habitats, including rocky areas, haystack hill, trees and branches, rotting stumps, caves, plantations, various types of forested areas such as karst and mangrove forests, forested urban and rural areas, and along streams and road edges (USFWS 2011).	<i>May occur.</i> The project area is located adjacent to forested areas and dense vegetative ground cover is present throughout.	<i>May affect, but not likely to adversely affect.</i> See discussion below.

\*Status Definitions:

FE = Federally listed endangered

Based on a site visit and habitat evaluations, the Puerto Rican pigeon is considered unlikely to occur within the project area due to lack of suitable habitat. Due to the generalist nature of the Puerto Rican boa and forested habitat surrounding the project areas, the Puerto Rican boa may occur within the project area. The Caribbean Determination Key (DKey) was completed for the project, which generated a *may affect, not likely to adversely affect* determination for the Puerto Rican boa (Appendix C). The will employ conservation measures for Puerto Rican boa, as outlined in Appendix D, including but not limited to issuing a stop work if a Puerto Rican boa were to occur within the project area, and contacting the Puerto Rico Department of Natural and Environmental Resources for safe capture and relocation of the individual if such action is required. As such, it is anticipated that the project *may affect, but is not likely to adversely affect* the Puerto Rican boa.

## Critical Habitat and National Wildlife Refuges

Potential effects to habitat(s) within the project area critical to endangered species must be analyzed along with the endangered species themselves, while any activity proposed on National Wildlife Refuge lands must undergo a compatibility determination conducted by the Refuge. No designated critical habitats are



present within 100-feet of any of the proposed project location options (Appendix A, Figure 4) (USFWS 2023).

## LITERATURE CITED

- Birds of Puerto Rico. 2024. Plain Pigeon (*Patagioenas inornata*). Available at: <https://birdsofpuertorico.com/bird/56/Plain-Pigeon>. Accessed August 2024.
- Cornell Lab of Ornithology. 2024. All About Birds. Available at: <https://www.allaboutbirds.org/guide/>. Accessed August 2024.
- U. S. Fish and Wildlife Service (USFWS). 1982. *Puerto Rican Plain Pigeon Recovery Plan*. U.S. Fish and Wildlife Service, Atlanta, Georgia. 52pp.
- . 2011. *Puerto Rican Boa (Epicrates inornatus) 5-Year Review: Summary and Evaluation*. U.S. Fish and Wildlife Service, Southeast Region. Boquerón, Puerto Rico.
- . 2023. Critical Habitat for Threatened & Endangered Species [USFWS]. Available at: <https://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>. Accessed November 2023.
- . 2024. Information for Planning and Consultation System (IPaC). Available at: <http://ecos.fws.gov/ipac/>. Accessed August 2024.

## **APPENDIX A**

### **Maps**

**Figure 1**

**USGS Topographic Map**





REGROW PROGRAM

## USGS Topographic Map

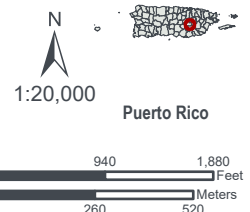
Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

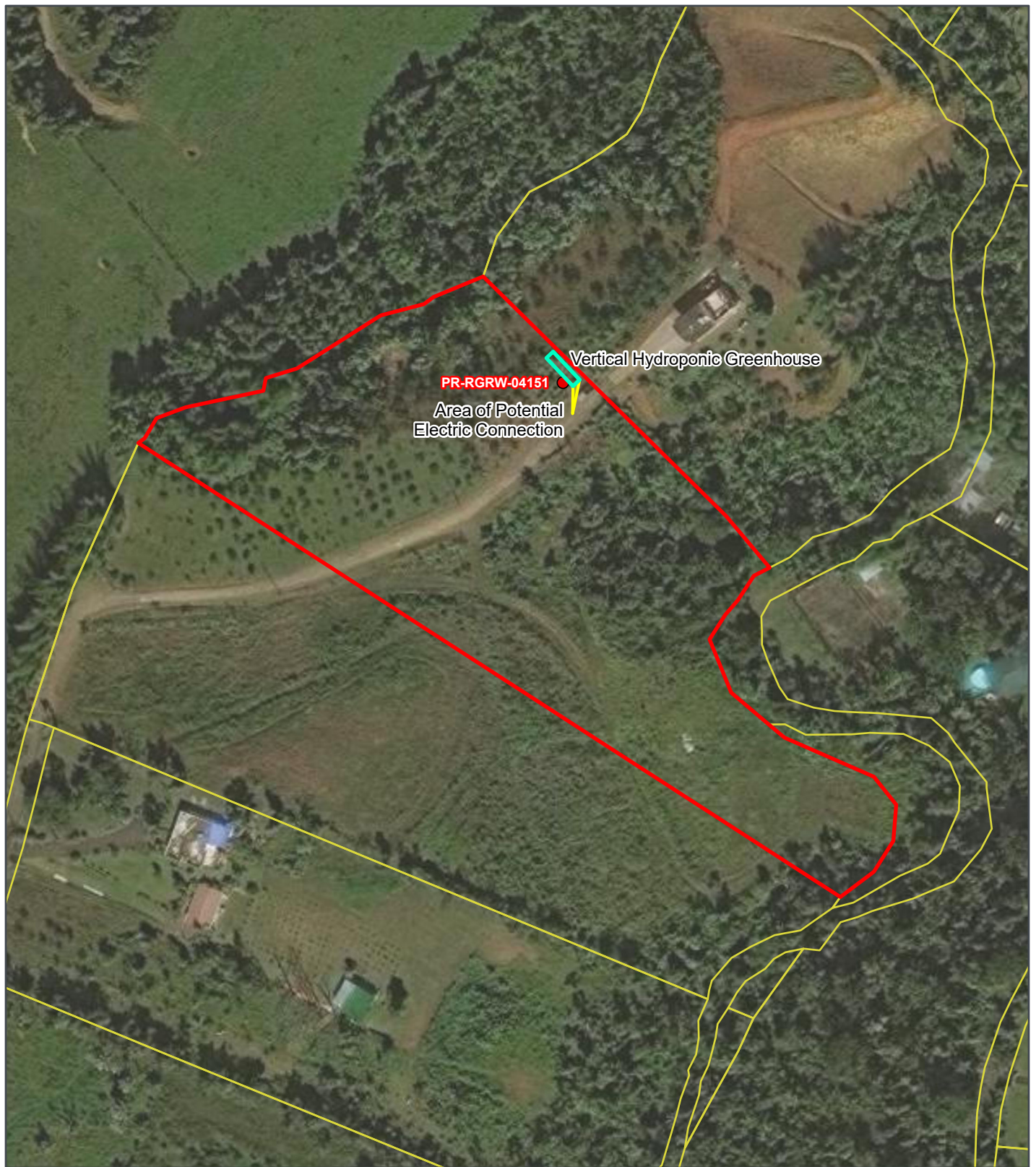
Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
66.127189°W 18.167675°N

Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: USGS Topographic Map  
Aprx: 72428\_ReGrowTier2Maps



**Figure 2**  
**Site Vicinity Map**





REGROW PROGRAM

### Site Vicinity

Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

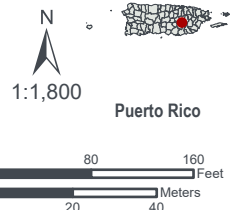
- Site
- Site Parcel
- Project Footprint (Option)
- Potential Area of Disturbance

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-16-000  
66.127189°W 18.167675°N

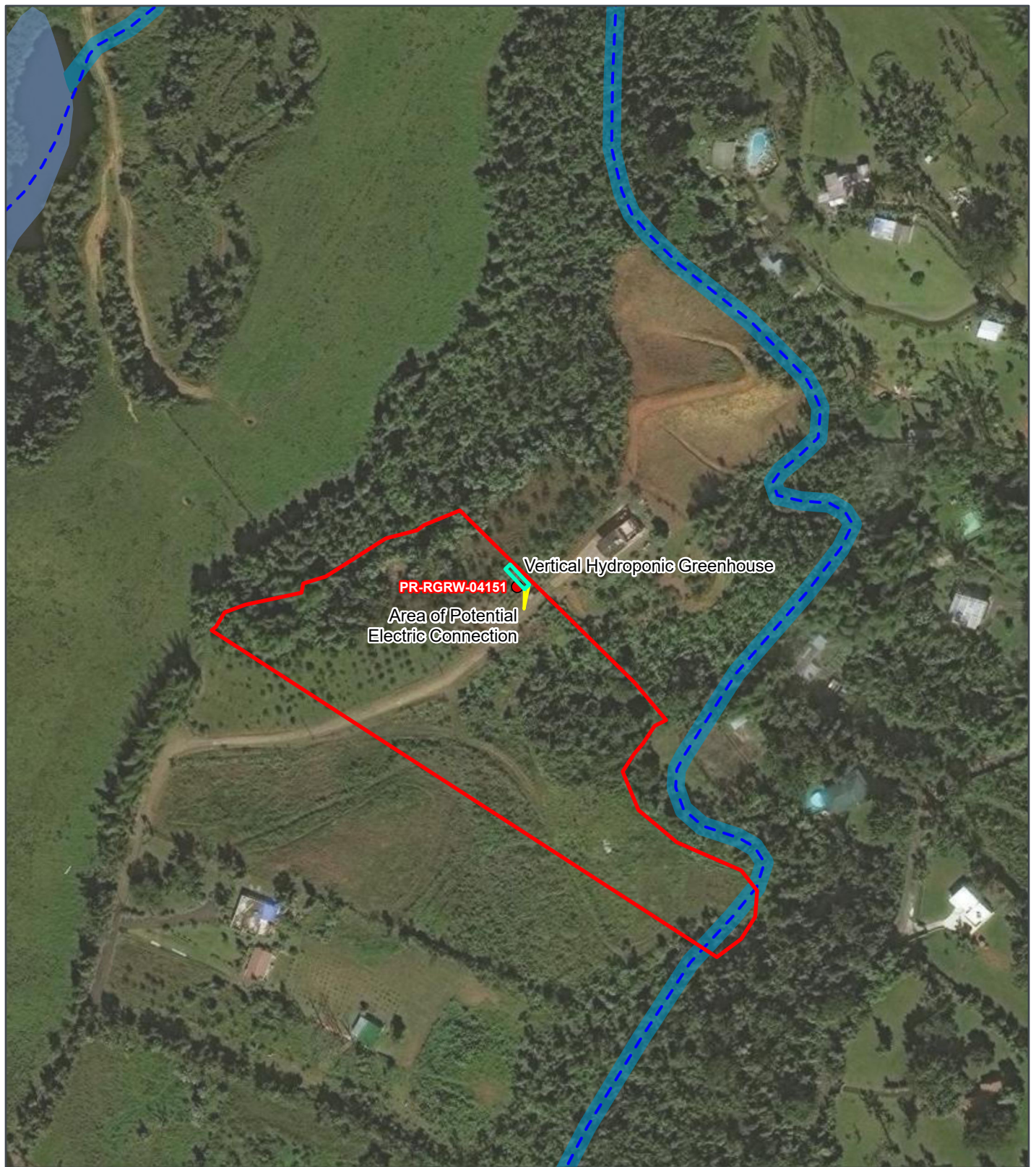
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023

Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps



**Figure 3**  
**Wetlands Map**





REGROW PROGRAM

## Wetlands Protection Map

Applicant ID: PR-RGRW-04151

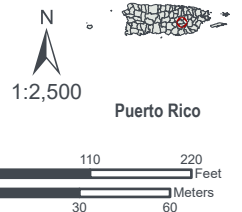
**SWCA**  
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- 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

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
66.127189°W 18.167675°N

Data Source: <https://apps.nationalmap.gov/downloader/#/https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: Wetlands Protection



**Figure 4**  
**Critical Habitat Map**





REGROW PROGRAM

### Critical Habitat Map

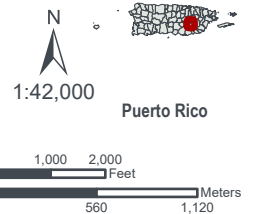
Applicant ID: PR-RGRW-04151



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

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
66.127189°W 18.167675°N

Data Source: [https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS\\_Critical\\_Habitat/](https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/)  
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: Critical Habitat  
Aprx: 72428\_ReGrowTier2Maps



## **APPENDIX B**

### **Photographic Log**



Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 01	<b>Date:</b> 09/19/ 2023
<b>Photo Direction:</b> Northeast	
<b>Description:</b> Overview of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, the old fence, and heavy machinery on the neighbor's property.	



<b>Photo #:</b> 02	<b>Date:</b> 09/19/ 2023
<b>Photo Direction:</b> Northwest	
<b>Description:</b> Overview of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, and a partial view of the old fence.	





Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 03	<b>Date:</b> 09/19/ 2023
-----------------------	-----------------------------

**Photo Direction:**

Southwest

**Description:**

Overview of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform towards Camino Medina Hernández, and a partial view of the old fence.



<b>Photo #:</b> 04	<b>Date:</b> 09/19/2023
-----------------------	----------------------------

**Photo Direction:**

South


**Description:**

Overview from the north corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform towards Camino Medina Hernández, and a partial view of the old fence.





Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 05	<b>Date:</b> 09/19/ 2023	
<b>Photo Direction:</b> West		
<b>Description:</b> Overview from the east corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform.		

<b>Photo #:</b> 06	<b>Date:</b> 09/19/ 2023	
<b>Photo Direction:</b> North		
<b>Description:</b> Overview from the south corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, and heavy machinery.		



Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 07	<b>Date:</b> 09/19/ 2023
<b>Photo Direction:</b> East	
<b>Description:</b> Overview from the west corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, heavy machinery and the neighbor's property.	



<b>Photo #:</b> 08	<b>Date:</b> 09/19/2023
<b>Photo Direction:</b> Southeast	
<b>Description:</b> This picture shows a general overview of the location of Río Clavijo which surrounds the property east, but the applicant explained that it was difficult to access due to the steep terrain to the east but that the dark vegetation shows where it is; the picture shows Camino Medina Hernández, the vegetation, and the landform.	





Project #: PR-RGRW-04151	Photographer: Delise Torres Ortiz
Location Address: Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	Coordinates: 18.167681, -66.127178

<b>Photo #:</b> 9	<b>Date:</b> 09/19/ 2023	
<b>Photo Direction:</b> North		
<b>Description:</b> This is the exact location where the applicant plans to install a concrete column with an electric meter to supply electricity to the vertical hydroponic greenhouse.		

## **APPENDIX C**

### **USFWS Information for Planning and Consultation Species List and Consistency Letter**



## 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](mailto:CARIBBEAN_ES@FWS.GOV)



In Reply Refer To:  
Project Code: 2024-0149928  
Project Name: PR-RGRW-04151

10/09/2024 16:56:49 UTC

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

This species list is provided by:

Caribbean Ecological Services Field Office

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

Post Office Box 491

Boqueron, PR 00622-0491

(786) 244-0081

Attachment(s):

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

## OFFICIAL SPECIES LIST

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

This species list is provided by:

**Caribbean Ecological Services Field Office**

Post Office Box 491

Boqueron, PR 00622-0491

(939) 320-3135

## PROJECT SUMMARY

Project Code: 2024-0149928

Project Name: PR-RGRW-04151

Project Type: Disaster-related Grants

Project Description: The project includes the installation of a "Farm in the City" greenhouse on a wooden base filled in with gravel. The applicant will install an electricity meter on a concrete base. There will be vegetation removal, but no tree removal. Minor ground disturbance is anticipated.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.16767455,-66.12718413397813,14z>



Counties: Cidra 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 Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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



## BIRDS

NAME	STATUS
Puerto Rican Plain Pigeon <i>Patagioenas inornata wetmorei</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/7955">https://ecos.fws.gov/ecp/species/7955</a>	Endangered

## REPTILES

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6628">https://ecos.fws.gov/ecp/species/6628</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/W2C4TFUJXREFBJ6RI5M4IUEV5Y/documents/generated/7159.pdf">https://ipac.ecosphere.fws.gov/project/W2C4TFUJXREFBJ6RI5M4IUEV5Y/documents/generated/7159.pdf</a>	Endangered

## CRITICAL HABITATS

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

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

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

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

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

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

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

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

## MIGRATORY BIRDS

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

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

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

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

## WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

## **IPAC USER CONTACT INFORMATION**

Agency: SWCA Environmental Consultants  
Name: Hannah Danek  
Address: 2420 AVE DR. ALBIZU CAMPOS  
Address Line 2: PMB #421  
City: Rincon  
State: PR  
Zip: 00677  
Email: hannah.danek@swca.com  
Phone: 2816595727

## **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](mailto:CARIBBEAN_ES@FWS.GOV)

In Reply Refer To:  
Project code: 2024-0149928  
Project Name: PR-RGRW-04151

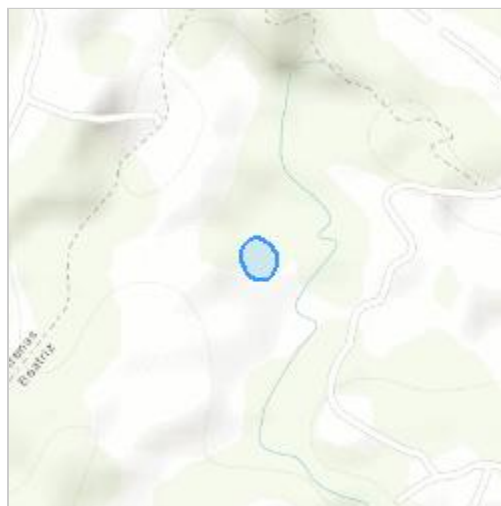
10/09/2024 17:01:01 UTC

Subject: Concurrence letter for the project named 'PR-RGRW-04151' 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 October 09, 2024, Hannah Danek used the Caribbean DKey; dated April 03, 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-04151'. The project is located in Cidra County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.16767455,-66.12718413397813,14z>



The following description was provided for the project 'PR-RGRW-04151':

The project includes the installation of a "Farm in the City" greenhouse on a wooden base filled in with gravel. The applicant will install an electricity meter on a concrete base. There will be vegetation removal, but no tree removal. Minor ground disturbance is anticipated.

Based on your answers and the assistance of the Service's Caribbean DKey, you made the following effect determination(s) for the proposed Action:

Species	Listing Status	Determination
Puerto Rican Boa ( <i>Chilabothrus inornatus</i> )	Endangered	NLAA

Based on the answers provided in IPaC, the proposed project is consistent with a "may affect but is not likely to adversely affect" (NLAA) for the species listed above because your project impacts to the species will be avoided or minimized using the **Conservation Measures** you agreed to implement. These conservation measures must be implemented during the project development to ensure compliance with Section 7(a)(2) of the ESA.

No further action is required for the species listed above. 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.

The Service will notify you within 30 calendar days if we determine that this proposed Action does not meet the criteria for a "may affect, not likely to adversely affect" (NLAA) 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 NLAA 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 Plain Pigeon *Patagioenas inornata wetmorei* Endangered

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

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

**Action Description**

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

**1. Name**

PR-RGRW-04151

**2. Description**

The following description was provided for the project 'PR-RGRW-04151':

The project includes the installation of a "Farm in the City" greenhouse on a wooden base filled in with gravel. The applicant will install an electricity meter on a concrete base. There will be vegetation removal, but no tree removal. Minor ground disturbance is anticipated.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@18.16767455,-66.12718413397813,14z>





## 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")?

No

10. Is the proposed project adjacent or within a forested area?

**Note:** Examples of immediately adjacent to forested areas are rock walls and haystack hills (“mogotes”), wet montane forest, lowland wet forest, remnant coastal, mangrove forest, damp and dry limestone karst forests, pastureland with patches of exotic trees.

Yes

11. Is the project area more than 1 acre?

No

12. Is the proposed project an existing facility or the expansion of an existing facility within the footprint of the already developed area?

No

13. Is the proposed project a new facility which would require earth moving, vegetation clearing, or debris removal using heavy machinery, the use of staging areas, construction of temporary access roads?

Yes

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

**Automatically answered**

Yes

15. Will the proposed project implement the U.S. Fish and Wildlife [Puerto Rican boa Conservation Measures](#)?

Yes

16. Are you the Federal agency or designated non-federal representative for the proposed action?

Yes

## **IPAC USER CONTACT INFORMATION**

Agency: SWCA Environmental Consultants  
Name: Hannah Danek  
Address: 2420 AVE DR. ALBIZU CAMPOS  
Address Line 2: PMB #421  
City: Rincon  
State: PR  
Zip: 00677  
Email: hannah.danek@swca.com  
Phone: 2816595727

## **LEAD AGENCY CONTACT INFORMATION**

Lead Agency: Department of Housing and Urban Development

## **APPENDIX D**

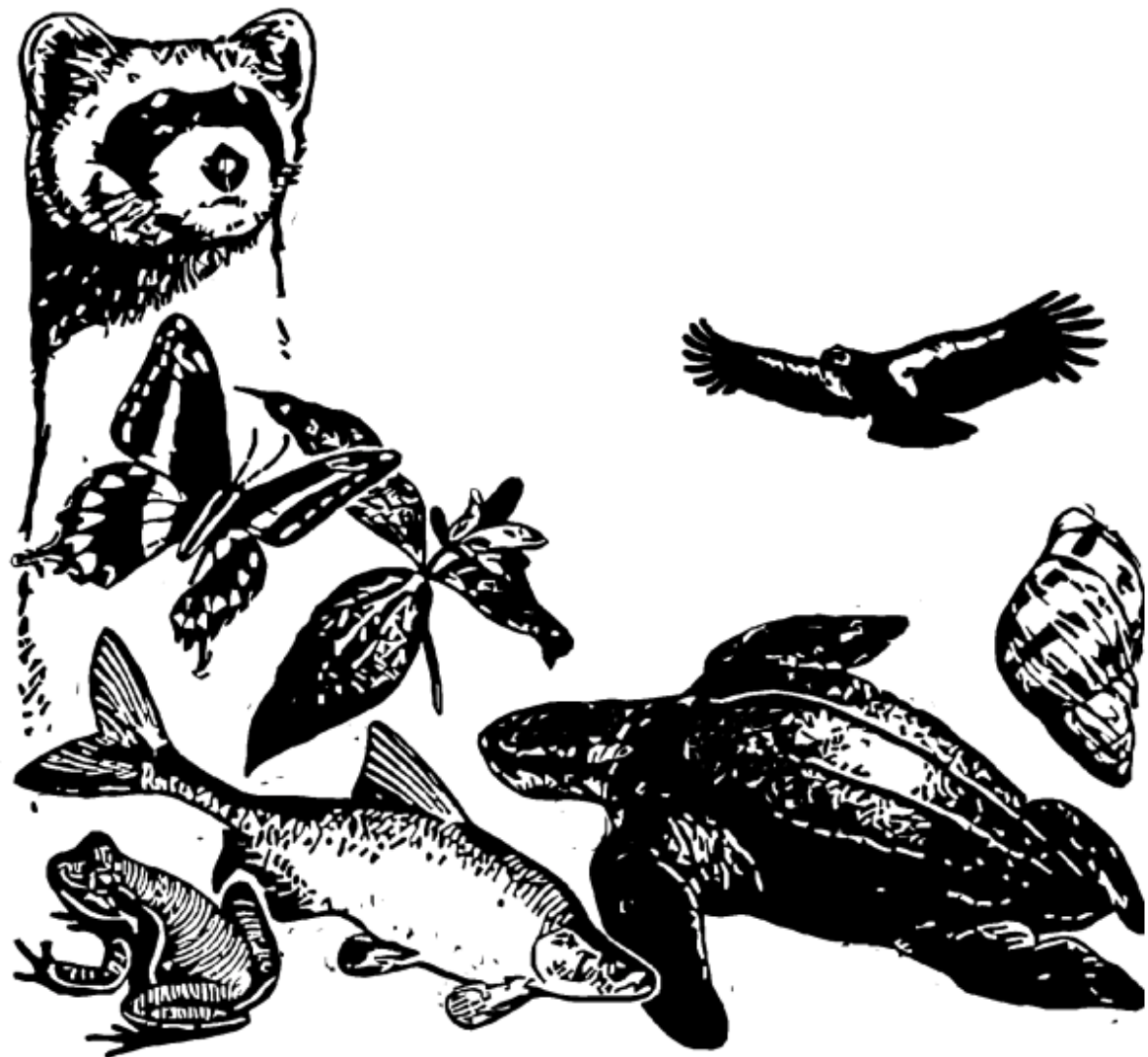
### **Project Design Guidelines**

# Caribbean ES Puerto Rican Boa

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## *Puerto Rican Boa*

Generated September 26, 2024 05:36 PM UTC, IPaC v6.114.0-rc2





## U.S. FISH AND WILDLIFE SERVICE CARIBBEAN ECOLOGICAL SERVICES FIELD OFFICE

### Conservation Measures for the Puerto Rican boa (*Chilabothrus inornatus*)

Section 7 (a)(1) of the Endangered Species Act (ESA) charges Federal agencies to aid in the conservation of listed species, and section 7 (a)(2) requires the agencies, through consultation with the U.S. Fish and Wildlife Service (Service), to ensure their activities are not likely to jeopardize the continued existence of listed species or adversely modify designated critical habitats. Section 7 applies to the management of Federal lands as well as Federal actions that may affect federally listed species, such as Federal approval of private activities through the issuance of Federal funding, permits, licenses, or other actions. Any person that injures, captures, or kills a Puerto Rico boa is subject to penalties under the ESA. If Federal funds or permits are needed, the funding or permitting agency should initiate Section 7 consultation with the Service. To initiate a consultation under the Section 7 of the ESA, you must submit a project package with the established minimum requirements. These conservation measures should be incorporated into the project plans to minimize possible impacts to the species.

The endangered Puerto Rican (PR) boa (*Chilabothrus inornatus*, formerly *Epicrates inornatus*) is the largest endemic snake species that inhabits Puerto Rico. The PR boa is non-venomous and does not pose any life threatening danger to humans, but some individuals may try to bite if disturbed or during capture or handling. Its body color ranges from tan to dark brown with irregular diffuse marking on the dorsum, but some individuals lack marking and are uniformly dark. Juveniles may have a reddish color with more pronounced markings. In general, as they mature, their body color tends to darken.



The PR boa was federally listed in 1970. Currently, the species has an island-wide distribution and occurs in a wide variety of habitat types, ranging from wet montane to subtropical dry forest and can be found from mature forest to areas with different degrees of human disturbance such as roadsides or houses, especially if near their habitat in rural areas. The PR boa is considered mostly nocturnal, remaining less active, concealed or basking under the sun during the day.

The Service has developed the following conservation measures with the purpose of assisting others to avoid or minimize adverse effects to the PR boa and its habitat. These recommendations may be incorporated into new project plans and under certain circumstances into existing projects. Depending on the project, additional conservation measures can be implemented besides the ones presented in this document.

#### Conservation Measures:

1. Inform all project personnel about the potential presence of the PR boa in areas where the proposed work will be conducted. A pre-construction meeting should be conducted to inform all project personnel about the need to avoid harming the species as well as penalties for harassing or harming PR boas. An educational poster or sign with photo or illustration of the species should be displayed at the project site.
2. Prior to any construction activity, including removal of vegetation and earth movements, the boundaries of the project and areas to be excluded and protected should be clearly marked in the project plan and in the field in order to avoid further habitat degradation into forested and conservation areas.
3. Once areas are clearly marked, and prior to the use of heavy machinery and any construction activity (including removal of vegetation and earth movement), a biologist or project personnel with experience on this species should survey the areas to be cleared to verify the presence of any PR boa within the work area.
4. If a PR boa is found within any of the working or construction areas, activities should stop at that area and information recorded (see #5). **Do not capture the boa.** If boas need to be moved out of harm's way, designated personnel shall immediately contact the Puerto Rico Department of Natural and Environmental Resources (PRDNER) Rangers for safe capture and relocation of the animal (PRDNER phone #s: (787) 724-5700, (787) 230-5550, (787) 771-1124). **If immediate relocation is not an option, project-related activities at that area must stop until the boa moves out of harm's way on its own.** Activities at other work sites, where no boas have been found after surveying the area, may continue.
5. For all boa sightings (dead or alive), record the time and date of the sighting and the specific location where it was found. PR boa data should also include a photo of the animal (dead or alive), site GPS coordinates, the time and date, and comments on how the animal was detected and its behavior.



6. If a PR boa is captured by PRDNER personnel, record the name of that person and information on where the PR boa will be taken. This information should be reported to the Service.
7. Measures should be taken to avoid and minimize PR boa casualties by heavy machinery or motor vehicles being used on site. Any heavy machinery left on site (staging) or near potential PR boa habitat (within 50 meters of potential boa habitat), needs to be thoroughly inspected each morning before work starts to ensure that no boas have sheltered within engine compartments or other areas of the equipment. If PR boas are found within vehicles or equipment, do not capture the animal, and let it move on its own or call PRDNER Rangers for safe capture and relocation of the animal (see #4). If not possible, the animal should be left alone until it leaves the vehicle on its own.
8. PR boas may seek shelter in debris piles. Measures should be taken to avoid and minimize boa casualties associated with sheltering in debris piles as a result of project activities. Debris piles should be placed far away from forested areas. Prior to moving, disposing or shredding, debris piles should be carefully inspected for the presence of boas. If debris piles will be left on site, we recommend they be placed in areas that will not be disturbed in the future.
9. If a dead PR boa is found, immediately cease all work in that area and record the information accordingly (see #5). If the PR boa was accidentally killed as part of the project actions, please include information on what conservation measures had been implemented and what actions will be taken to avoid further killings. A dead boa report should be sent by email (see contacts below) to the Service within 48 hours of the event.
10. Projects must comply with all state laws and regulations. Please contact the PRDNER for further guidance.

If you have any questions regarding the above conservation measures, please contact the Service:

- José Cruz-Burgos, Endangered Species Program Coordinator
  - Email: [jose\\_cruz-burgos@fws.gov](mailto:jose_cruz-burgos@fws.gov)
  - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
  - Email: [jan\\_zegarra@fws.gov](mailto:jan_zegarra@fws.gov)
  - Office phone (786) 933-1451



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

Executive Director | Carlos A. Rubio-Cancela | [carubio@prshpo.pr.gov](mailto:carubio@prshpo.pr.gov)

February 26, 2024

**Lauren Bair Poche**

HORNE

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

SHPO: CF-02-21-24-10 PR-RGRW-04151 – FINCA LA VEGUITA LLC – CARRETERA 734  
KM 3 HM 5 INT, BARRIO BEATRIZ, CIDRA, PUERTO RICO

Ms. Bair 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/OEDJR



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-01190 – Finca La Veguita LLC – Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, Puerto Rico – *No Historic Properties Affected***

Dear Architect Rubio Cancela,

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

On behalf of PRDOH and the subrecipient, the Puerto Rico Department of Agriculture, HORNE is submitting documentation for activities proposed by Finca La Veguita LLC, located at Carretera 734 KM 3 HM 5 Int, Bo Beatriz, in the municipality of Cidra. The undertaking for this project includes 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. 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 to contain the gravel. The base will be approximately 44ft by 12ft. The greenhouse will be connected to existing water and electrical infrastructure via above ground connections. The applicant may need to build an electric meter which will involve the installation of a 1-foot by 1-foot concrete footing for the installation of a 6-foot-tall post. If required, the meter would connect to

a main electric pole approximately 31 feet away, southeast of the greenhouse's location. The project will have minimal ground disturbance and no vegetation or tree clearing is required for construction.

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](mailto:lauren.poche@horne.com) or phone at 225-405-7676 with any questions or concerns.


Kindest regards,



**Lauren Bair Poche, M.A.**

Architectural Historian, EHP Senior Manager  
LBP/ JLE

Attachments

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>ReGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant: FINCA LA VEGUITA LLC</b>		
<b>Case ID: PR-RGRW-04151</b>	<b>City: Cidra</b>	

<b>Project Location:</b> Carretera 734 KM 3 HM 5 Int, Bo Beatriz, Cidra, PR 00739	
<b>Project Coordinates:</b> (as provided by applicant during field visit) Vertical Hydroponic Greenhouse: 18.167715, -66.127189	
<b>TPID (Número de Catastro):</b> 275-000-010-16-000	
<b>Type of Undertaking:</b> <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
<b>Construction Date (AH est.):</b> Neighbor's House: ca. 1980	<b>Property Size (acres): 4.69 acres total</b> Vertical Hydroponic Greenhouse: 0.009642 acre (420 sq. ft)


<b>SOI-Qualified Architect/Architectural Historian:</b> Erin Edwards, MPS
<b>Date Reviewed:</b> January 29, 2024
<b>SOI-Qualified Archaeologist:</b> Heath Anderson, Ph.D.
<b>Date Reviewed:</b> January 12, 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. 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 to contain the gravel. The base will be approximately 44ft by 12ft. There is only one potential area on the parcel where the "Farm in the City" greenhouse module will be located, and it is currently undeveloped with an unpaved road bordering the southeast side of the container. 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.

The greenhouse will be connected to existing water and electrical infrastructure via above ground connections. There are two options for the electrical connection to the greenhouse. Option 1, the applicant would build an electric meter which will involve the installation of a 1-foot by 1-foot concrete footing for the installation of a 6-foot-tall post. The meter would

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant: FINCA LA VEGUITA LLC</b>		
<b>Case ID: PR-RGRW-04151</b>	<b>City: Cidra</b>	

connect to a main electric pole approximately 31 feet away, southeast of the greenhouse's location. Option 2 would be building a new meter using the neighboring property's electricity line, 32 feet away, near Option1 location. Water used for irrigation will connect to the greenhouse from an existing underground pipeline running parallel from the community main road called Camino Medina Hernández, the meter is on a neighboring property. The meter is connected by an aqueduct managed by the Puerto Rico Aqueducts and Sewers Authority (PRASA). The existing pipe primarily runs underground but the applicant will create an aboveground extension of approximately 15 feet to connect the greenhouse to a water line. The extension will be built with PVC pipes. The work associated with the electrical and water utilities connection is not included in the applicant's Intended Use of Grant Funds application, instead it will be funded through the applicant's personal funds.


The project will have minimal ground disturbance and no vegetation or tree clearing is required for construction. The applicant owns the property; 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 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 is one archaeological site within a half-mile (mi) radius of the project location. The Cerro del Bohique site located approximately 0.34 mi south of the project area consists of a circular ceremonial plaza dating to the Pre-Columbian period. The portion of the Cerro del Bohique that is within the 0.5-mile (mi) review area consists of a circular ceremonial plaza with

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>REGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
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<b>Case ID: PR-RGRW-04151</b>	<b>City: Cidra</b>	

dimensions of 13.5 meters (m) east to west and 12 m north to south. Other portions of this site are outside the review area. A Phase IB investigation could not be performed in the location since it is continually used for neo-indigenous ritual practice. One archaeological survey (ICP-CAT-CD-98-08-01) has been conducted within the 0.5 mi review radius with no cultural resources found. This project was performed in 1998 by Antonio Dubón Vida and was a Phase IA reconnaissance evaluation. The proposed project is located in a rural area in the east portion of the island at an elevation of 430 feet (ft; 131 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses two mapped soil series: HtF (Humatas clay, 40 to 60 percent slopes) and MxE (Mucara clay, 20 to 40 percent slopes). The project area APE is in the eastern portion of Municipio Cidra and consists of a 15-m buffer around the project activity footprint. The general project area is located on a gentle, northeast-facing slope situated in a piedmont position relative to areas of higher elevation and more pronounced relief to the south and west. The closest freshwater source is the Río Clavijo, located 0.08 mi (0.13 kilometer [km]) east of the project area. The south coast is approximately 15.1 mi (24.4 km) from the project area.


### Identification of Historic Properties - Architecture

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

The only survey directly focused on historic architectural resources in proximity to the project area, Código SHPO #12-12-97-02 (and associated with ICP-CAT-CD-10 and 11), was performed in 2000 for the East Cidra Connector Project and the survey area crosses the southern portion of the 0.50-mi review area. The findings were positive for Pre-Columbian *bateyes*, lithics, and ceramics.

The project area is in a suburban area of Cidra, approximately 2.00 miles to the east of Cidra Centros Urbanos. The project area is on the side of a gentle slope facing the northeast and has areas of dense tropical vegetation. Historic aerals from 1958 show one building in the area, but that building was not present in the 1962 aerial (<https://www.historicaerials.com/viewer>). There are no other buildings in the 0.50 review area for the 1962 aerial. Google Earth imagery shows houses and buildings in the area by 1994 ([googleearth.com](http://googleearth.com)) and the immediate neighbor has stated that his house was built



<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>ReGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant: FINCA LA VEGUITA LLC</b>	
<b>Case ID: PR-RGRW-04151</b>	<b>City: Cidra</b>


around 1980. As the project site sits on the side of a tree-lined ridge, and the newer housing in the area was constructed ca. 1994, the proposed project will have no effect on historic properties. The project site is further shielded by dense vegetation that will block the view.

### **Determination**

The following historic properties have been identified within the APE:

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

Based on the results of our historic property identification efforts, the Program has determined that project actions will not affect historic properties that compose the Area of Potential Effect. The project area is not within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. There is one archaeological site 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-04151 is located. The closest freshwater body is approximately 0.08 mi (0.13 km) of the project area. The size of the proposed project activities is very small (0.009642 acres) and construction of nearby residences and agricultural infrastructure has impacted the surrounding terrain. Therefore, no historic properties will be affected by the proposed reconstruction project.

<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>ReGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant: FINCA LA VEGUITA LLC</b>		
<b>Case ID: PR-RGRW-04151</b>		<b>City: Cidra</b>

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

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

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

**This Section is to be Completed by SHPO Staff Only**

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

Applicant: FINCA LA VEGUITA LLC

Case ID: PR-RGRW-04151

City: Cidra

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



REGROW PROGRAM

#### Project Location Area of Potential Effects (APE) Map

Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

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

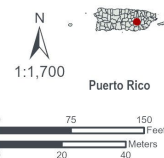
Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-16-000

Parcel Center:  
66.127189°W 18.167715°N

Base Map: ESRI ArcGIS Online,  
accessed September 2023  
Updated: 9/22/2023

Layout: APE  
Aprx: 72428\_ReGrowTier2Maps



Applicant: FINCA LA VEGUITA LLC

Case ID: PR-RGRW-04151

City: Cidra

## Project (Parcel) Location - Aerial Map



REGROW PROGRAM

**Figure A-2:  
Site Vicinity**

Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

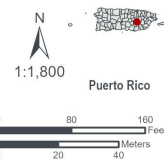
- Site
- Site Parcel
- Project Footprint (Option)

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-16-000  
Parcel Center:  
66.127333°W 18.167067°N

Base Map: ESRI ArcGIS Online,  
accessed September 2023  
Updated: 9/21/2023

Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps





Applicant: FINCA LA VEGUITA LLC

Case ID: PR-RGRW-04151

City: Cidra

## Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

**Figure A-1:  
Site Location**

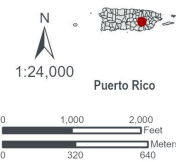
Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

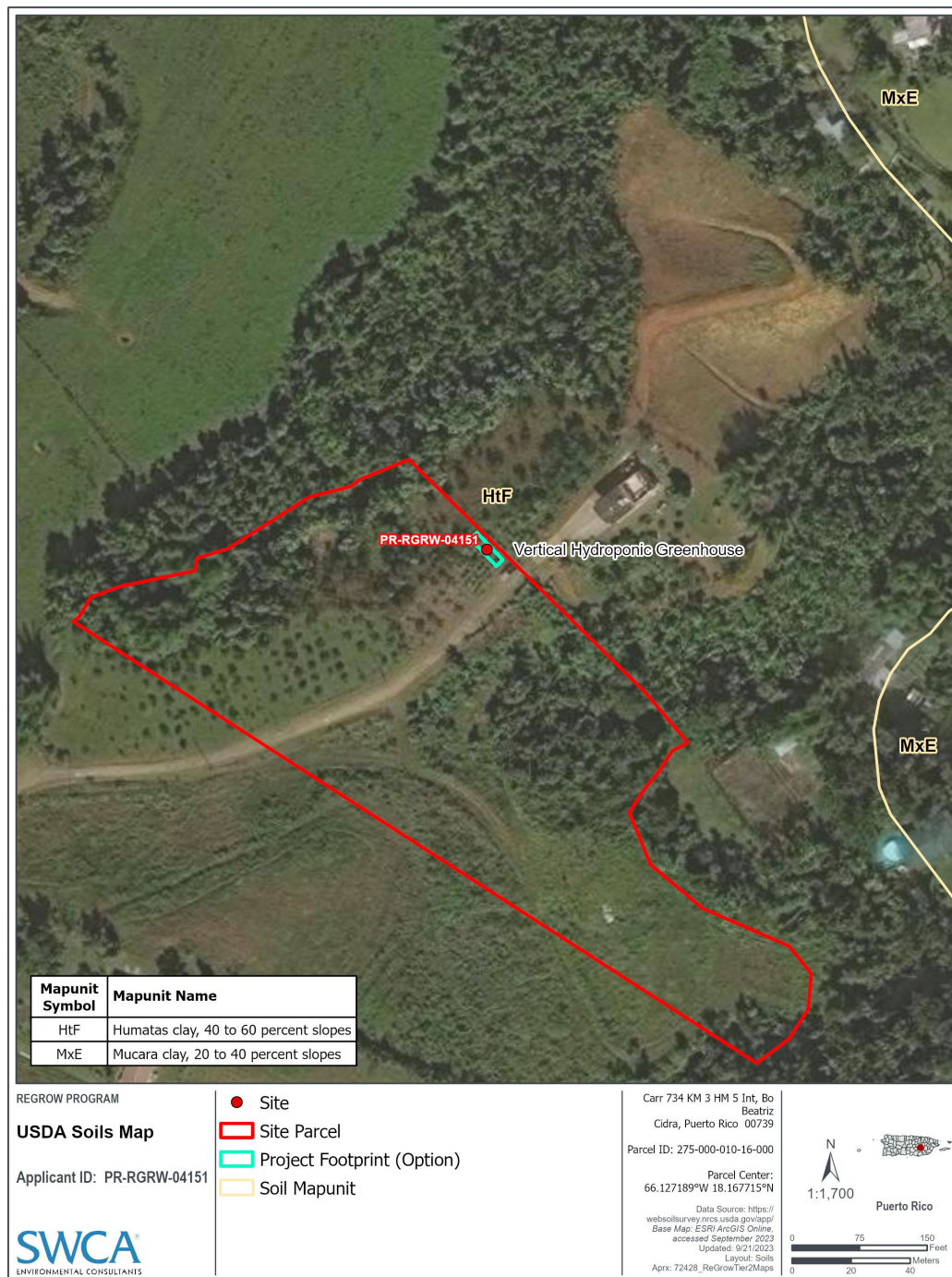
● Site  
□ Site Parcel

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Parcel Center:  
66.127189°W 18.167715°N

Base Map: ESRI ArcGIS Online,  
accessed September 2023  
Updated: 9/21/2023  
Layout: Site Location  
Aprx: 72428\_ReGrowTier2Maps



## Project (Parcel) Location – Soils Map



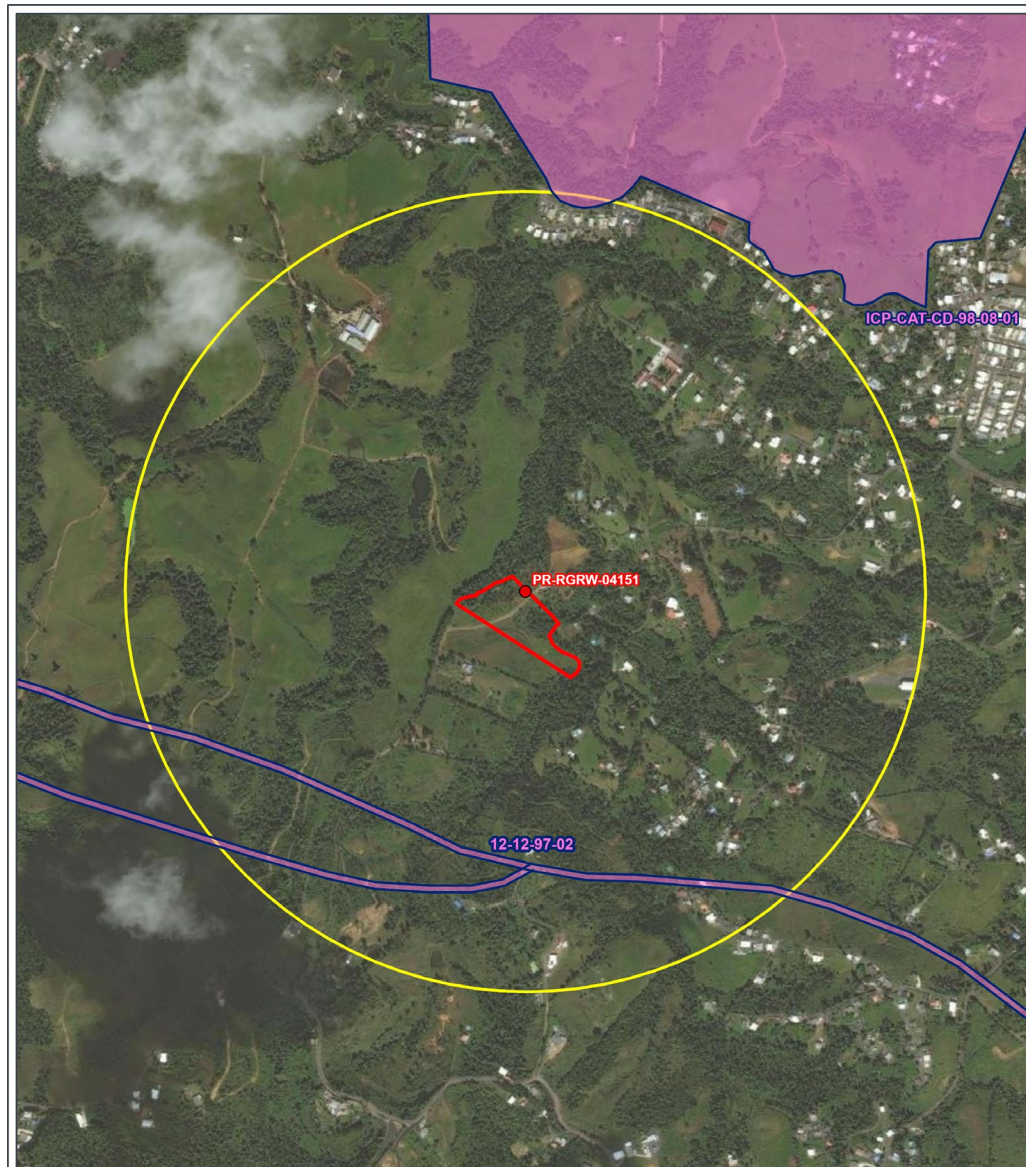


Applicant: FINCA LA VEGUITA LLC

Case ID: PR-RGRW-04151

City: Cidra

## Project (Parcel) Location with Previous Investigations - Aerial Map



REGROW PROGRAM

### Previous Investigation Map

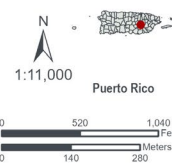
Applicant ID: PR-RGRW-04151



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

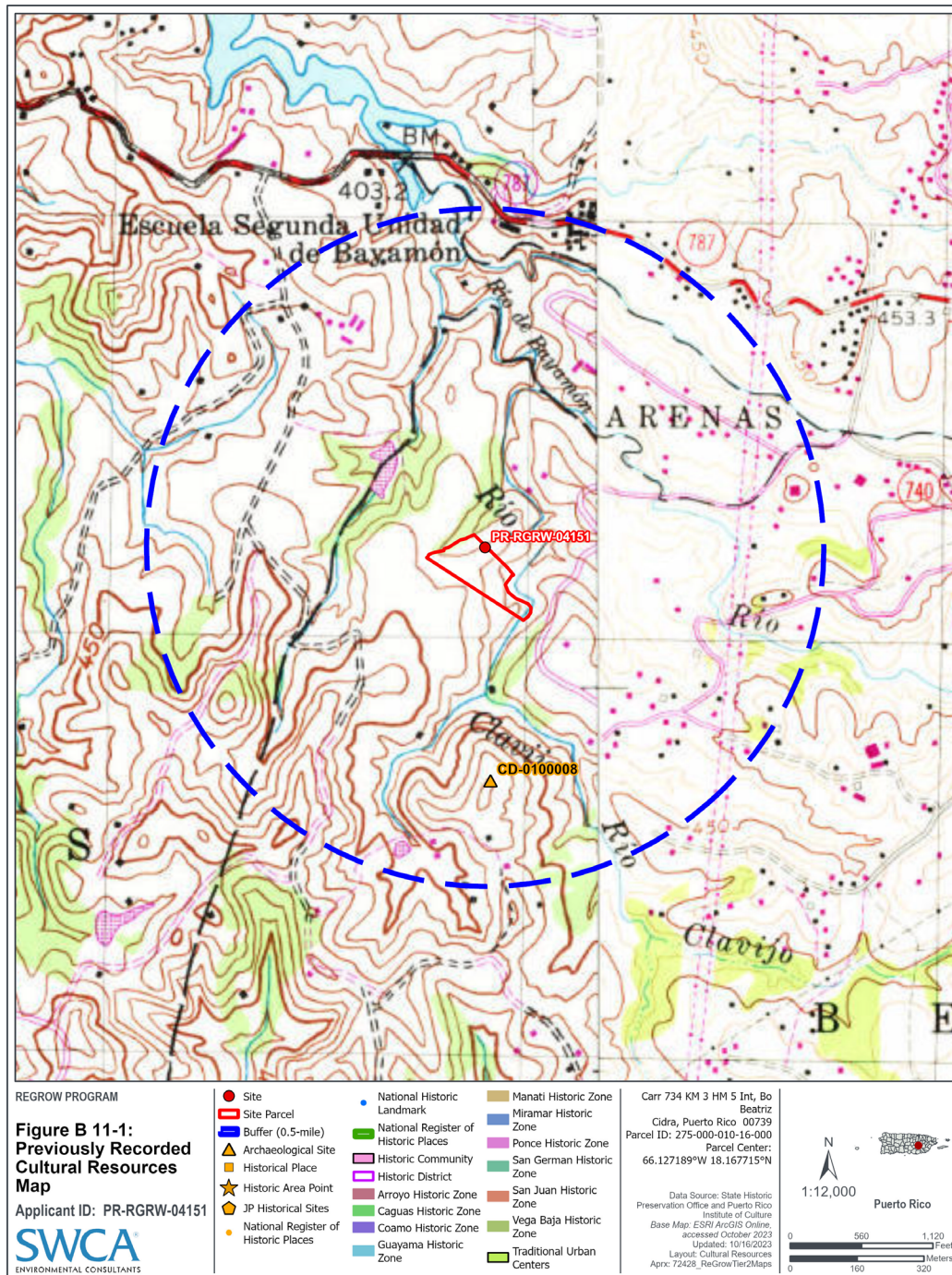
Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Parcel Center:  
66.127189°W 18.167715°N

Data Source: State Historic  
Preservation Office and Puerto Rico  
Institute of Culture  
Base Map: ESRI ArcGIS Online,  
accessed October 2023  
Updated: 10/15/2023  
Layout: Previous Investigation  
Aprx: 72428\_ReGrowTier2Maps





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

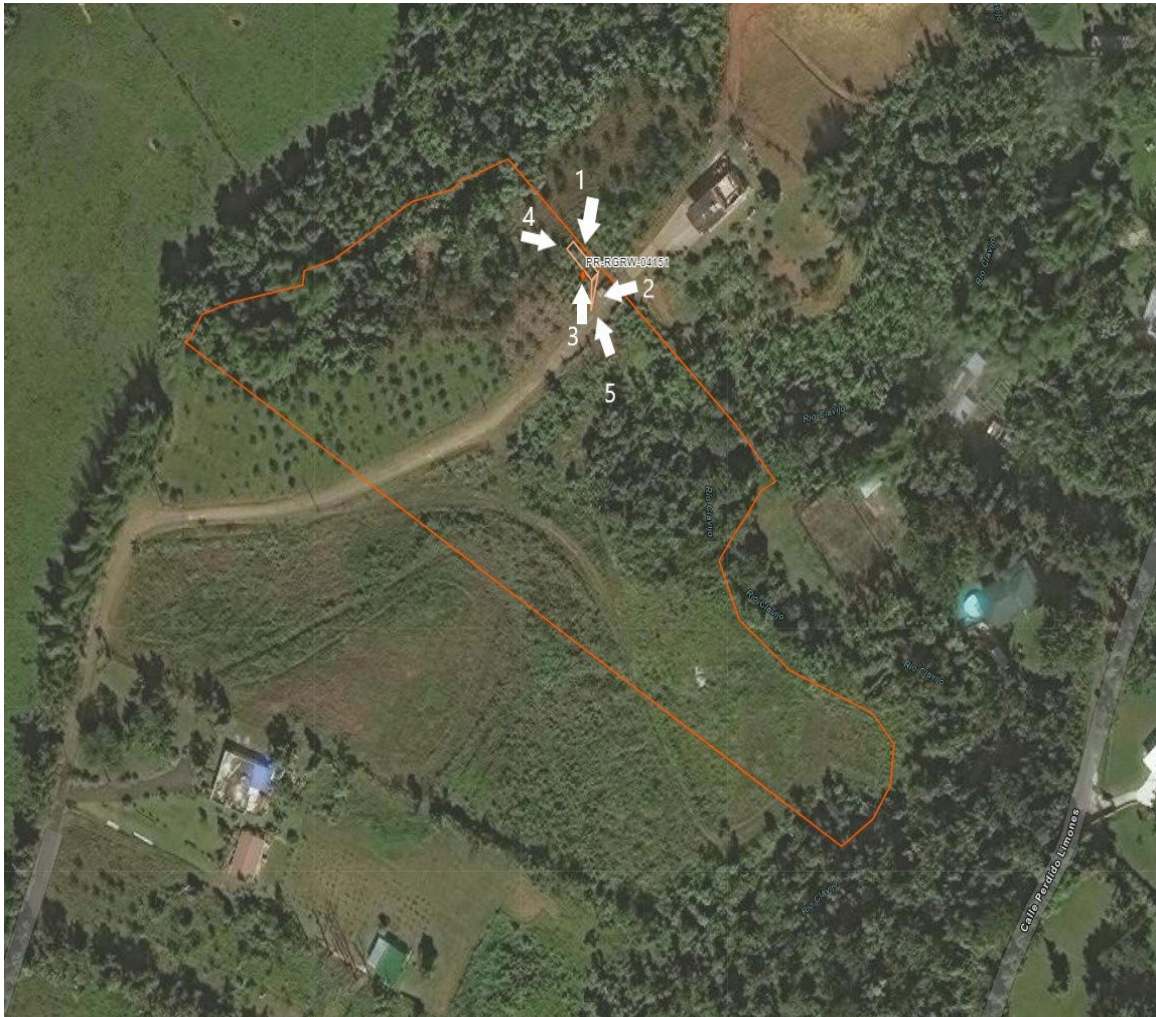


Applicant: FINCA LA VEGUITA LLC

Case ID: PR-RGRW-04151

City: Cidra

### Photograph Key





Applicant: FINCA LA VEGUITA LLC

Case ID: PR-RGRW-04151

City: Cidra

**Photo #:**  
01

**Date:**  
09/19/2023

**Photo Direction:**  
South

**Description:**  
Overview from the north corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform towards Camino Medina Hernández, and a partial view of the old fence.



**Photo #:**  
02

**Date:**  
09/19/2023

**Photo Direction:**  
West

**Description:**  
Overview from the east corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation and the landform.





Applicant: FINCA LA VEGUITA LLC

Case ID: PR-RGRW-04151

City: Cidra

**Photo #:**  
03

**Date:**  
09/19/2023

**Photo Direction:**  
North

**Description:**  
Overview from the south corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, and heavy machinery.



**Photo #:**  
04


**Date:**  
09/19/2023

**Photo Direction:**  
East

**Description:**  
Overview from the west corner of the project location for a vertical hydroponic greenhouse 40x8x9.5ft over gravel and hardwood posts 42x10ft and it shows the area's vegetation, the landform, heavy machinery and the neighbor's property.





<b>PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM</b> <b>ReGROW PUERTO RICO PROGRAM</b> <b>Section 106 NHPA Effect Determination</b>		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
<b>Applicant: FINCA LA VEGUITA LLC</b>		
<b>Case ID: PR-RGRW-04151</b>		<b>City: Cidra</b>

<b>Photo #:</b> 05	<b>Date:</b> 09/19/2023	
<b>Photo Direction:</b> North		
<b>Description:</b> This is the exact location where the applicant plans to install a concrete column with an electric meter to supply electricity to the vertical hydroponic greenhouse.		



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,

  
Juan C. Pérez Bofill, P.E. M.Eng  
Director of Disaster Recovery  
CDBG DR-MIT

# **Radon Attachments**



August 20, 2024

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

Via email: [guerrero.carmen@epa.gov](mailto:guerrero.carmen@epa.gov)

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

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

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

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

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

Barbosa Ave. #606, Building Juan C. Cordero Davila, Rio Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365  
Tel: (787) 274-2527 | [www.usenda.pr.gov](http://www.usenda.pr.gov)



August 20, 2024

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

Via email: [silvina.cancelos@upr.edu](mailto:silvina.cancelos@upr.edu)

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Barbosa Ave. #606, Building Juan C. Cordero Davila, Rio Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365  
Tel: (787) 274-2527 | [www.usenda.pr.gov](http://www.usenda.pr.gov)

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

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

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

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

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

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

Sincerely,

William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc:

Mr. Oleg Pavetko, [Pavetko.Oleg@epa.gov](mailto:Pavetko.Oleg@epa.gov)  
Mr. Matthew Laitila, [laitila.matthew@epa.gov](mailto:laitila.matthew@epa.gov)

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Sincerely,

William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc:

Dr. Carlos Marín, [carlos.marin3@upr.edu](mailto:carlos.marin3@upr.edu)



August 20, 2024

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

Via email: [OIA@cdc.gov](mailto:OIA@cdc.gov)

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

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

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

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

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

Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00918 | PO Box 21365 San Juan, PR 00928-1365  
Tel. (787) 274-2527 | [www.cdh.pr.gov](http://www.cdh.pr.gov)

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

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

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

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

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

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

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

Sincerely,

  
William O. Rodríguez Rodríguez, Esq.  
Secretary



August 20, 2024

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

Via email: [anais.rodriguez@dma.pr.gov](mailto:anais.rodriguez@dma.pr.gov)

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

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

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Sincerely,

  
William O. Rodríguez Rodríguez, Esq.  
Secretary

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





GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

August 20, 2024

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

Via email: [dr.carlos.mellado@salud.pr.gov](mailto:dr.carlos.mellado@salud.pr.gov)

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

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

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Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365  
Tel. (787) 274-2527 | [www.cdh.pr.gov](http://www.cdh.pr.gov)



GOVERNMENT OF PUERTO RICO  
DEPARTMENT OF HOUSING

August 20, 2024

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

Via email: [hweyers@usgs.gov](mailto:hweyers@usgs.gov)

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

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Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365  
Tel. (787) 274-2527 | [www.cdh.pr.gov](http://www.cdh.pr.gov)

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

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Sincerely,

  
William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc: Mr. Raúl Hernández Dabla, [rhernandez2@salud.pr.gov](mailto:rhernandez2@salud.pr.gov)

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

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Sincerely,

  
William O. Rodríguez Rodríguez, Esq.  
Secretary

Cc: Mr. R. Randall Schumann, [rschumann@usgs.gov](mailto:rschumann@usgs.gov)

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

Good morning, Sandra and others,

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

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

If you have any additional questions, please contact me.

Thank you and best regards,

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



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

Dear Ms. Medina Smaine,

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

Best regards,

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

-----

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

Good afternoon. Ms. Medina

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

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



---

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

Saludos.

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

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

---

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

Estimada Melanie Medina

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

Atentamente

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



Bubble Dynamics Lab  
University of Puerto Rico - Mayaguez



EPA REGION 2  
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

**VIA EMAIL**

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

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

Dear Honorable Secretary Rodriguez Rodriguez:

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

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

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

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

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

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

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

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

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

2

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

Sincerely,

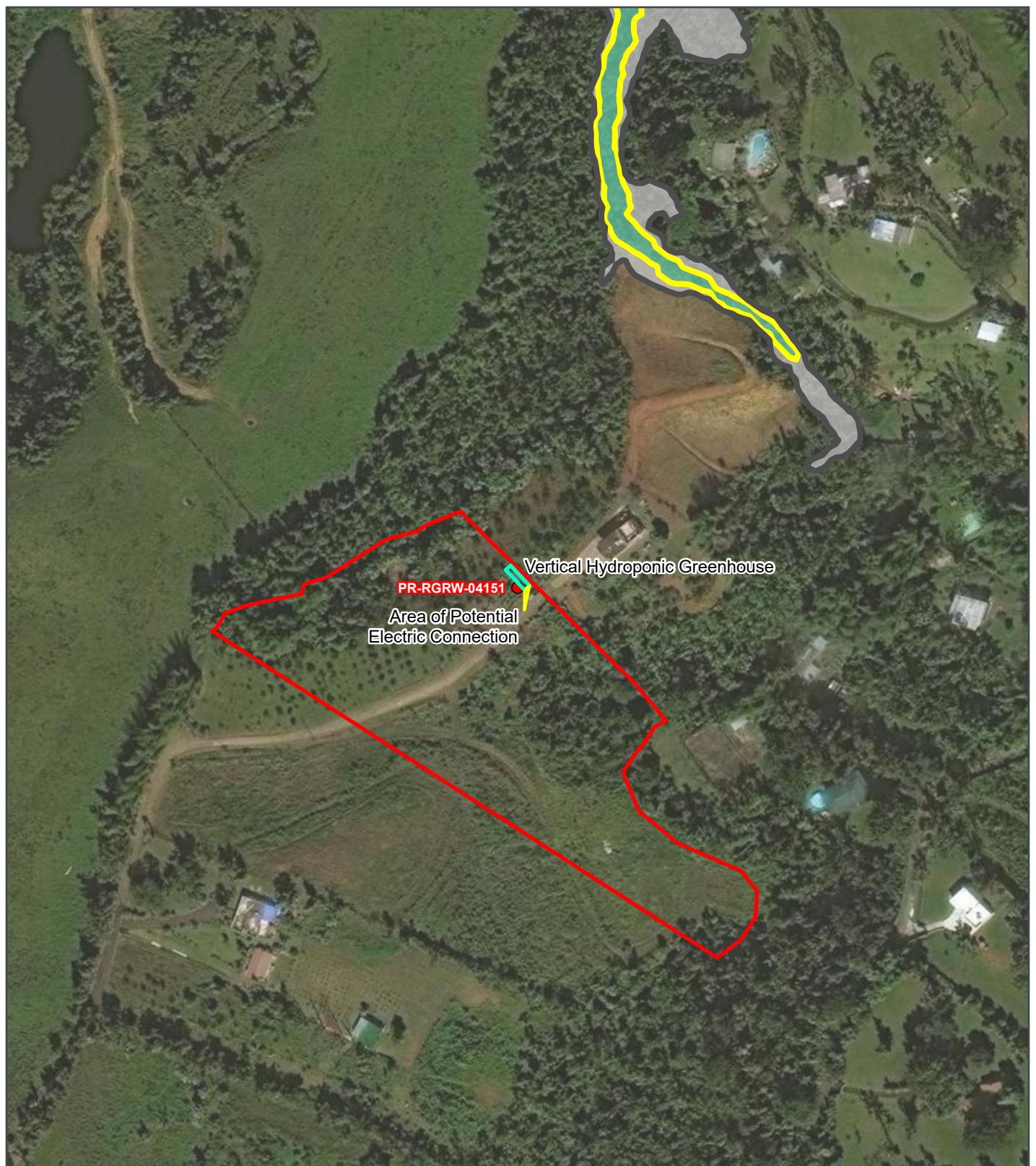
**CARMEN  
GUERRERO  
PEREZ**

Carmen R. Guerrero Pérez  
Director

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

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





REGROW PROGRAM

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

Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

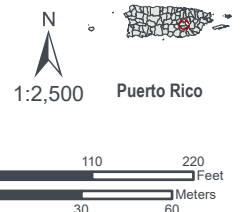
- Site
- Site Parcel
- Project Footprint (Option)
- Potential Area of Disturbance
- ~ Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
- Zone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

Carr 734 KM 3 HM 5 Int, Bo Beatriz  
Cidra, Puerto Rico 00739

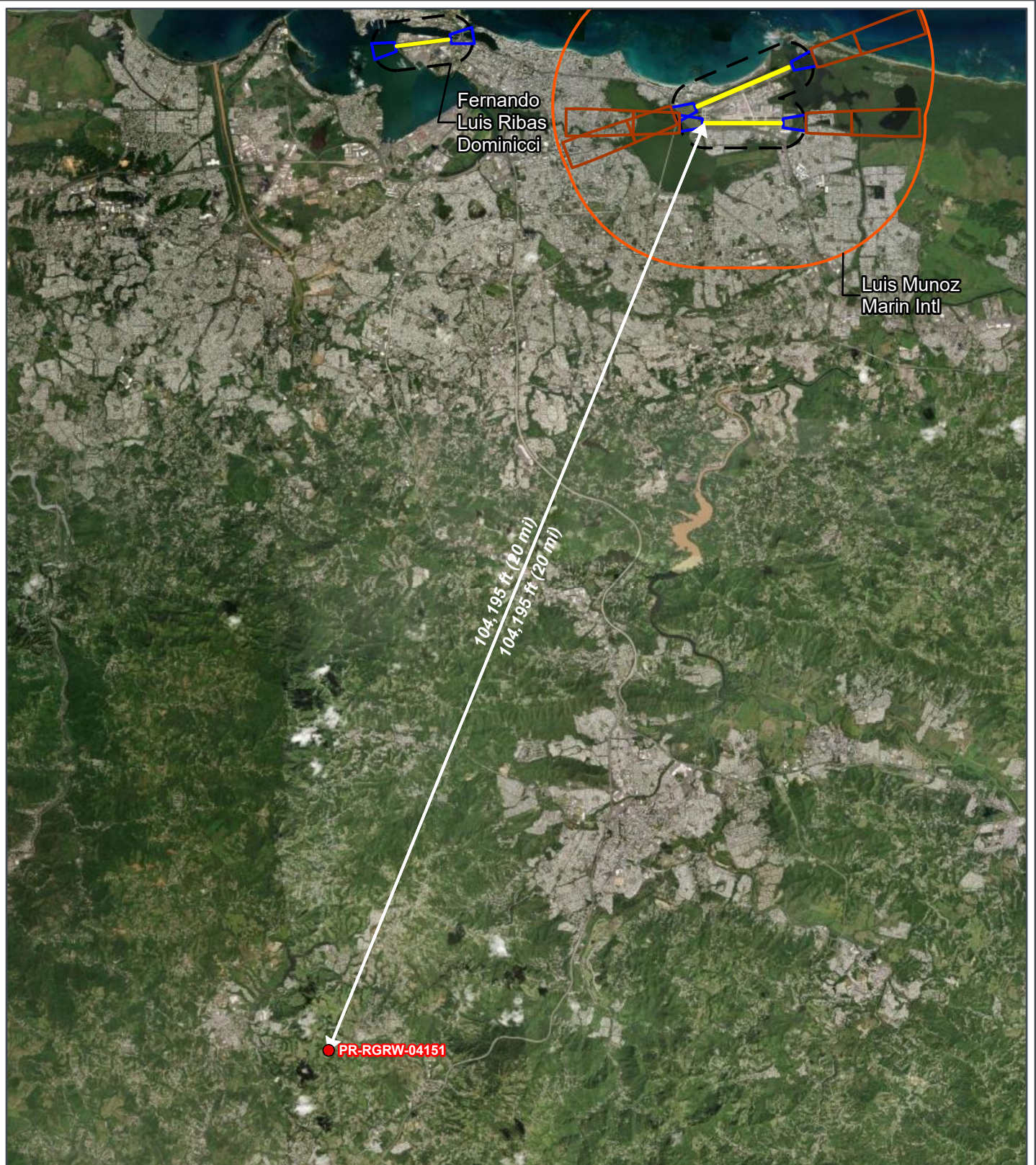
Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

Data Source: [https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico\\_ABFE\\_1PCT/MapServer](https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer)

Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: ABFE 1Pct  
Aprx: 72428\_ReGrowTier2Maps







REGROW PROGRAM

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

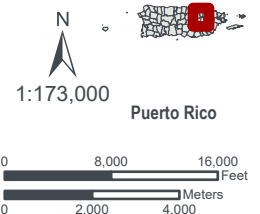
Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

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

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

Data Source: <https://geodata.bts.gov/>  
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: Airport Hazards  
Aprx: 72428\_ReGrowTier2Maps







REGROW PROGRAM

## Figure B 2-1: Coastal Barrier Resources Map

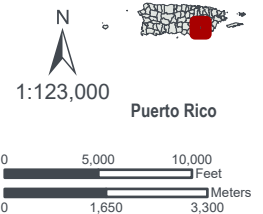
Applicant ID: PR-RGRW-04151

**SWCA**  
ENVIRONMENTAL CONSULTANTS

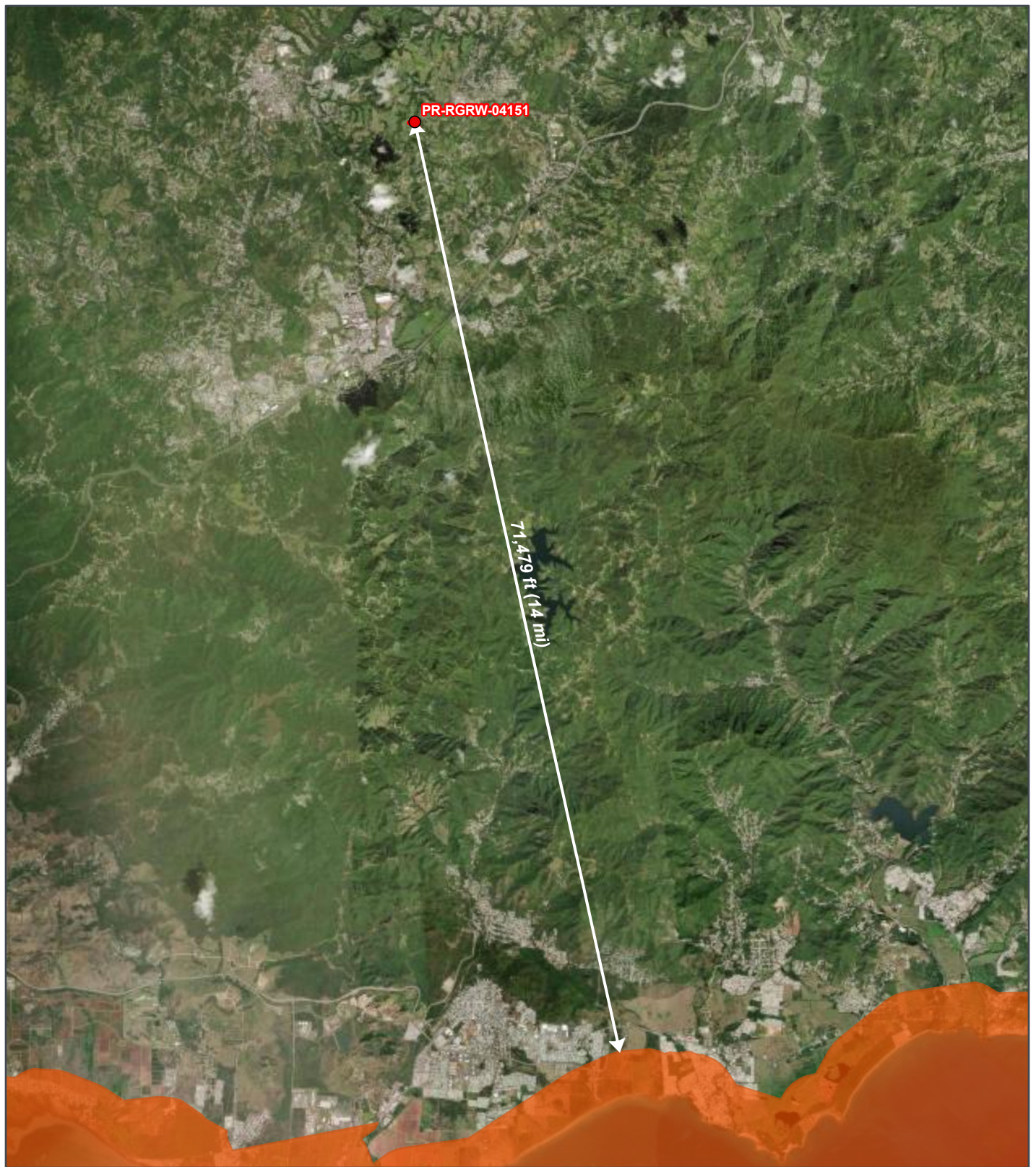
- Site
- Otherwise Protected Area
- System Unit

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>  
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: Coastal Barrier Resources  
System







REGROW PROGRAM

# Figure B 5-1: Coastal Zone Management Map

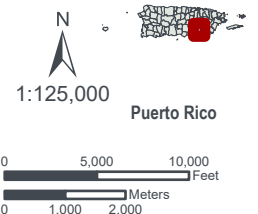
Applicant ID: PR-RGRW-04151

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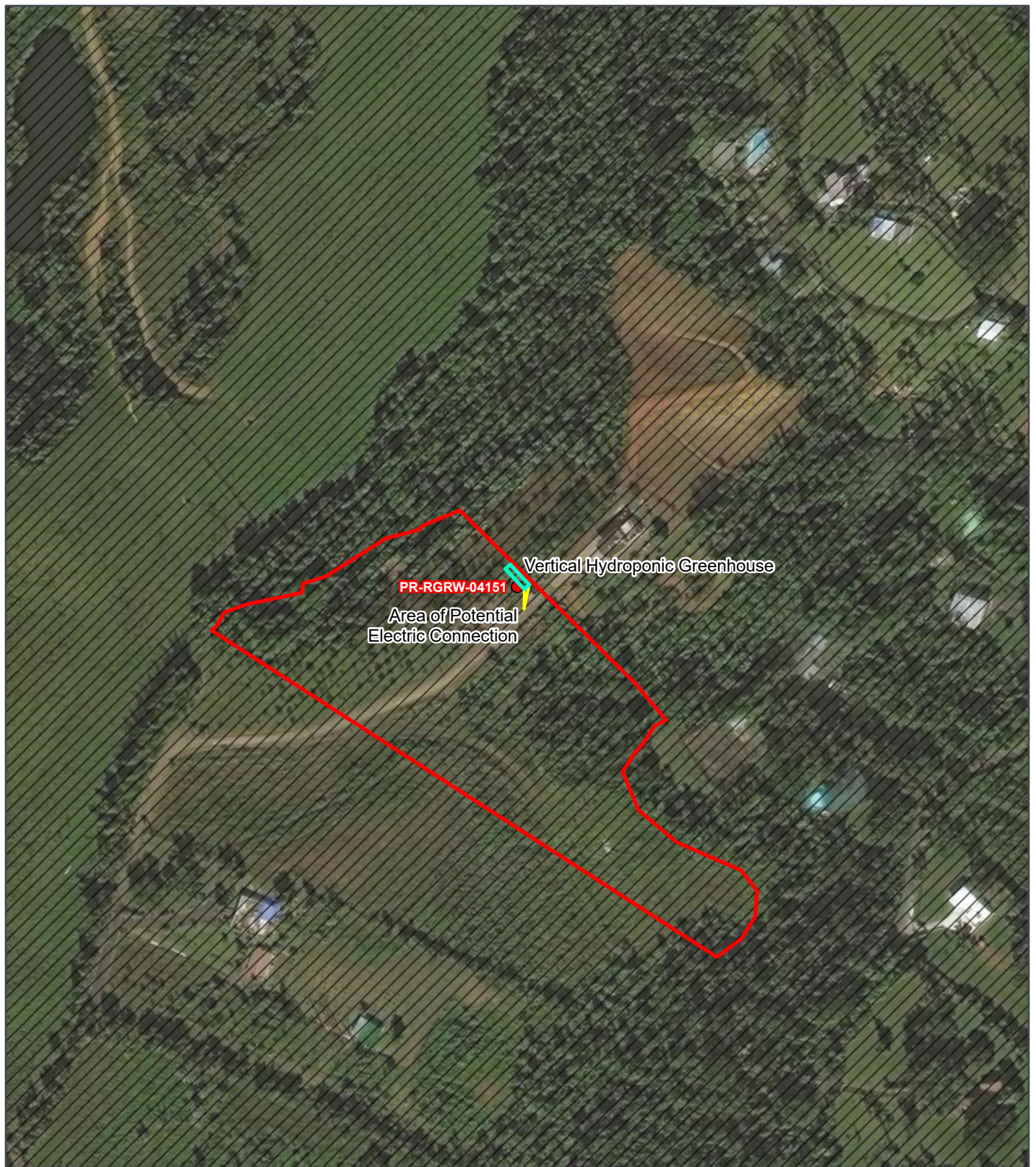
- Site
- Coastal Management Zone

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

Data Source: [https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/Base Map: ESRI ArcGIS Online](https://coast.noaa.gov/arcgis/rest/services/Hosted/CoastalZoneManagementAct/Base%20Map%20ESRI%20ArcGIS%20Online),  
accessed November 2023  
Updated: 11/13/2023  
Layout: Coastal Zone Management  
Aprx: 72428\_ReGrowTier2Maps







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## Figure B 9-1: Prime Farmland Map

Applicant ID: PR-RGRW-04151

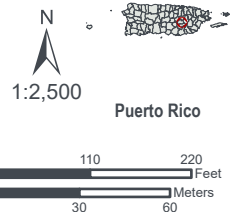


- Site
- Site Parcel
- Project Footprint (Option)
- Potential Area of Disturbance
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated

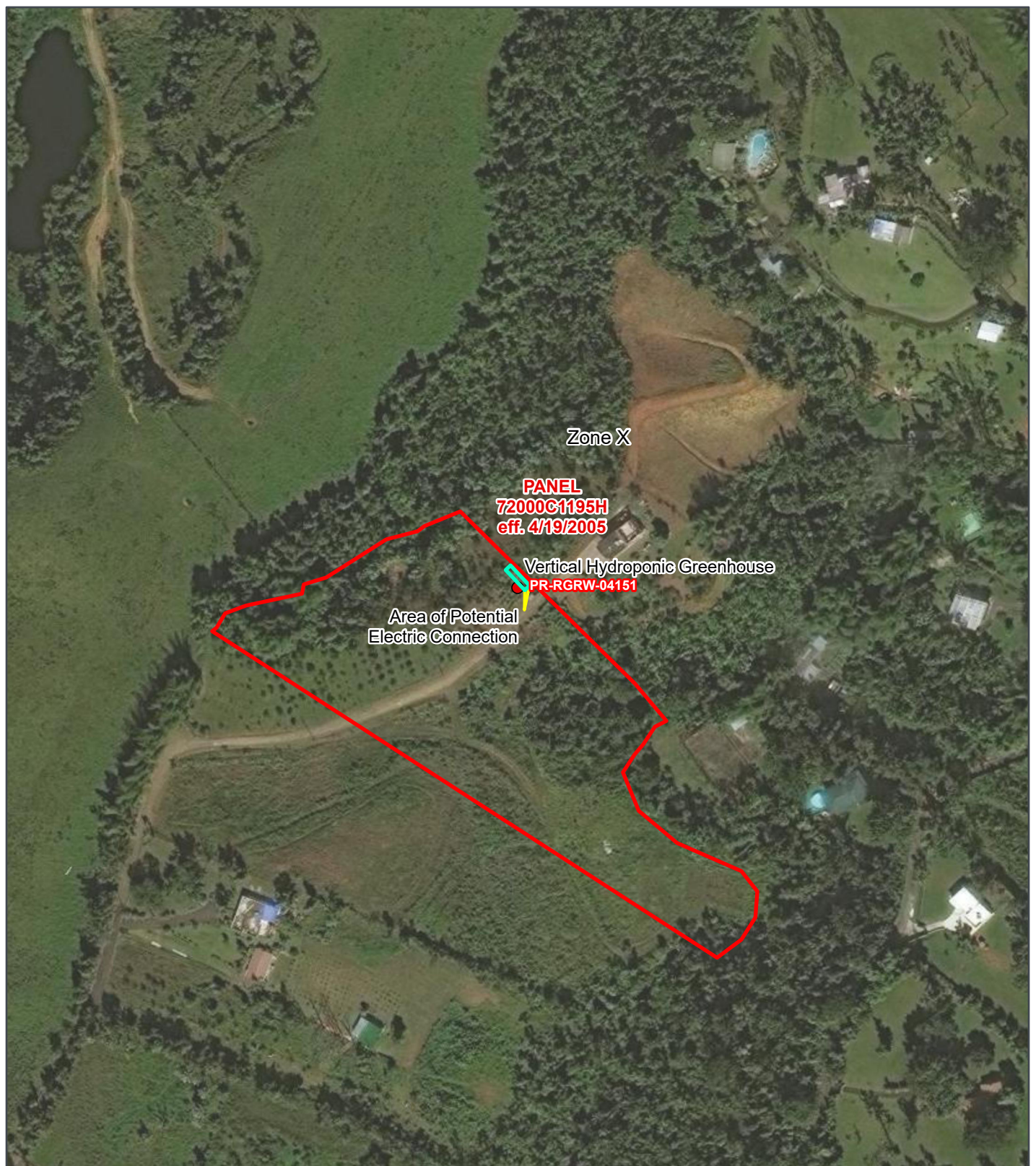
- Prime farmland if drained
- Prime farmland if irrigated
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- /// Not prime farmland
- Not Public Information

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Coordinates:  
18.167715, -66.127189

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>  
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: Prime Farmland  
Aprx: 72428\_ReGrowTier2Maps







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

Applicant ID: PR-RGRW-04151



● 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)

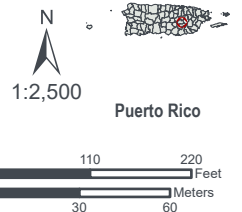
□ Zone X - Unshaded

□ Area Not Included

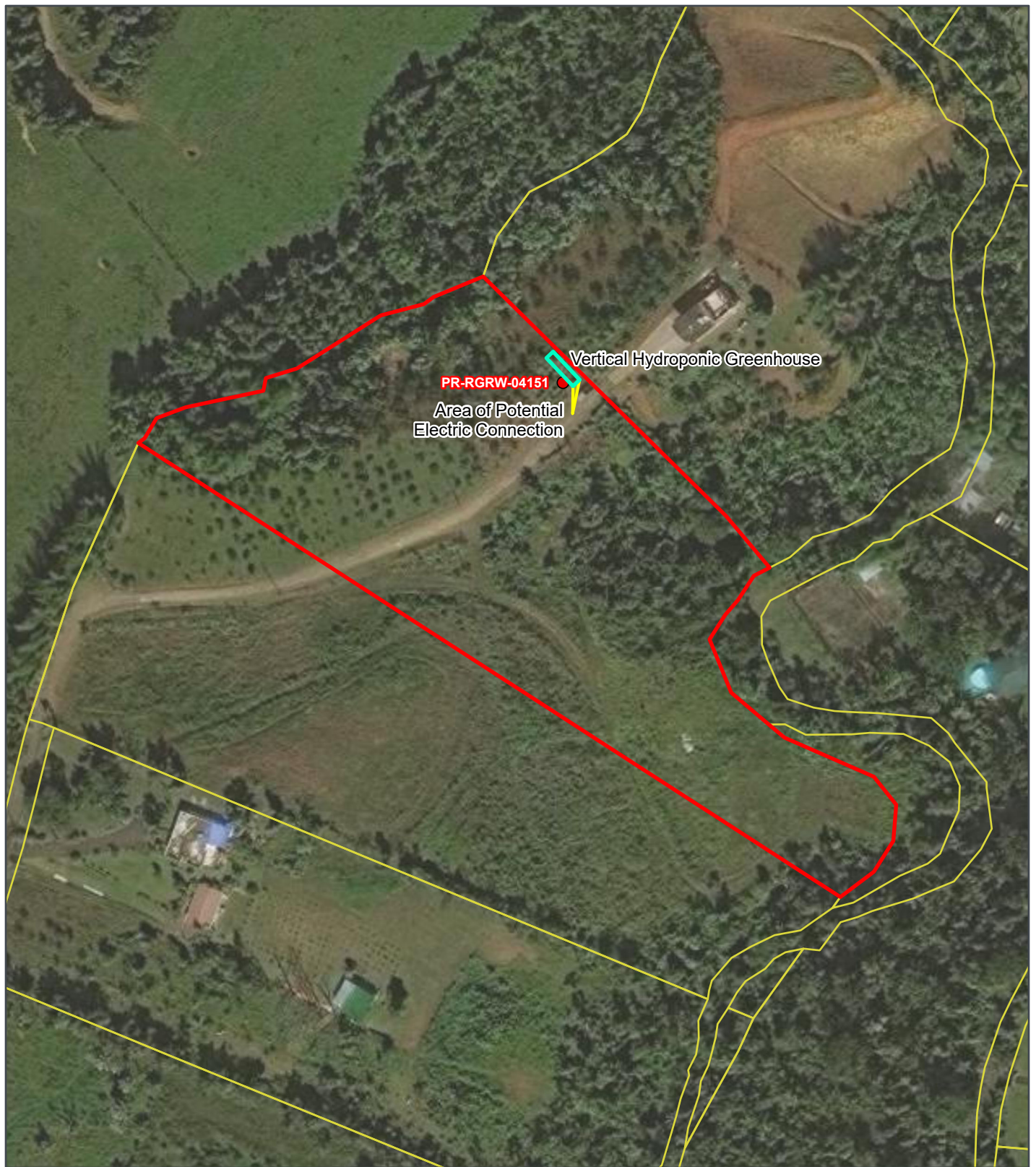
□ Open Water

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Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>  
Base Map: ESRI ArcGIS Online, accessed November 2023  
Updated: 11/13/2023  
Layout: Effective Floodplain  
Aprx: 72428\_ReGrowTier2Maps







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## Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-04151

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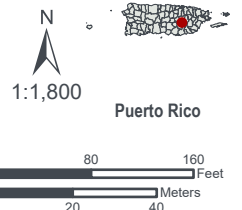
- Site
- Site Parcel
- Project Footprint (Option)
- Potential Area of Disturbance

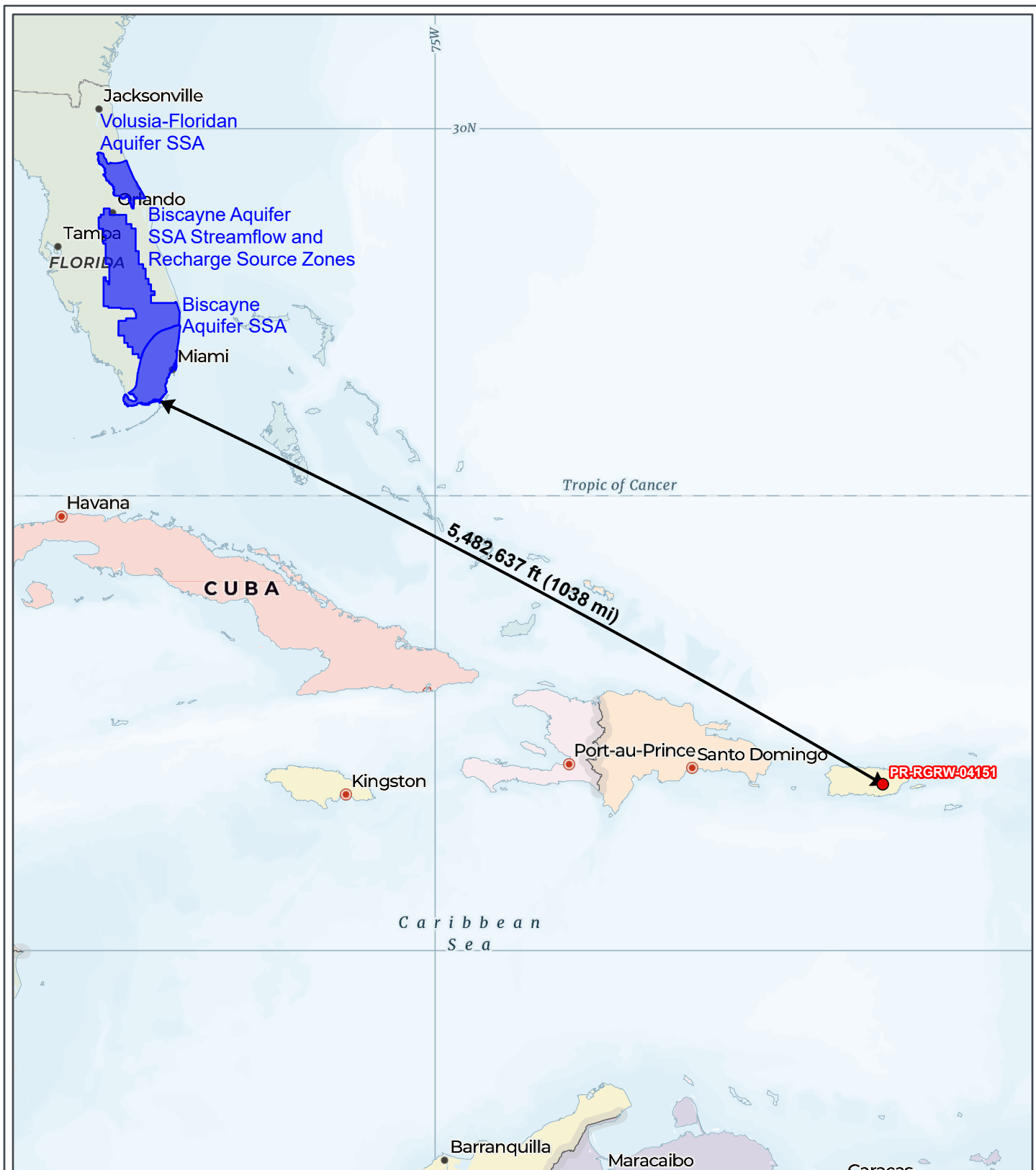
Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739

Parcel ID: 275-000-010-16-000  
Parcel Center:  
66.127333°W 18.167067°N

Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023

Layout: Site Vicinity  
Aprx: 72428\_ReGrowTier2Maps





REGROW PROGRAM

## Figure 12-1: Sole Source Aquifers Map

Applicant ID: PR-RGRW-04151

**SWCA**  
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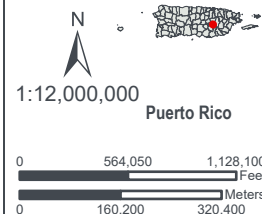
● Site

■ Sole Source Aquifers

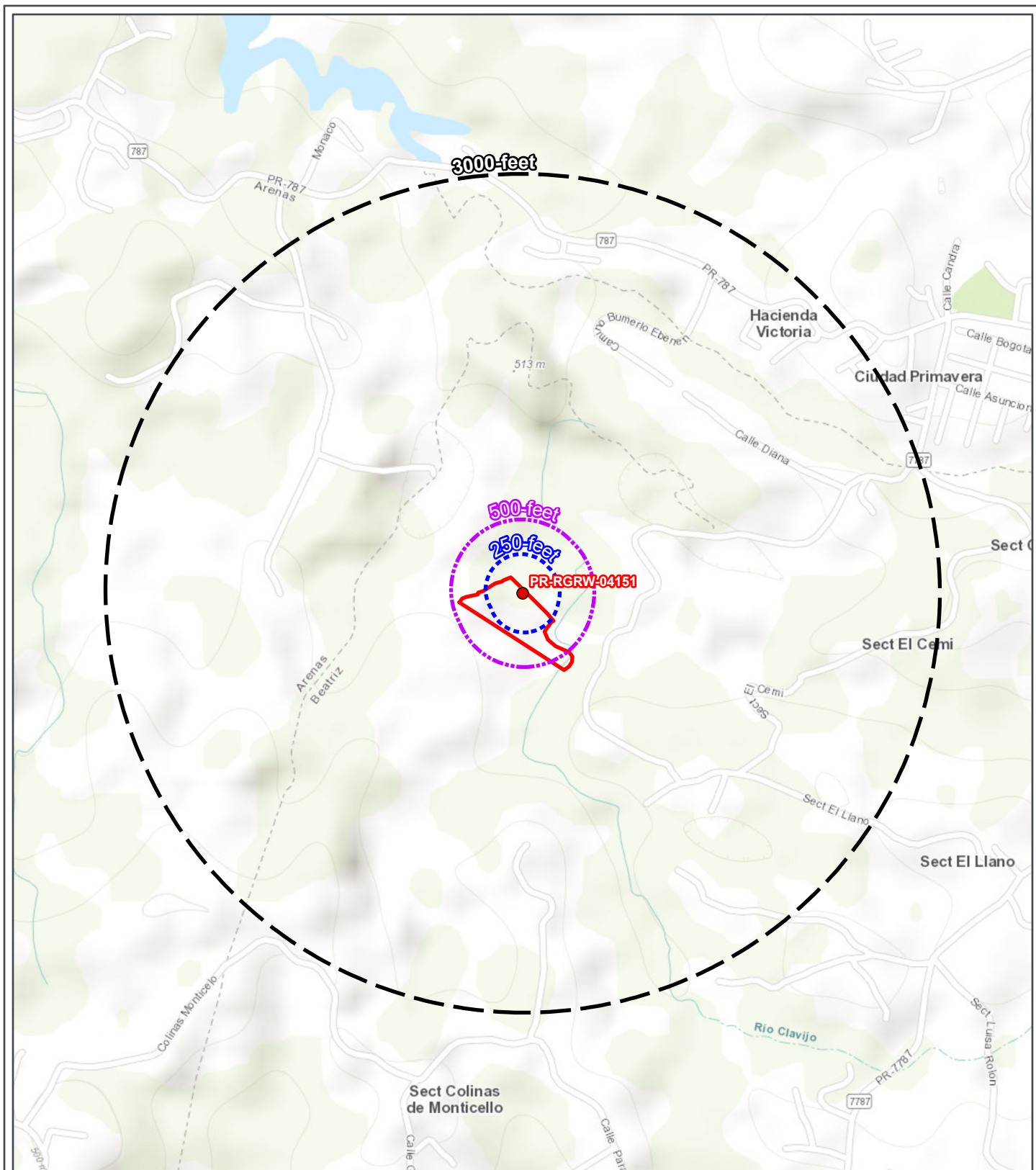
\*There are no Sole Source Aquifers in Puerto Rico.

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Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

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







REGROW PROGRAM

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

Applicant ID: PR-RGRW-04151

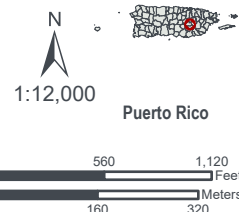


- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Buffer (250-feet)
- ▭ Buffer (500-feet)
- ▭ Buffer (3000-feet)
- ▭ Water dischargers

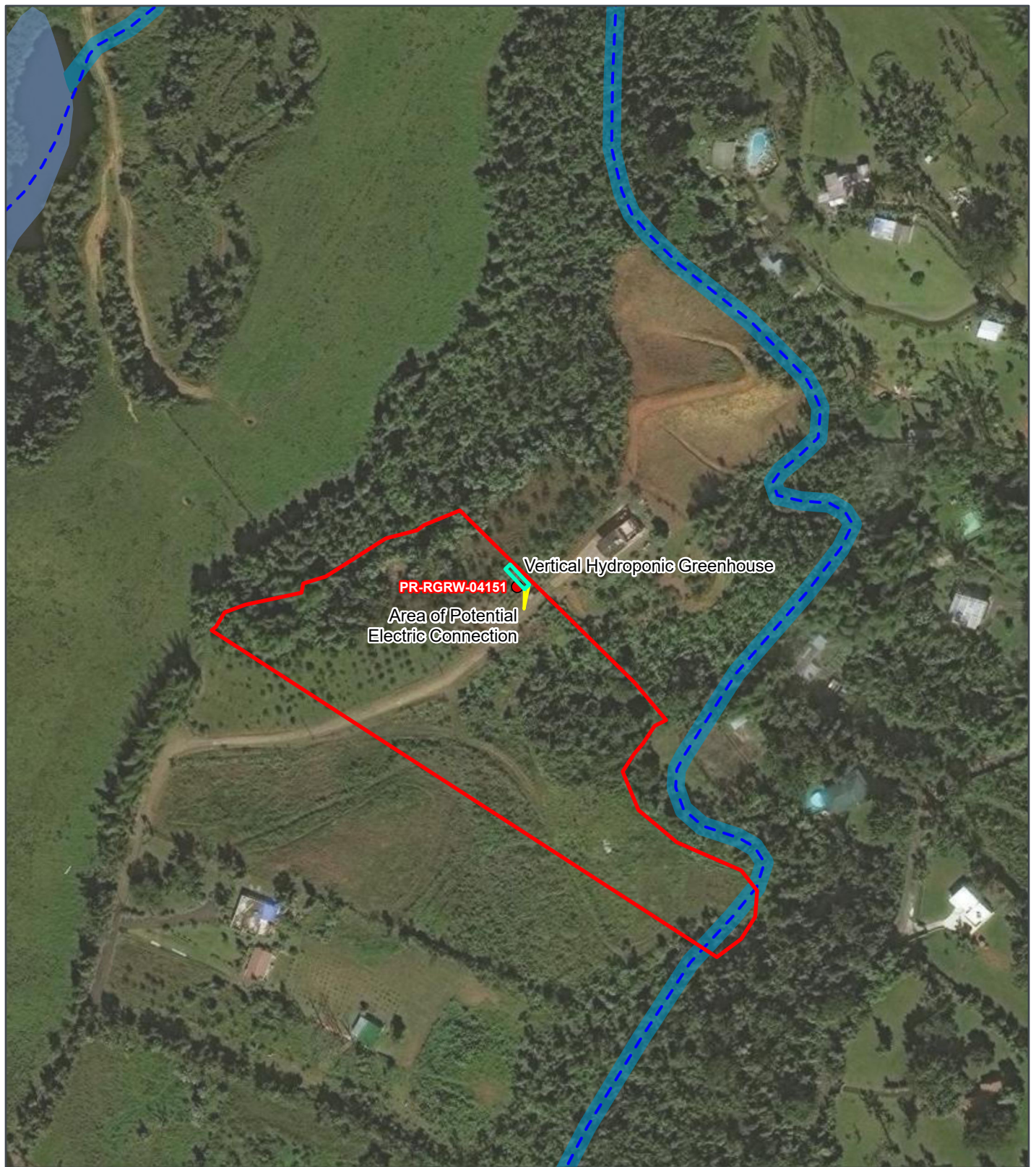
- ▭ Toxic Substances Control Act
- ▭ Toxic releases
- ▭ Superfund
- ▭ Hazardous waste
- ▭ Brownfields
- ▭ Air pollution

Carr 734 KM 3 HM 5 Int, Bo Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Coordinates: 18.167715, -66.127189

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEP/le/points/MapServer>  
Base Map: ESRI ArcGIS Online, accessed November 2023  
Updated: 11/13/2023  
Layout: Contamination and Toxic Substances







REGROW PROGRAM

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

Applicant ID: PR-RGRW-04151

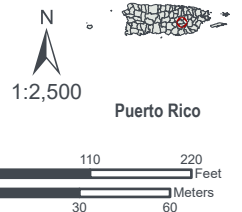
**SWCA**  
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- Site
- Site Parcel
- Potential Area of Disturbance
- - - NHD Stream
- Estuarine and Marine Deepwater

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

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Cidra, Puerto Rico. 00739  
Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

Data Source: <https://apps.nationalmap.gov/downloader/#/>  
<https://www.fws.gov/program/national-wetlands-inventory/data-download>  
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023  
Layout: Wetlands Protection







REGROW PROGRAM

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

Applicant ID: PR-RGRW-04151

**SWCA**  
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● Site

— National Wild and Scenic River

Carr 734 KM 3 HM 5 Int, Bo  
Beatriz  
Cidra, Puerto Rico 00739  
Parcel ID: 275-000-010-16-000  
Coordinates:  
18.167715, -66.127189

Data Source: [https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW\\_WildScenicRiverSegments\\_01/mapserver](https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/mapserver)  
Base Map: ESRI ArcGIS Online,  
accessed November 2023  
Updated: 11/13/2023

