



U.S. Department of Housing and Urban Development

451 Seventh Street, SW
Washington, DC 20410

www.hud.gov
espanol.hud.gov

**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-03456-W

HEROS Number: 900000010459533

Start Date: 03/18/2025

State / Local Identifier:

Project Location: , Salinas, PR 00751

Additional Location Information:

The project is located at latitude 17.97507, longitude -66.295612 at the address given above. Tax ID Number: 417-073-055-11-001 house and 417-073-071-01-901

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

This project (PR-RGRW-03465-W) entails the award of a grant to JONATHAN M MORALES HERNANDEZ DBA, an agricultural business, at #1 Calle Union Salinas, Salinas, PR 00751. Tax ID Number: 417-073-055-11-001 house and 417-073-071-01-901. Coordinates (latitude 17.97507, longitude -66.295612). The proposed project includes the installation of two new greenhouses and purchase of production supplies and a van. The new greenhouses will be approximately 2,000 square feet (sq ft) in size (20 feet [ft] by 100 ft) by 10 ft in height, placed side-by-side for a total footprint of 4,000 sq ft. The greenhouses will be built on bare ground using the following materials: steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 ft deep on each corner of the greenhouses and throughout the interior and perimeter of the structures for a total of approximately 40 posts used. Only one location has been evaluated for the new greenhouses, in the southeast portion of the parcel, south of the applicant's residence, as they will take up most of the property's space. The terrain of the project area is flat with some tall grasses and shrubs that the applicant plans to remove via prescribed burn, with applicable, local permitting requirements met, to ensure the vegetation does not come back through the tarp base. The proposed greenhouses will use water from the water well on the neighboring property (17.97512983, -66.29552967), owned by his grandfather, in the form of an aboveground hose and connections approximately 50 ft long. Electrical connections are also provided from the neighboring property (17.97520187, -66.29551367) via city supplied electricity and an above ground connection. The electrical provider is LUMA/Prepa; the applicant will obtain any necessary permits required for the new utility connections. No tree clearing is required for construction or utility connections, though a few shrubs and tall grasses will be removed for the greenhouses' placement. The ground disturbance for the project will be limited to maximum 2 ft deep footers. The applicant owns the east part of the property and has a lease agreement for the west part; they have permission to use the

neighboring property for the greenhouse placement. The current use of the property is agricultural; therefore, no acquisition or conversion is required. The project JONATHAN M MORALES HERNANDEZ DBA, PR-RGRW-03456-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: 58.35(a)(3)(iii)

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: \$83,655.01

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$83,655.01

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	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	N/A	

	<p>educational poster or sign with photo or illustration of the species should be displayed at the project site.</p> <p>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.</p> <p>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.</p>			
Flood Insurance	<p>For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.</p>	N/A		
Floodplain Management	<p>PRDOH has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing FFRMS floodplain: the greenhouses must be constructed within</p>	N/A		

	<p>the FFRMS floodplain because the entire property is located within the FFRMS floodplain. Alternative 1 Relocation - The applicant would purchase or lease property with land located outside the floodplain and construct the greenhouses there. This alternative would result in little to no improvement on natural values as building the greenhouses on a different property could create or cause other unanticipated natural impacts. Social values would be negatively affected on the basis of environmental justice as needing to purchase or lease a new property would create financial hardship for the applicant. This alternative would likewise negatively impact economic values as it would delay the applicant's ability to grow and sell crops as well as adding financial pressure from buying or leasing a new property. Alternative 2 Changing Farming Style - The applicant could utilize open air farming. Open air farming would not protect the crops from the elements and would shorten the growing season. Therefore, this reduces the economic values of the project because it would reduce profits compared to profits made from crops grown in greenhouses. Social values would be negatively affected by this alternative on the basis of environmental justice as the applicant will not be able to recover as efficiently. Natural values would be negatively impacted by open air farming as open-air farming creates a greater risk of soil erosion and other negative environmental impacts. Alternative 3 No Action - No FFRMS floodplains would be affected, but the applicant would not receive funding to construct their greenhouses. Consequently, the applicant may not be able to recover and continue agricultural production. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian</p>			
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	livelihood in exchange for negligible or equivocal positive impact on environmental conditions. The project will minimize potential impacts to FFRMS floodplains by requiring applicant contractors to implement appropriate best management practices (BMPs; including erosion and sedimentation control measures) during construction activities. Compliance with all state and local floodplain protection procedures has been achieved. PRDOH has reevaluated the alternatives to building in the FFRMS floodplain and has determined that it has no practicable alternative to FFRMS floodplain development. Environmental files that document compliance with Executive Order 11988, as amended by Executive Order 13690 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.			
Historic Preservation	Condition (if applicable): If the project location changes in any way, the applicant must resubmit and re-consult with SHPO.	N/A		

Determination:

<input type="checkbox"/>	This categorically excluded activity/project converts to EXEMPT 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; Funds may be committed and drawn down after certification of this part 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, publish NOI/RROF and obtain "Authority to Use Grant Funds" (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: 05/12/2025

Name / Title/ Organization: Abdul X. Feliciano / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature: _____

Date: 05/12/2025

Name/ Title: Abdul X. Feliciano Plaza, Permits and Environmental 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-03456-W

HEROS Number: 900000010459533

Start Date: 03/18/2025

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

State / Local Identifier:

RE Preparer: Ianmario Heredia

Certifying Officer Abdul X Feliciano
r:

**Grant Recipient (if different than Responsible Ent
ity):**

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: , Salinas, PR 00751

Additional Location Information:

The project is located at latitude 17.97507, longitude -66.295612 at the address given above. Tax ID Number: 417-073-055-11-001 house and 417-073-071-01-901

Direct Comments to:

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

This project (PR-RGRW-03465-W) entails the award of a grant to JONATHAN M MORALES HERNANDEZ DBA, an agricultural business, at #1 Calle Union Salinas, Salinas, PR 00751. Tax ID Number: 417-073-055-11-001 house and 417-073-071-01-901. Coordinates (latitude 17.97507, longitude -66.295612). The proposed project includes the installation of two new greenhouses and purchase of production supplies and a van. The new greenhouses will be approximately 2,000 square feet (sq ft) in size (20 feet [ft] by 100 ft) by 10 ft in height, placed side-by-side for a total footprint of 4,000 sq ft. The greenhouses will be built on bare ground using the following materials: steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 ft deep on each corner of the greenhouses and throughout the interior and perimeter of the structures for a total of approximately 40 posts used. Only one location has been evaluated for the new greenhouses, in the southeast portion of the parcel, south of the applicant's residence, as they will take up most of the property's space. The terrain of the project area is flat with some tall grasses and shrubs that the applicant plans to remove via prescribed burn, with applicable, local permitting requirements met, to ensure the vegetation does not come back through the tarp base. The proposed greenhouses will use water from the water well on the neighboring property (17.97512983, -66.29552967), owned by his grandfather, in the form of an aboveground hose and connections approximately 50 ft long. Electrical connections are also provided from the neighboring property (17.97520187, -66.29551367) via city supplied electricity and an above ground connection. The electrical provider is LUMA/Prepa; the applicant will obtain any necessary permits required for the new utility connections. No tree clearing is required for construction or utility connections, though a few shrubs and tall grasses will be removed for the greenhouses' placement. The ground disturbance for the project will be limited to maximum 2 ft deep footers. The applicant owns the east part of the property and has a lease agreement for the west part; they have permission to use the neighboring property for the greenhouse placement. The current use of the property is agricultural; therefore, no acquisition or conversion is required. The project JONATHAN M MORALES HERNANDEZ DBA, PR-RGRW-03456-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-03456-W Site Map.pdf](#)

[PR-RGRW-03456-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-03456-W EFOR\(1\).pdf](#)

Level of Environmental Review Determination:

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

Determination:

	This categorically excluded activity/project converts to EXEMPT 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; Funds may be committed and drawn down after certification of this part 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, publish NOI/RROF and obtain "Authority to Use Grant Funds" (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:

[PR-RGRW-03456-W Sig Page.pdf](#)

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
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: \$83,655.01

Estimated Total Project Cost: \$83,655.01

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

Compliance Factors: 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)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards 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 civil primary or commercial service airport, Mercedita, is located 90,293 ft (17 miles [mi]) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 193,049 ft (37 mi) from the project site. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not located in a CBRS Unit. It is 5,334 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.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Flood Map Number 72000C2085J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality 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.
Coastal Zone Management Act 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 1,254 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 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.
Endangered Species Act 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.
Explosive and Flammable Hazards 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.
Farmlands Protection 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.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Flood Map Number 72000C2085J, effective on 11/18/2009: This project is located in the FFRMS floodplain. The 8-Step or 5-Step Process is required. With the 8-Step or 5-Step Process the project will be 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 Salinas; therefore, PFIRM information was not available for the area and therefore not considered in the review.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(ca. 1958) Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: null. Upon satisfactory implementation of the conditions,

		which should be monitored, the project is in compliance with Section 106.
Noise Abatement and Control 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.
Sole Source Aquifers 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.
Wetlands Protection 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.
Wild and Scenic Rivers Act 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 200,910 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice 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	<p>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.</p> <p>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.</p> <p>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</p>	N/A		

	cleared to verify the presence of any PR boa within the work area.			
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.	N/A		
Floodplain Management	PRDOH has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing FFRMS floodplain: the greenhouses must be constructed within the FFRMS floodplain because the entire property is located within the FFRMS floodplain. Alternative 1 Relocation - The applicant would purchase or lease property with land located outside the floodplain and construct the greenhouses there. This alternative would result in little to no improvement on natural values as building the greenhouses on a different property could create or cause other unanticipated natural	N/A		

	<p>impacts. Social values would be negatively affected on the basis of environmental justice as needing to purchase or lease a new property would create financial hardship for the applicant. This alternative would likewise negatively impact economic values as it would delay the applicant's ability to grow and sell crops as well as adding financial pressure from buying or leasing a new property. Alternative 2 Changing Farming Style - The applicant could utilize open air farming. Open air farming would not protect the crops from the elements and would shorten the growing season. Therefore, this reduces the economic values of the project because it would reduce profits compared to profits made from crops grown in greenhouses. Social values would be negatively affected by this alternative on the basis of environmental justice as the applicant will not be able to recover as efficiently. Natural values would be negatively impacted by open air farming as open-air farming creates a greater risk of soil erosion and other negative environmental impacts.</p> <p>Alternative 3 No Action - No FFRMS floodplains would be affected, but the applicant would not receive funding to construct their greenhouses. Consequently, the applicant may not be able to recover and continue agricultural production. Social and economic values would be negatively</p>			
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	<p>affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivocal positive impact on environmental conditions. The project will minimize potential impacts to FFRMS floodplains by requiring applicant contractors to implement appropriate best management practices (BMPs; including erosion and sedimentation control measures) during construction activities. Compliance with all state and local floodplain protection procedures has been achieved. PRDOH has reevaluated the alternatives to building in the FFRMS floodplain and has determined that it has no practicable alternative to FFRMS floodplain development. Environmental files that document compliance with Executive Order 11988, as amended by Executive Order 13690 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.</p>			
Historic Preservation	<p>Condition (if applicable): If the project location changes in any way, the applicant must resubmit and re-consult with SHPO.</p>	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. Condition (if applicable): If the project location changes in any way, the applicant must resubmit and re-consult with SHPO. 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. Buyer must purchase flood insurance on NFIP insurable property because the grant amount for the insurable property exceeds \$5,000 and the site is located in a Special Flood Hazard Area. The project will minimize potential impacts by requiring applicant contractors to implement appropriate best management practices ([BMPs] including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization) during construction activities. No concrete pads for the installation of the greenhouses are proposed. The use of permeable ground cover would allow the maintenance of the current permeability capacity of surface resulting in little or no change in runoff or rate of discharge from proposal.

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 civil primary or commercial service airport, Mercedita, is located 90,293 ft (17 miles [mi]) from the project site. The nearest military airport, Luis Munoz Marin International Airport, is located 193,049 ft (37 mi) from the project site. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PR-RGRW-03456-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 5,334 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-03456-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-03456-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

✓ Yes

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

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

Based on the response, the review is in compliance with this section. Flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost or the maximum coverage limit, whichever is less.

Document and upload a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance below.

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

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

Screen Summary

Compliance Determination

Flood Map Number 72000C2085J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance 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 1,254 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation[PR-RGRW-03456-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		
https://www.onecpd.info/environmental-review/site-contamination		

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:

Based on ECHO reports for the facilities, there is no impact for the intended use of this project. See attached table. 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-03456-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-03456-W Toxics\(1\).pdf](#)

[PR-RGRW-03456-W Toxics Table.pdf](#)

[PR-RGRW-03456-W EFOR.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:

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.

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-03456-W USFWS Consult Package PRDOH.pdf](#)
[20250409_RGRW-03456-W-Jonathan M Morales Hernández DBA_drr_72123-Gen.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.)	7 CFR Part 658

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:

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-03456-W Farmland.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 information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ 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.

¹ 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.

² 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.

³ 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

6. Is your project located in any of the floodplain categories below?

Select all that apply:

Floodway.

Do the floodway exemptions at 55.8 or 55.21 apply?

Yes

No

Coastal High Hazard Area (V Zone) or Limit of Moderate Wave Action (LiMWA).

Yes

No

☒ None of the above.

7. Does the 8-Step Process apply? Select one of the following options:

8-Step Process is inapplicable per 55.13.

(a) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging, or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway, coastal high hazard area, or LiMWA;

(b) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(12);

(c) HUD or a recipient's actions involving the disposition of individual

HUD or recipient held, one- to four-family properties;

(d) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573), where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance;

(e) The approval of financial assistance to lease units within an existing structure located within the floodplain, but only if;

(1) The structure is located outside the floodway or coastal high hazard area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and

(2) The project is not a critical action; and.

(3) The entire structure is or will be fully insured or insured to the maximum extent available under the NFIP for at least the term of the lease.

(f) Special projects for the purpose of improving efficiency of utilities or installing renewable energy that involve the repair, rehabilitation, modernization, weatherization, or improvement of existing structures or infrastructure, do not meet the thresholds for “substantial improvement” under § 55.2(b)(12), and do not include the installation of equipment below the FFRMS floodplain elevation;

5-Step Process is applicable per 55.14.

(a) HUD actions involving the disposition of HUD-acquired multifamily housing projects or “bulk sales” of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

(b) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

(c) HUD's or the recipient's actions under any HUD program involving

the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10), and the footprint of the structure and paved areas is not increased by more than 20 percent.

(d) HUD’s (or the recipient’s) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10) and that the footprint of the structure and paved areas is not increased by more than 20 percent.

(e) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, or replacement of existing nonstructural improvements including streets, curbs and gutters, where any increase of the total impervious surface area of the facility is de minimis. This provision does not include critical actions, levee systems, chemical storage facilities (including any tanks), wastewater facilities, or sewer lagoons.

✓ 8-Step Process applies.

8. Mitigation

For the project to comply with this section, all adverse impacts must be mitigated. Explain in detail the measures that must be implemented to mitigate the impact or effect, including the timeline for implementation. Note: newly constructed and substantially improved structures within the FFRMS floodplain must be elevated to the FFRMS floodplain elevation or floodproofed, if applicable.

Explain:

PRDOH has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and

intrinsic values of the existing FFRMS floodplain: the greenhouses must be constructed within the FFRMS floodplain because the entire property is located within the FFRMS floodplain. Alternative 1 Relocation - The applicant would purchase or lease property with land located outside the floodplain and construct the greenhouses there. This alternative would result in little to no improvement on natural values as building the greenhouses on a different property could create or cause other unanticipated natural impacts. Social values would be negatively affected on the basis of environmental justice as needing to purchase or lease a new property would create financial hardship for the applicant. This alternative would likewise negatively impact economic values as it would delay the applicant's ability to grow and sell crops as well as adding financial pressure from buying or leasing a new property. Alternative 2 Changing Farming Style - The applicant could utilize open air farming. Open air farming would not protect the crops from the elements and would shorten the growing season. Therefore, this reduces the economic values of the project because it would reduce profits compared to profits made from crops grown in greenhouses. Social values would be negatively affected by this alternative on the basis of environmental justice as the applicant will not be able to recover as efficiently. Natural values would be negatively impacted by open air farming as open-air farming creates a greater risk of soil erosion and other negative environmental impacts. Alternative 3 No Action - No FFRMS floodplains would be affected, but the applicant would not receive funding to construct their greenhouses. Consequently, the applicant may not be able to recover and continue agricultural production. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivocal positive impact on environmental conditions. The project will minimize potential impacts to FFRMS floodplains by requiring applicant contractors to implement appropriate best management practices (BMPs; including erosion and sedimentation control measures) during construction activities. Compliance with all state and local floodplain protection procedures has been achieved. PRDOH has reevaluated the alternatives to building in the FFRMS floodplain and has determined that it has no practicable alternative to FFRMS floodplain development. Environmental files that document compliance with Executive Order 11988, as amended by Executive Order 13690 are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

Which of the following if any mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process?

- ✓ Buyout and demolition or other supported clearance of floodplain structures.

Insurance purchased in excess of statutory requirement under the Flood Disaster Protection Act of 1973.

Permeable surfaces.

Natural landscape enhancements that maintain or restore natural hydrology.

Planting or restoring native plant species.

Bioswales.

Stormwater capture and reuse.

Green or vegetative roofs with drainage provisions.

Natural Resources Conservation Service conservation easements or similar easements.

Floodproofing of structures as allowable (e.g. non-residential floors) .

- ✓ Elevating structures (including freeboard above the required base flood elevations) .

Levee or structural protection from flooding.

Channelizing or redefining the floodway or floodplain through a Letter of Map Revision (LOMR).

Screen Summary

Compliance Determination

Flood Map Number 72000C2085J, effective on 11/18/2009: This project is located in the FFRMS floodplain. The 8-Step or 5-Step Process is required. With the 8-Step or 5-Step Process the project will be 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 Salinas; therefore, PFIRM information was not available for the area and therefore not considered in the review.

Supporting documentation

[PR-RGRW-03456-W 8-Step Step 7 Proof of Publication.pdf](#)

[PR-RGRW-03456-W 8-Step Process Analysis_final.pdf](#)

[PR-RGRW-03456-W ABFE.pdf](#)

[PR-RGRW-03456-W 8-Step Step 2 Proof of Publication.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" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

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 Adverse Effect 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
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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

✓ No Adverse Effect

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

Document reason for finding:

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 within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. The project proposed will occur in the back of the property on the greenspace. No alterations to the buildings are proposed, and no disruption to the continuity of the block face is predicted. As no alterations to the buildings are proposed, there will be no direct adverse effect on the properties within the district. Further, as the project area is positioned in the rear yard and obscured from the public ROW within the district by the building on the parcel and the buildings on the abutting north parcels, there will be no adverse indirect effect. Additionally, the historic railway 0.03 miles south of the project site will not be impacted by any project activities. There are ten (10) reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. There are six (6) 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-03456 is located. The closest freshwater body is approximately 0.42 mi (0.68 km) northwest of the project area. The size of the proposed project activities is very small (0.1306 acre or 5,687 sq ft) and construction of public roads, residential structures, and agricultural infrastructure has impacted the surrounding terrain. Therefore, there will be no adverse effect to historic properties by the proposed project activities.

Does the No Adverse Effect finding contain conditions?

☒ Yes (check all that apply)

Avoidance

Modification of project

Other

Describe conditions here:

Condition (if applicable): If the project location changes in any way, the applicant must resubmit and re-consult with SHPO.

No

Adverse Effect

Screen Summary**Compliance Determination**

(ca. 1958) Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: null. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

Supporting documentation

[PR-RGRW-03456-W SHPO 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
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.	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-03456-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.

Supporting documentation

[PR-RGRW-03456-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 200,910 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[PR-RGRW-03456-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

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR-6492-N-01]

Notice of Adoption of U.S. Department of Agriculture Farm Service
Agency Categorical Exclusions Pursuant to Section 109 of the National
Environmental Policy Act

AGENCY: Office of the Secretary, HUD.

ACTION: Notice.

SUMMARY: HUD has identified categorical exclusions (CEs) to the National Environmental Policy Act (NEPA) established by the U.S. Department of Agriculture--Farm Service Agency (USDA-FSA) that cover categories of actions that HUD proposes to adopt. This notice identifies the USDA-FSA CEs and HUD's categories of proposed actions for which it intends to use USDA-FSA's CEs and describes the consultation between the agencies.

DATES: This action is effective upon publication.

FOR FURTHER INFORMATION CONTACT: Lauren Hayes Knutson, Environmental Planning Division Director, Office of Environment and Energy, U.S. Department of Housing and Urban Development, 451 7th Street SW, Room 7282, Washington, DC 20410-5000; telephone 202-402-4270 (this is not a toll-free number); email EnvironmentalPlanningDivision@hud.gov. HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech and communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION:

I. Background

National Environmental Policy Act and Categorical Exclusions

Congress enacted the National Environmental Policy Act, 42 U.S.C. 4321-4347, (NEPA) in order to encourage productive and enjoyable harmony between humans and the environment, recognizing the profound impact of human activity and the critical importance of restoring and maintaining environmental quality to the overall welfare of humankind. 42 U.S.C. 4321, 4331. NEPA seeks to ensure that agencies consider the environmental effects of their proposed major actions in their decision-making processes and inform and involve the public in that process. NEPA created the

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Council on Environmental Quality (CEQ), which promulgated NEPA implementing regulations, 40 CFR parts 1500 through 1508 (CEQ regulations).

To comply with NEPA, agencies determine the appropriate level of review for any major Federal action--an environmental impact statement (EIS), environmental assessment (EA), or categorical exclusion (CE). 40 CFR 1501.3. If a proposed action is likely to have significant environmental effects, the agency must prepare an EIS and document its decision in a record of decision. 40 CFR part 1502, 1505.2. If the proposed action is not likely to have significant environmental effects

or the effects are unknown, the agency may instead prepare an EA, which involves a more concise analysis and process than does an EIS. 40 CFR 1501.5. Following the EA, the agency may conclude that the action will have no significant effects and document that conclusion in a finding of no significant impact. 40 CFR 1501.6. If the analysis concludes that the action is likely to have significant effects, however, then an EIS is required.

Under NEPA and the CEQ regulations, a Federal agency also can establish CEs--categories of actions that the agency has determined normally do not significantly affect the quality of the human environment--in their agency NEPA procedures. 42 U.S.C. 4336e(1); 40 CFR 1501.4, 1507.3(e)(2)(ii), 1508.1(d). If an agency determines that a CE covers a proposed action, it then evaluates the proposed action for extraordinary circumstances in which a normally excluded action may have a significant effect. 40 CFR 1501.4(b). If no extraordinary circumstances are present, the agency may apply the CE to the proposed action without preparing an EA or EIS. 42 U.S.C. 4336(a)(2), 40 CFR 1501.4. If extraordinary circumstances are present, the agency nevertheless may still categorically exclude the proposed action if it determines that there are circumstances that lessen the impacts or other conditions sufficient to avoid significant effects.

Section 109 of NEPA, enacted as part of the Fiscal Responsibility Act of 2023, allows a Federal agency to ``adopt'' another Federal agency's CEs for proposed actions. 42 U.S.C. 4336c. To use another agency's CEs under section 109, the borrowing agency must identify the relevant CE listed in another agency's (``establishing agency'') NEPA procedures that covers the borrowing agency's category of proposed actions or related actions; consult with the establishing agency to ensure that the proposed adoption of the CE for a category of actions is appropriate; identify to the public the CE that the borrowing agency plans to use for its proposed actions; and document adoption of the CE. 42 U.S.C. 4336c. HUD has prepared this notice to meet these statutory requirements.

HUD Programs

For many HUD programs, HUD is authorized by statute to allow Responsible Entities (REs), typically states, units of general local government, and tribes, to assume responsibility to conduct NEPA reviews under HUD regulations at 24 CFR part 58. For other HUD programs, HUD performs the environmental review under 24 CFR part 50. HUD intends to apply these categorical exclusions to reviews conducted under both parts 50 and 58.

Both parts 50 and 58, as well as 24 CFR part 51, contain additional environmental requirements that certain HUD projects must comply with. Proposed actions that are categorically excluded from NEPA but still subject to these requirements are known as ``Categorically Excluded Subject to'' the requirements listed in 24 CFR 58.5 and 50.4 (CEST), and proposed actions that are categorically excluded from NEPA but not subject to these requirements are known as ``Categorically Excluded Not Subject to'' the requirements listed in Sec. Sec. 58.5 and 50.4 (CENST). HUD has evaluated the identified USDA-FSA CEs and has designated each as CENST or CEST in Section II. USDA-FSA Categorical Exclusions.

HUD Regulatory Limitations on Adopting CEs

HUD's regulations at 24 CFR 58.36 and 50.17 limit HUD's ability to utilize adopted categorical exclusions without a waiver. This notice will not go into effect until 58.36 and 50.17 are amended or until a waiver of these regulations is issued.

II. USDA-FSA Categorical Exclusions

HUD has identified the following CEs listed in USDA-FSA regulation, 7 CFR part 799 Subpart D--Categorical Exclusions, for adoption. Under each CE, HUD has described categories of proposed actions for which HUD, under part 50, or an RE, under part 58, may use the CE and if the activity will be evaluated as CENST or CEST. The list of categories comprises the proposed actions for which HUD contemplates using the CEs at this time, primarily in support of agricultural activities funded with HUD's Community Development Block Grant--Disaster Recovery (CDBG-

DR) program. However, HUD may expand the use of the CEs identified below to other substantially similar agricultural activities, where appropriate.

1. 7 CFR 799.31(b)(2)(i): Existing fence repair.

HUD Level of Review: CENST.

Potential application to HUD activities:

Repair, improvement, or minor modification of existing fences.

2. 7 CFR 799.31(b)(2)(ii): Improvement or repair of farm-related structures under 50 years of age.

HUD Level of Review: CENST.

Potential application to HUD activities:

Repair, improvements, or minor modifications of farm-related structures under 50 years of age.

3. 7 CFR 799.32(d)(2)(i): Minor construction, such as a small addition.

HUD Level of Review: CENST.

Potential application to HUD activities:

Minor construction, such as a small addition, without ground disturbance, of agricultural related structures.

4. 7 CFR 799.32(d)(2)(iv): Grading, leveling, shaping, and filling.

HUD Level of Review: CENST.

Potential application to HUD activities:

Grading, leveling, shaping, and filling occurring specifically in areas with previous ground disturbance, soils that are not likely to possess intact and distinct soil horizons and have the reduced likelihood of possessing historic properties with their original depositional contexts in the area and to the depth to be excavated, also referred to as the plow zone.

5. 7 CFR 799.32(d)(2)(xiii): Trough or tank installation.

HUD Level of Review: CENST.

Potential application to HUD activities:

Agricultural water trough or tank installation without ground disturbance.

6. 7 CFR 799.32(d)(3)(i): Fence installation and replacement.

HUD Level of Review: CENST.

Potential application to HUD activities:

Fence installation and replacement that support agricultural needs, without ground disturbance.

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.

8. 7 CFR 799.32(e)(2)(xi): Grading, leveling, shaping, and filling in areas or to depths not previously disturbed.

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HUD Level of Review: CEST.

Potential application to HUD activities:

Grading, leveling, shaping, and filling in areas or to depths not previously disturbed for agricultural efforts.

9. 7 CFR 799.32(e)(2)(xiv): Land smoothing.

HUD Level of Review: CEST.

Potential application to HUD activities:

Land smoothing for agricultural needs.

10. 7 CFR 799.32(e)(2)(xxvii): Watering tank or trough installation, if in areas not previously disturbed.

HUD Level of Review: CEST.

Potential application to HUD activities:

Agricultural watering tank or trough installation that includes new ground disturbance.

11. 7 CFR 799.32(e)(2)(xxviii): Wells.

HUD Level of Review: CEST.

Potential application to HUD activities:

Well installation and repairs for agricultural needs, with ground disturbance.

III. Consideration of Extraordinary Circumstances

When applying the adopted CEs, HUD or the RE will evaluate the proposed action to ensure evaluation of integral elements listed above. In addition, in considering extraordinary circumstances, HUD will consider whether the proposed action has the potential to result in significant effects as described in USDA-FSA's extraordinary circumstances listed at 7 CFR 799.33. USDA-FSA defines extraordinary circumstances in which a normally categorically excluded action may have a significant environmental effect, including, but not limited to, scientific controversy about the environmental effects of the proposal; uncertain effects or effects involving unique or unknown risks; a proposed action connected to other actions with potential impacts; a proposed action that is related to other proposed actions with cumulative impacts; proposed actions that do not comply with 40 CFR 1506.1 Limitations on actions during the NEPA process; and/or contains violations of any existing Federal, State, or local government law, policy, or requirements.

IV. Consultation With USDA-FSA and Determination of Appropriateness

HUD and USDA-FSA began consultation in December 2023 to identify USA-FSA CEs that could apply to HUD proposed agricultural actions. This consultation included a review of USDA-FSA's experience developing and applying the CEs and the types of actions for which HUD plans to utilize the CEs. Based on this consultation and review, HUD has determined that the types of agricultural projects it intends to undertake are substantially similar to such projects for which USDA-FSA has applied the CE. Accordingly, the impacts of HUD projects will be substantially similar to the impacts of USDA-FSA projects, which are not significant, absent the existence of extraordinary circumstances. Therefore, HUD has determined that its proposed use of the agricultural-related CEs, as described within this notice, would be appropriate.

V. Conclusion

This notice documents adoption of the USDA-FSA CEs listed above in accordance with 42 U.S.C. 4336c(4), and they will be available for use by HUD and REs effective either upon amendment of 24 CFR 58.36 and 50.17 or upon issuance of a waiver of these regulations.

Marion McFadden,
Principal Deputy Assistant Secretary for Community Planning and
Development, Office of Community Planning and Development.
[FR Doc. 2024-28293 Filed 12-2-24; 8:45 am]
BILLING CODE 4210-67-P



OFFICE OF COMMUNITY PLANNING
AND DEVELOPMENT

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

MEMORANDUM FOR: Marion M. McFadden, Principal Deputy Assistant Secretary
for Community Planning and Development, D

THROUGH: Kera Package, Deputy Assistant Secretary
for Grant Programs, DG

FROM: Kristin Fontenot, Director, Office of Environment and Energy, DGE

SUBJECT: Puerto Rico Department of Housing - ReGrow Puerto Rico Program:
24 CFR 58.36 Waiver to Utilize the U.S. Department of Agriculture,
Farm Service Agency Adopted Categorical Exclusions Identified in
FR-6492-N-01

BACKGROUND:

Pursuant to the waiver authority of §7(q) of the Department of Housing and Urban Development Act (codified at 42 U.S.C. §3535(q)) and 24 CFR § 5.110, I hereby temporarily waive the requirement of 24 CFR § 58.36 as provided in more detail below. This temporary waiver is limited to the Puerto Rico Department of Housing's (PRDOH) agricultural activities under the ReGrow Puerto Rico Program¹ for two (2) years, effective at the execution of the waiver.

The ReGrow Puerto Rico Program is one of the Community Development Block Grant - Disaster Recovery (CDBG-DR) programs supported by PRDOH. This program offers financial assistance to small and medium agricultural businesses and non-governmental organizations engaged in sustainable agricultural activities that contribute to strengthening the agricultural economy since the impacts of Hurricane Irma and Maria. As with all HUD-funded projects, the ReGrow Puerto Rico Program is subject to HUD's environmental review regulations.

Since HUD predominantly supports residential and community development activity, the proposed agricultural projects supported in the ReGrow Puerto Rico Program fall outside the listed activities in 24 CFR 58 Subpart D – Environmental Review Process: Documentation, Range of Activities, Project Aggregation and Classification. As a result, these projects, many with a minimum potential to impact the environment, must be evaluated as an Environmental Assessment (EA) and require additional time and resources to complete compared to lower levels of environmental reviews like a Categorical Exclusion (CE).

This temporary waiver issued to the PRDOH will allow the department to utilize specific CEs identified by the United States Department of Agriculture, Farm Service Agency (USDA-FSA), per 7 CFR 799 Subpart D- Categorical Exclusions, and adopted by HUD in FR-6492-N-01²

¹ <https://cdbg-dr.pr.gov/en/re-grow-pr-urban-rural-agriculture-program/>

² <https://www.federalregister.gov/documents/2024/12/03/2024-28293/notice-of-adoption-of-us-department-of-agriculture-farm-service-agency-categorical-exclusions>

through the Section 109 process of the National Environmental Policy Act (NEPA), enacted as part of the Fiscal Responsibility Act (FRA) of 2023. In total, there are eleven (11) applicable CEs adopted in FR-6492-N-01 that are consistent with ReGrow Puerto Rico's CDBG-DR funded program that can be utilized to document environmental compliance.

The \$172,500 million ReGrow Puerto Rico program contains 2,596 applications. Approximately 200 of the applications require an EA level of review under Part 58 but would be classified as one (1) of the eleven (11) adopted USDA-FSA CEs. These include such activities as minor rehabilitation of agricultural buildings and structures; fence repairs; installation of generators; new construction of agricultural structures for agricultural production and livestock; and farmland management activities. Despite their limited impact, however, they do not meet HUD's categorical exclusions at 24 CFR § 58.34 and 35, because these are not activities HUD typically supports.

Pursuant to 24 CFR § 58.36, Environmental Assessments, "If a project is not exempt or categorically excluded under § 58.34 and 58.35, the responsible entity must prepare an EA..." To date, PRDOH has processed 106 of the 200 identified projects as an EA, with approximately 100 remaining for review. Based on the 106 reviews completed between May 2022 and April 2024, each EA has taken approximately four (4) months to complete, at an average cost of \$13,000. Based on the available data, it will take an equivalent time of two (2) years and \$1.3 million to complete the remaining 100 reviews as EAs. Through this waiver, PRDOH is permitted to utilize the adopted CEs listed in FR-6492-N-01, expediting the environmental reviews process to complete the remaining 100 projects. The use of the adopted CEs will allow PRDOH to process each review within days and at a fraction of the initial cost. This will expedite the agricultural recovery efforts and will preserve the cost savings to address additional disaster recovery efforts.

FINDINGS:

1. Agricultural activities as referenced above, do not meet the criteria of HUD's 24 CFR § 58.35 (a) and (b), and therefore require the completion of an environmental assessment level of review pursuant to 24 CFR § 58.36.
2. An environmental assessment requires additional analysis of environmental factors beyond the related laws and authorities required for a HUD categorical exclusion at 24 CFR § 58.35 (a).
3. Many of the CDBG-DR activities funded through the ReGrow Puerto Rico program are consistent with the USDA-FSA's categorical exclusions.
4. HUD consulted with the USDA-FSA and documented the consultation and their approval of the use of eleven (11) categorical exclusions.
5. Performing environmental assessments has an average cost of \$13,000.
6. HUD adopted USDA-FSA's eleven (11) categorical exclusions through publication in the Federal Register, FR-6492-N-01
7. Upon approval of a temporary waiver of 24 CFR § 58.36, PRDOH will be permitted to utilize the adopted CEs listed in FR-6492-N-01.

DETERMINATIONS:

1. To assist with the timely recovery of the agricultural community, a temporary waiver of 24 CFR § 58.36 must be granted to utilize another agency's adopted CE through the NEPA Section 109 process, enacted as part of the FRA of 2023.
2. The approval of this temporary waiver is consistent with HUD's objective to perform an analysis of a project's impacts to the environment or the environment's impact on the project.
3. Adopting the USDA-FSA's categorical exclusions, FR-6492-N-01, ensures that the environmental review will be conducted to a level appropriate to the activity and environmental impact.
4. Pursuant to the authority contained in 24 CFR § 5.110, the above findings constitute good cause for granting the temporary waiver of 24 CFR § 58.36.
5. This temporary waiver shall be effective for two (2) years, upon the date the waiver is issued.

DECISION:

Approve

Disapprove

Date

Comments

**EXECUTIVE ORDER 11988 AS AMENDED BY EXECUTIVE ORDER 13690 – FLOODPLAIN MANAGEMENT
EIGHT-STEP PROCESS**

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RELIEF (CDBG-DR) PROGRAM**

FLOODPLAIN MANAGEMENT 8-STEP DECISION-MAKING PROCESS

Project: JONATHAN M MORALES HERNANDEZ DBA, Municipality of

Salinas, Puerto Rico Project No. PR-RGRW-03456-W

Decision Process for Executive Order 11988 as Provided by 24 CFR §55.20

Project Description:

The project Scope of Work (SOW) includes the purchase and installation of two new greenhouses and purchase of production supplies and a van. The new greenhouses will be approximately 2,000 square feet (sq ft) in size (20 feet [ft] by 100 ft) by 10 ft in height, placed side-by-side for a total footprint of 4,000 sq ft. The greenhouses will be built on bare ground using the following materials: steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 ft deep on each corner of the greenhouses and throughout the interior and perimeter of the structures for a total of approximately 40 posts used.

Step 1: Determine if the proposal is located in the FFRMS floodplain or wetlands.

The proposed project, PR-RGRW-03456-W, JONATHAN M MORALES HERNANDEZ DBA, is located at #1 Calle Union Salinas, Salinas, PR 00751 (Parcel ID#s 417-073-055-11-001 house and 417-073-071-01-901 greenhouses). The coordinates of the project site are 17.97507, -66.295612. The property is a 1.84 -acre site.

100 % of the Parcel (1.84 acres) is within Zone A (0.2 PAC) floodplain as per Advisory Base Flood Elevation (ABFE) Maps. As per the Flood Determination # 2025-00-JDI-5519, obtained via the Puerto Rico Planning Board "Determinación Standard de Riesgo" tool available at [Determinación Standard \(pr.gov\)](#), The proposed location has a recommended Base Flood Elevation (BFE) of 7.5 meters (24.6 feet). Since the proposed greenhouse location area is within Zone A (100 yr) floodplain on the ABFE Maps, it is located within the Federal Flood Risk Management Standard (FFRMS) floodplain. FFRMS was determined using the 0.2-Percent-Annual-Chance (PAC) (500-Year) Flood Approach.

The project Scope of Work (SOW) includes the purchase and installation of two new greenhouses and purchase of production supplies and a van. The new greenhouses will be approximately 2,000 square feet (sq ft) in size (20 feet [ft] by 100 ft) by 10 ft in height, placed side-by-side for a total footprint of 4,000 sq ft. The greenhouses will be built on bare ground using the following materials: steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 ft deep on each corner of the greenhouses and throughout the interior and perimeter of the structures for a total of approximately 40 posts used. The installation of the two greenhouses would occupy a footprint of about 4000 square feet (0.09 acres) within a parcel with a total area of 1.84 acres. Proposed project will be entirely located within Zone A (100 yr floodplain) as per ABFE Map 72000C2085J, effective date November 18, 2009 available at [Puerto Rico Advisory Base Flood Elevations \(ABFE's\) \(arcgis.com\)](#)

After careful evaluation of the area's characteristics and taking into consideration biologists opinions, the Program has determined that the project site is not located within any wetlands per

the National Wetlands Inventory at <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>.

Refer to maps in Attachment 1.

Step 2: Notify the public and agencies.

A public notice describing the project was published in the "Primera Hora" newspaper of Puerto Rico on October 31, 2024 (Attachment 2). The notice targeted local residents, including those near the proposed project site. The notice was also sent to interested Federal, and State agencies to be interested in such notices. The required fifteen (15) calendar days were allowed for public comment. As required by regulation, the notice also included the name, proposed location and description of the activity, and the responsible entity contact for information as well as a website and the location and hours of the office at which a full description of the proposed action can be viewed. No comments were received.

Step 3: Identify and evaluate practicable alternatives to locating the proposed action in the FFRMS floodplain or wetland.

The Proposed Action is to locate the project within the FFRMS floodplain. – According to ABFE Maps 100% of the parcel is within ABFE Zone A (100 yr floodplain). The proposed location area is an urban developed area, previously impacted with construction activities, that includes residential and commercial development, channeling of streams, municipal stormwater system, public roads, and sidewalks, among others. The proposed project will have minimal impacts or "No Effect" on flora and/or fauna. The installation of the proposed greenhouses will have no impacts to natural and beneficial value of the floodplain. No changes in water quality, nor impacts to cultural and agricultural resources are predicted. The installation of the greenhouses is an alternative for a flexible and sustainable agricultural production, allowing the conservation and maintenance of the area's current natural values such as topography and habitat. Proposed activities will have no impact on social values such as aesthetics, historic and cultural values, land use patterns, and environmental justice. As proposed, the installation of the greenhouses will have no impacts on additional cost of space, construction, services, relocation, potential property losses from flooding, and cost of flood insurance.

The responsible entity has considered the following alternatives:

Alternative 1 Relocation - The applicant would purchase or lease property with land located outside the floodplain and construct the greenhouses there. This alternative would result in little to no improvement on natural values as building the greenhouses on a different property could create or cause other unanticipated natural impacts. Social values would be negatively affected on the basis of environmental justice as needing to purchase or lease a new property would create financial hardship for the applicant. This alternative would likewise negatively impact economic values as it would delay the applicant's ability to grow and sell crops as well as adding financial pressure from buying or leasing a new property.

Alternative 2 Changing Farming Style - The applicant could utilize open air farming. Open air farming would not protect the crops from the elements and would shorten the growing season. Therefore, this reduces the economic values of the project because it would reduce profits compared to profits made from crops grown in greenhouses. Social values would be negatively affected by this alternative on the basis of environmental justice as the applicant will not be able to recover as efficiently. Natural values would be negatively impacted by open air farming as open-air farming creates a greater risk of soil erosion and other negative environmental impacts.

Alternative 3 No Action - No FFRMS floodplains would be affected, but the applicant would not receive funding to construct their greenhouses. Consequently, the applicant may not be able to recover and continue agricultural production. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivocal positive impact on environmental conditions.

Step 4: Identify Potential Direct and Indirect Impacts

The project site is mostly flat at the proposed greenhouse location area. An estimated 0.09 acres of the 1.84 acre parcel are within Zone A (100 yr) floodplain as per ABFE Maps. Since it is in Zone A (100 yr floodplain) it is also within the FFRMS. According to ABFE Map proposed location has a recommended Base Flood Elevation (BFE) of 7.5 meters (24.6 feet). Flood source is the Río Nigua 2,246 feet to the west of the property. Location of proposed project is zoned as "Residencial-General (R-3)", and it is surrounded by urban developed soil zoned as Residential. Project site is a previously developed area with visible signs of ground movement, clearing, grading, leveling, and vegetation removal activities. Surrounding areas have a municipal stormwater management system in place.

Refer to Determinación Standard de Riesgo in Attachment 1.

The potential impacts of construction activities include the increase in runoff discharges and the changes in the runoff patterns due to earth movement activities and impermeabilization of areas. These actions can generate modifications of floodplain characteristics that might lead to: Potential loss of life, injury, or hardship to occupants of the subject property during a flood event; Damage to the subject property during a flood; Damage to surrounding properties from increased runoff or reduction in floodplain function during a flood event; Health impacts due to exposure to toxic substance releases that may be caused or exacerbated by flood events; and Damage to a community as a result of project failure.

No potential loss of life, injury, or hardship to employees/occupants of the subject property during a flood event is anticipated as a result of the installation of the greenhouses. As proposed, the activity does not include modification of regimen or land alteration activities. Runoff patterns will remain as per current patterns. No concrete pads are proposed. Project as proposed is not expected to modify FFRMS floodplain conditions. Therefore, the project does not represent a potential impact to subject or surrounding properties, nor a damage to a community as a result of project failure. Health impacts due to exposure to toxic substance releases that may be caused or exacerbated by the installation of the greenhouses are not contemplated.

Proposal does not represent or propose changes to natural moderation of flood, to resources of flora and fauna, aquacultural, and forestry resources, and/or to cultural resources. The installation of the greenhouses will have a positive impact on agricultural resources by initiating the production of the farm. Project will have no adverse impact on: the actual area infiltration/runoff water behavior during weather events; the existing floodplain function and characteristics; and it is not expected to aggravate current hazards to floodplains or to have the potential to disrupt beneficial functions and values of floodplains. No potential direct and/or indirect impacts associated with the occupancy or modification of the FFRMS floodplain or support of floodplain development that could result from the proposed action, including impacts related to future climate-related flood levels, sea level rise, and the related increased value of beneficial floodplain and wetland functions are expected as a result of the proposed activity.

Step 5: Mitigate Adverse Impacts

The project will minimize potential impacts by requiring applicant contractors to implement appropriate best management practices ([BMPs] including proper site management, implementation and maintenance of erosion and sedimentation control measures, and soil stabilization) during construction activities. No concrete pads for the installation of the greenhouses are proposed. The use of permeable ground cover would allow the maintenance of the current permeability capacity of surface resulting in little or no change in runoff or rate of discharge from proposal.

As for water demand, the proposed greenhouses will use water from the water well on the neighboring property (17.97512983, -66.29552967), owned by his grandfather, in the form of an

aboveground hose and connections approximately 50 ft long. Electrical connections are also provided from the neighboring property (17.97520187, -66.29551367) via city supplied electricity and an above ground connection. The electrical provider is LUMA/Prepa; the applicant will obtain any necessary permits required for the new utility connections. The applicant is responsible for the compliance with all applicable regulations including the P.R. Planning Board (PRPB) Special Flood Hazard Area Regulations. No other minimization or mitigation techniques are proposed.

Step 6: Re-Evaluate Alternatives

The proposed installation of the greenhouses will have a positive impact on agricultural resources by initiating the production of the farm. Proposal does not represent or propose changes to natural moderation of flood, resources of flora and fauna, aquacultural, and forestry resources, and/or to cultural project. Project as proposed is not expected to aggravate current hazards to floodplains or to have the potential to disrupt beneficial functions and values of FFRMS floodplains. Therefore, still practicable as it is not expected to represent a risk for human life, property, natural values or functions of the floodplain.

Preliminary Rejected Alternatives Re-evaluation:

Alternative 1 Relocation – The location of the greenhouses has been proposed after taking into consideration the accessibility and other beneficial aspects of the location of the greenhouses to start agricultural production. Off-property locations were considered but moving the scope of work to a new property location outside the FFRMS would create financial hardship for the applicant. This alternative would likewise negatively impact economic values as it would delay the applicant's ability to grow and sell crops as well as adding financial pressure from buying or leasing a new property.

Alternative 2 Changing Farming Style – The Program determined that the proposed greenhouses are the most cost-effective alternative to meet the financial goals of the farm's business plan. If the applicant used open-air farming it would not protect the crops from the elements and would shorten the growing season. Therefore, this reduces the economic values of the project because it would reduce profits compared to profits made from crops grown in greenhouses. Social values would be negatively affected by this alternative on the basis of environmental justice as the applicant will not be able to recover as efficiently. Natural values would be negatively impacted by open air farming as open-air farming creates a greater risk of soil erosion and other negative environmental impacts.

Alternative 3 No Action - With no action taken alternative the proposed greenhouse installation will not be implemented, and the applicant would not receive funding to construct their greenhouses. Consequently, the applicant may not be able to recover and continue agricultural production. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivocal positive impact on environmental conditions.

Step 7: Determination of No Practicable Alternative

PRDOH has reevaluated the alternatives to building in the FFRMS floodplain and has determined that it has no practicable alternative. It is the responsible entity determination that there is no practicable alternative for locating the project outside the flood zone. The proposed project will:

- 1) Have no adverse impacts on the current floodplain.
- 2) Improve existing farm's infrastructure and production.
- 3) There are no other locations within the applicant's property that are outside the floodplain and therefore construction in the floodplain may not be avoided.

A final notice was published on April 28, 2025 at a local newspaper Primera Hora newspaper of Puerto Rico detailing the reasons why the project must be located in the floodplain, a list of alternatives considered, and all

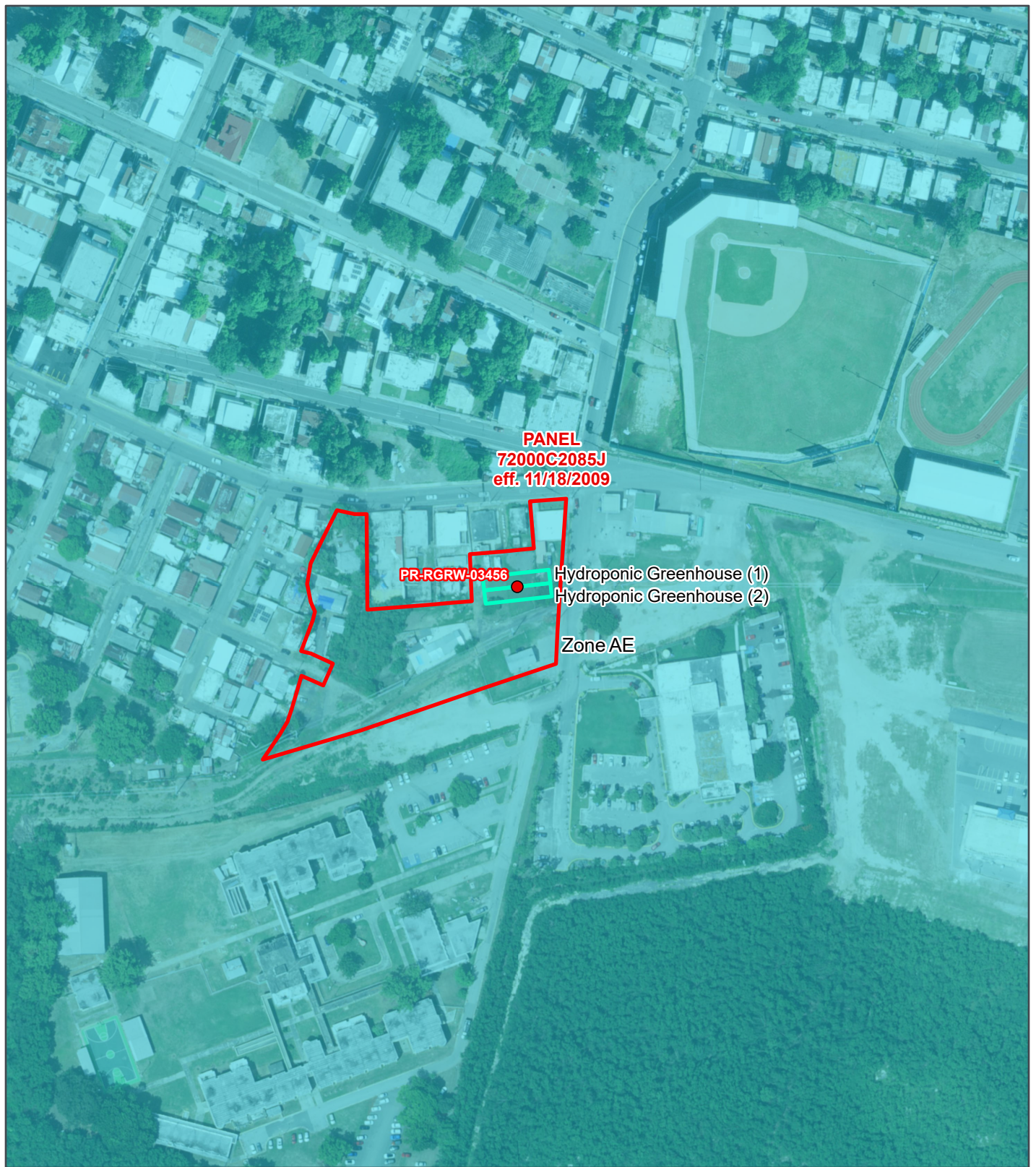
mitigation measures taken to minimize adverse impacts and preserve natural and beneficial floodplain values. No concerns were expressed by the public concerning this notice.

Step 8: Implement the Proposed Action

The PRDOH will assure that this proposed project as described above, is executed to ensure no unnecessary impacts occur nor unnecessary risks are taken. PRDOH will ensure that the recipient will implement the mitigation measures identified in Step 7.

Attachment 1

Maps



REGROW PROGRAM

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

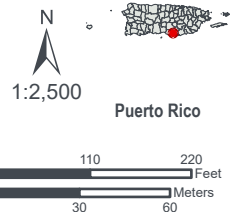
Applicant ID: PR-RGRW-03456

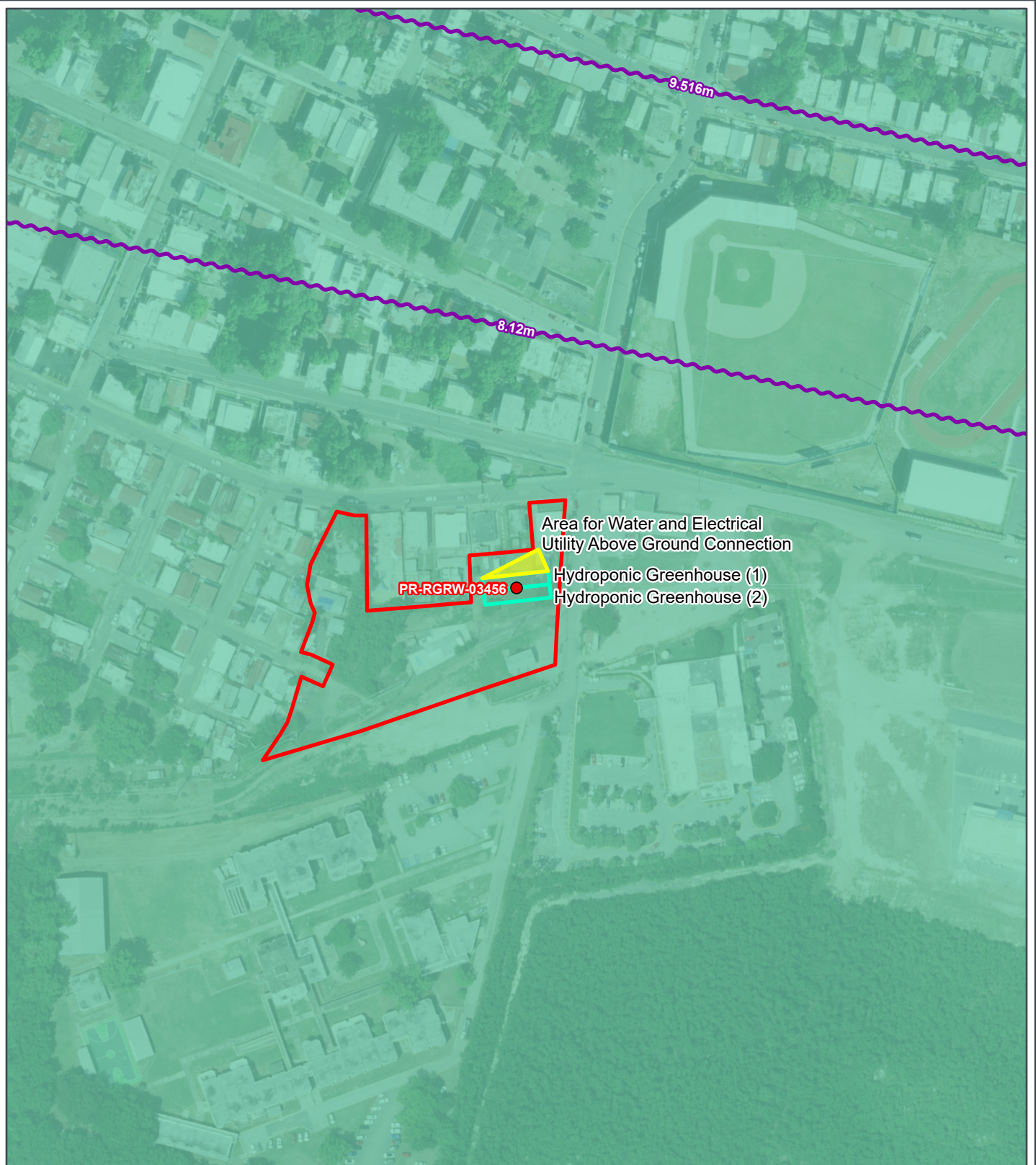
SWCA
ENVIRONMENTAL CONSULTANTS

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/21/2024
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

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

Applicant ID: PR-RGRW-03456

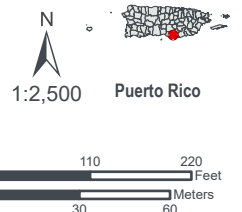


- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location
- ~ Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
-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

1 Calle Union Salinas
Salinas, Puerto Rico 00751

Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/23/2024
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 13-1: Wetlands Protection Map

Applicant ID: PR-RGRW-03456

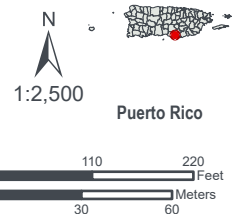
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- NHD Stream
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://apps.nationalmap.gov/downloader/#/>
<https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/21/2024
Layout: Wetlands Protection





Gobierno de Puerto Rico
Junta De Planificación de Puerto Rico
Administrador Estatal de Valles Inundables
Oficina de Geología e Hidrogeología

Determinación Número
2025-00-JDI-5519

DETERMINACIÓN DE INUNDACIÓN

Determinación sobre la clasificación de una propiedad respecto a las Áreas Especiales de Riesgo a Inundación en Puerto Rico

Número de Catastro 417-073-071-01	Nombre de la Comunidad Participante Comunidad Participante de Puerto Rico	Número de la Comunidad Participante 720000#
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Información de la Propiedad

Municipio Salinas	Barrio Barrio Pueblo	Carretera y Sector	Plus Code 779MXPF3+VH	Coordenadas X:214539.1 Y:215665.5
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Información sobre el Mapa de Tasas del Seguro de Inundación (FIRM, por sus siglas en inglés)

Número del Mapa de Inundación, FIRM 72000C2085J	Vigencia 18/Nov/2009	Status de Panel Printed	Zona Inundable AE
Cauce Mayor (Sí, No, No determinado) No	¿La propiedad ubica en un área especial de riesgo a inundación del 1% de probabilidad? Sí	Nivel de Inundación Base (MSL) 7.3 m. e	Profundidad de Inundación Base (Solo aplica a Zona AO) No Aplica
Sistema de Barreras Costeras (Sí o No)/Fecha de Designación No Aplica	Tipo de Barrera Costera No Aplica	Cuenca Hidrográfica (USGS) Cuenca desde el Río Salinas hasta el Río Jacaguas	¿Se propone depósito de relleno? Sí
Nombre del Cuerpo de Agua Adyacente (cuando es VE es el mar, primera fase el cuerpo de agua mas cercano) Río Nigua (Ríos) a 6601.7 m.			

Información sobre el Mapa de Niveles de Inundación Base Recomendados (ABFE, por sus siglas en inglés)

Número del Mapa de Inundación 72000C2085J	Vigencia 13/Apr/2018	Zona Inundable A
--	-------------------------	---------------------

La Junta de Planificación de Puerto Rico, en su resolución JP-ABFE_01 del 23 de marzo de 2018, **requiere que para toda nueva construcción o mejora sustancial, otorgación de permisos según aplique en su ámbito jurisdiccional cumpla con los Mapas de Niveles de Inundación Base Recomendados** preparados por la Agencia Federal para el Manejo de Emergencias (FEMA, por sus siglas en inglés); excluyendo de su uso determinaciones o decisiones relacionadas al seguro de inundación NFIP, por sus siglas en inglés.

Determinación

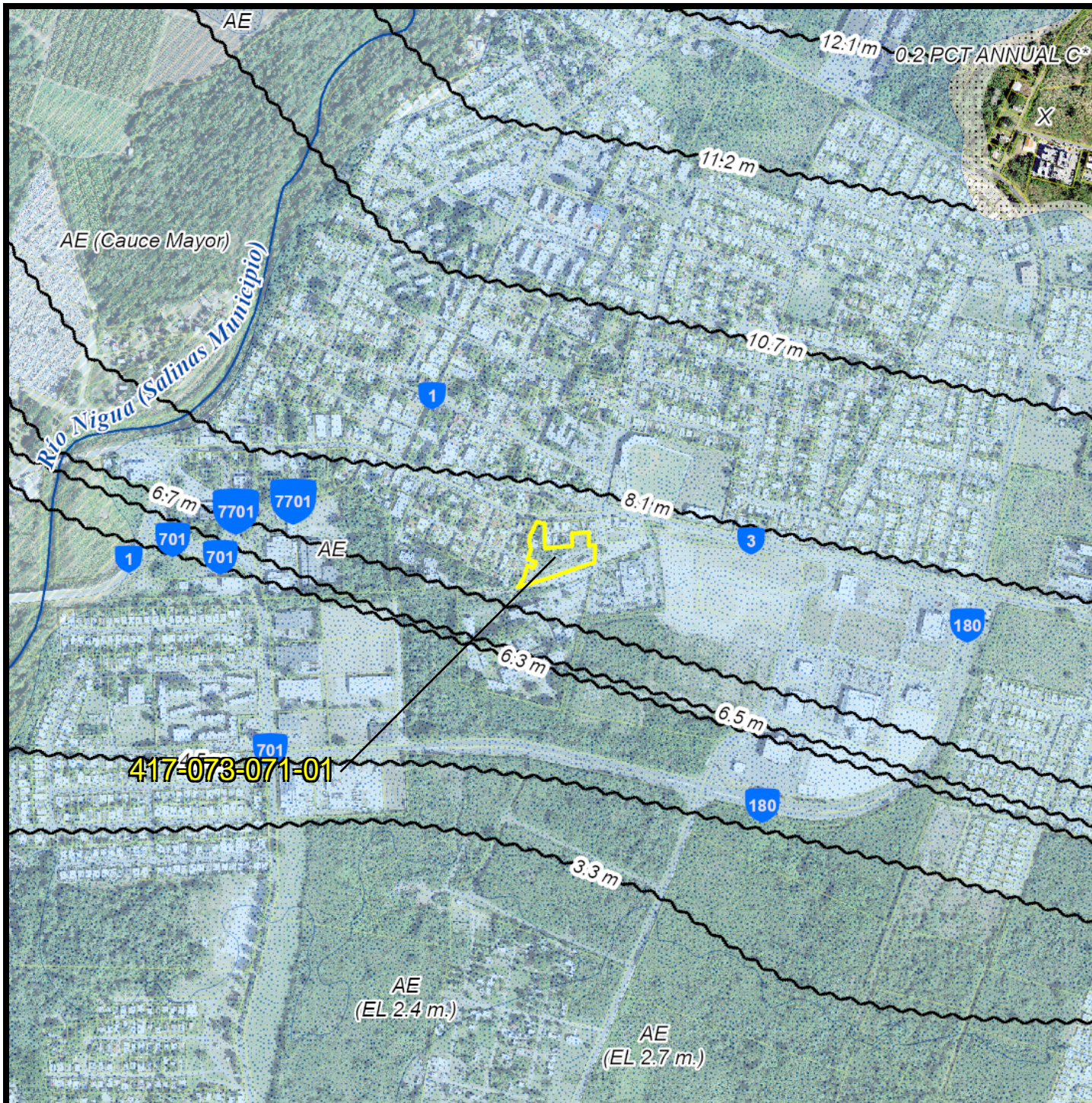
Esta determinación está basada en datos de la Junta de Planificación y datos obtenidos de los Mapas de Tasas del Seguro de Inundación vigentes y no determina la localización exacta de una estructura dentro de una propiedad. Se advierte que una propiedad no localizada dentro del área inundable regulatoria (inundación del 1% de probabilidad o inundación con recurrencia de 100 años) pudiera ser afectada por inundaciones locales o inundaciones de otras recurrencias no reflejadas en estos mapas. Para propósitos del seguro de inundación, el mapa oficial es el DFIRM, adoptado por la Junta de Planificación de Puerto Rico. La clasificación parcial entre dos o más zonas, prevalecerá la más estricta.

Si la propiedad está en un Área Especial de Riesgo [Peligro] a Inundación, se requiere cumplir con las disposiciones del Reglamento de Planificación No. 13 vigente y será requerido cumplir con la Ley Federal de Protección a Desastres del año 1973. Para las zonas A, AE, AO, AH, A99 y VE es requisito obligatorio adquirir un seguro de inundación para propiedades con hipotecas respaldadas federalmente.

Solicitante
Justin K Neely

Contáctenos en avipr@jp.pr.gov

Fecha de Emisión
11/Apr/2025



Mapa sobre Tasas del Seguro de Inundación (Flood Insurance Rate Maps, FIRM)

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 2085J

FIRM
FLOOD INSURANCE RATE MAP
COMMONWEALTH OF
PUERTO RICO
AND MUNICIPALITIES

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
Puerto Rico	72000	2085	J

Notes to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

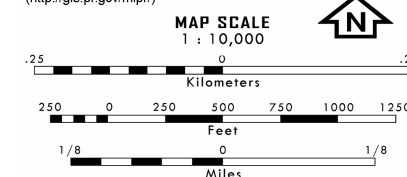
MAP NUMBER
72000C2085J

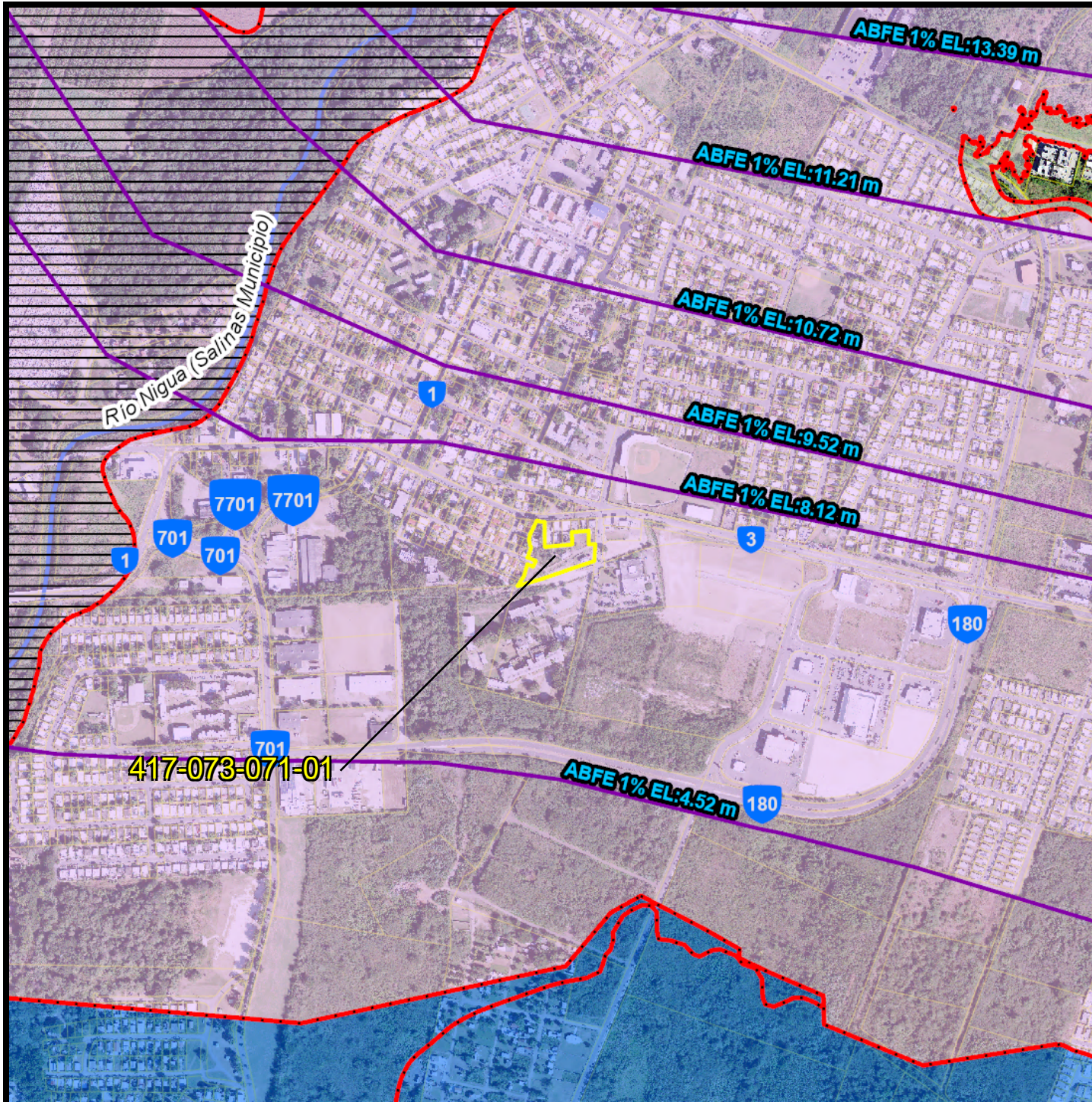
EFFECTIVE DATE
18/Nov/2009

Federal Emergency Management Agency

Leyenda	
	0.2% ACF
	A
	A99
	Cauce Mayor
	Coastal Barrier
	AE
	AH
	AO
	VE
	X

Notas:
Las elevaciones mostradas en estos mapas son consideradas la mejor información disponible hasta que se desarrollen Mapas de Tasas del Seguro de Inundación (FIRM, por sus siglas en inglés) actualizados.
Estos mapas NO han sido desarrollados para tomar determinaciones respecto al seguro de inundación del Programa Nacional del Seguro de Inundación (NFIP, por sus siglas en inglés). Para propósitos del seguro de inundación, se debe hacer referencia a los FIRMs vigentes para Puerto Rico y disponibles en <http://msc.fema.gov> o en la herramienta MiPR de la Junta de Planificación (<http://gis.pr.gov/mipr/>)





Mapa de Niveles de Inundación Base Recomendados Para propósitos de nueva construcción o mejora substancial.

Estos mapas desarrollados por la Agencia Federal para el Manejo de Emergencias (FEMA, por sus siglas en inglés) identifican cuales áreas se encuentran en las nuevas zonas inundables recomendadas del 1% y 2% de probabilidad, así como los niveles de inundación base recomendados (ABFE, por sus siglas en inglés) que pueden afectar las prácticas de construcción en Puerto Rico.

Zona Inundabilidad	Porcentaje
A	100.0

Nivel de Inundación Base Recomendado: 7.5 m.

Panel Inundabilidad: 72000C2085J

Fecha de Efectividad: 18 de abril de 2018
Ver Resolución JP-ABFE_01 del 23 de marzo de 2018

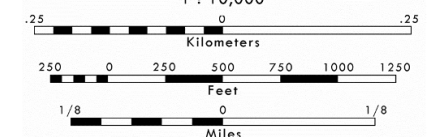
Legenda

	Hidrografía		A
	Límite ABFE		AE
	Cauce Mayor		AO
			Coastal A Zone
			VE
			X (0.2% ACF)

Notas:

La elevación de inundación base que se muestra en este mapa utiliza el nivel medio del mar (MSL). Se advierte al usuario que toda información obtenida del mapa deberá corroborarse con el Estudio del Seguro de Inundación (FIS, por sus siglas en inglés) de Puerto Rico. Se deberá utilizar la tabla de niveles de inundación provista por dicho estudio que muestra la elevación para inundación, dichos datos deberán ser utilizados en proyectos de construcción o propósitos relacionados con la administración de Valles Inundables en Puerto Rico cuando estos sean mayores a las elevaciones que muestra el mapa de inundaciones (FIRM).

MAP SCALE
1 : 10,000



Attachment 2

Step 2 Early Notice and Public Review of a Proposed Activity in the 100-Year Floodplain



Estado Libre Asociado de Puerto Rico
Municipio de Morovis
Legislatura Municipal



AVISO

Se informa al público en general que la Legislatura Municipal de Morovis, Puerto Rico, adoptó en la Segunda Sesión Ordinaria- Día 4, celebrada el 30 de septiembre de 2024, la Ordenanza Núm. 12, Serie 2024-2025. La misma fue aprobada por la Alcadesa, Hon. Carmen I. Maldonado González, el 1 de octubre de 2024. El título es el siguiente:

ORDENANZA NÚM. 12 SERIE 2024-2025

PARA APROBAR EL REGLAMENTO SOBRE EL USO Y MANEJO DEL SISTEMA DE VIGILANCIA ELECTRONICA EN INSTALACIONES MUNICIPALES; Y PARA OTROS FINES.

Esta ordenanza comenzará a regir a los diez (10) de su publicación en un periódico de circulación general. Cualquier persona interesada en obtener copia completa, podrá solicitarla en la Oficina de la Secretaria de la Legislatura Municipal después de pagar el costo de reproducción correspondiente.

Arielis M. Laureano Rolón
Secretaria de la Legislatura

Autorizado por: OCE-SA-2024-12573



Estado Libre Asociado de Puerto Rico
Municipio de Morovis
Legislatura Municipal



AVISO

Se informa al público en general que la Legislatura Municipal de Morovis, Puerto Rico, adoptó en la Segunda Sesión Ordinaria- Día 4, celebrada el 30 de septiembre de 2024, la Ordenanza Núm. 16, Serie 2024-2025. La misma fue aprobada por la Alcadesa, Hon. Carmen I. Maldonado González, el 1 de octubre de 2024. El título es el siguiente:

ORDENANZA NÚM. 16 SERIE 2024-2025

PARA APROBAR Y ADOPTAR EL "REGLAMENTO DE INTERNADO MUNICIPAL DEL MUNICIPIO DE MOROVIS, PUERTO RICO"; Y PARA OTROS FINES.

Esta ordenanza comenzará a regir a los diez (10) de su publicación en un periódico de circulación general. Cualquier persona interesada en obtener copia completa, podrá solicitarla en la Oficina de la Secretaria de la Legislatura Municipal después de pagar el costo de reproducción correspondiente.

Arielis M. Laureano Rolón
Secretaria de la Legislatura

Autorizado por: OCE-SA-2024-12573

aviso público

**Aviso Preliminar y Revisión Pública de una Actividad
Propuesta en un valle inundable designado del Estándar
Federal para el Manejo de Riesgo por Inundación**

Jonathan M Morales Hernández
PR-RGRW-03456

Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) determinó que la siguiente acción propuesta bajo el Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), número de subvención B-7-DM-72-0001 y B-18-DR-72-0001, está ubicado en un valle inundable del Estándar Federal para el Manejo de Riesgo de Inundación (FFRMS, por sus siglas en inglés). Vivienda identificará y evaluará alternativas prácticas para realizar la acción propuesta dentro del valle inundable y los impactos potenciales en el valle inundable debido a la acción propuesta, según lo estipulado en la Orden Ejecutiva 11988, según enmendada por la Orden Ejecutiva 13690, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subparte C - Procedimientos para tomar determinaciones sobre el manejo del valle inundable y la protección de humedales. El proyecto propuesto, PR-RGRW-03456, se encuentra dentro de un municipio que sufrió daños debido a los huracanes Irma y María, y está localizado en calle Unión #1, Salinas, PR 00751; coordenadas 17.975310, -66.295500. La extensión del valle inundable FFRMS se determinó utilizando el enfoque de inundación del 0.2% de probabilidad anual (0.2PFA, por sus siglas en inglés). El proyecto incluye la construcción de dos invernaderos de 20 pies por 100 pies. Los invernaderos se construirán sobre el terreno y se asegurarán con bases de concreto que se extenderán un máximo de 2 pies en el suelo. Aproximadamente 0.092 acres (4,000 pies cuadrados) del valle inundable FFRMS, valle inundable de 100 años, zona de inundación A, se verán afectados por los invernaderos. El valle inundable en el área del proyecto se puede encontrar en el mapa de niveles de inundación base (ABFE, por sus siglas en inglés), como se indica en el Nivel de Inundación Base Recomendado de FEMA para Puerto Rico en Puerto Rico Advisory Base Flood Elevations (ABFEs) (argis.com). Existen posibles efectos adversos de la construcción dentro o cerca de un valle inundable, como la pérdida de retención de agua de inundación, pérdida de activos científicos y pérdida de hábitat.

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

Comentarios por escrito deben ser recibidos por Vivienda en la siguiente dirección en o antes de 15 de noviembre de 2024: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461, y (787)274-2527 ext. 4320, Atención: Abdul X. Feliciano Plaza, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible para revisión de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. Los comentarios también pueden enviarse por correo electrónico a environmentdcbg@vivienda.pr.gov.

Fecha: 31 de octubre de 2024

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

Autorizado por la Oficina del Contralor
Electoral OCE-SA-2024-00076

public notice

**Early Notice and Public Review of a Proposed
Activity in a Federal Flood Risk Management Standard
Designated Floodplain**

Jonathan M Morales Hernández
PR-RGRW-03456

To: All Interested Parties, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has determined that the following proposed action under the Re-Grow PR Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDBG-DR), Grant number B-7-DM-72-0001 and B-18-DR-72-0001, is located in a Federal Flood Risk Management Standard (FFRMS) floodplain. PRDOH will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, as amended by Executive Order 13690, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project, PR-RGRW-03456, is within a municipality with structures damaged by Hurricanes Irma and María and it's located at #1 Union Street, Salinas, PR 00751; coordinates 17.975310, -66.295500. The extent of the FFRMS floodplain was determined using a 0.2 Percent Annual-Chance Flood Approach (0.2PFA). The project includes the construction of two 20-foot by 100-foot greenhouses. The greenhouses will be built on bare ground and secured with concrete footers that extend a maximum of 2 feet into the ground. Approximately 0.092 acres (4,000 square feet) of the FFRMS floodplain, 100-year floodplain, flood zone A, will be affected by the greenhouses. The floodplain in the project area can be found at the Advisory Base Flood Elevation Map (ABFE), as indicated on the FEMA Advisory Base Flood Elevation for Puerto Rico at Puerto Rico Advisory Base Flood Elevations (ABFEs) (argis.com). There are potential adverse effects of construction within or near a FFRMS floodplain such as losing floodwater retention, loss of scientific assets, and habitat loss.

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

Written comments must be received by PRDOH at the following address on or before November 15, 2024: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461, and (787)274-2527 ext. 4320, Attention: Abdul X. Feliciano Plaza, Permits and Environmental Compliance Specialist. A full description of the project may also be reviewed from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. Comments may also be submitted via email at environmentdcbg@vivienda.pr.gov.

Date: October 31, 2024

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

Autorizado by the Office of the Electoral
Comptroller OCE-SA-2024-00076

From: [environmentcdbg](mailto:environmentcdbg@vivienda.pr.gov)
To: Jose.A.CedenoMaldonado@hud.gov; [Mahon.Donna.M](mailto:Mahon.Donna.M@fws.gov); Caribbean_es@fws.gov; Lourdes.Mena@fws.gov; Rodriguez.elias@epa.gov; Guerrero.carmen@epa.gov; PublicMail.CESAJ-CC@usace.army.mil; richard.okulski@noaa.gov; Noah.Silverman@noaa.gov; nmfs.ser.esa.consultations@noaa.gov; FEMA-R4EHP@fema.dhs.gov; comentariosjp@jp.pr.gov; carubio@prshpo.pr.gov; comunicaciones@ddec.pr.gov; secretario@ddec.pr.gov; jannira.colon@ddec.pr.gov; Rivera_r1@jp.pr.gov; pmzc@drna.pr.gov; eortega@drna.pr.gov; ayudaciudadano@drna.pr.gov; anais.rodriquez@drna.pr.gov
Subject: Public Notice – Early Notice and Public Review of a Proposed Activity in a in a Federal Flood Risk Management Standard Designated Floodplain and Wetland_PRDOH Case PR-RGRW-03456
Date: Friday, November 1, 2024 4:05:00 PM
Attachments: [Early Notice Primera Hora PR-RGRW-03456.pdf](#)
[image001.png](#)

Concerned agencies,

Enclosed please find a **Public Notice – Early Notice and Public Review of a Proposed Activity in a Federal Flood Risk Management Standard Designated Floodplain** the Puerto Rico Department of Housing (as the Responsible Entity) published as part of HUD's requirements for the release of CDBG-DR funds to undertake the project *Jonathan M Morales Hernández* (PR-RGRW-03456). The Early Notice was published in the *Primera Hora* newspaper of Puerto Rico on October 31, 2024.

Respectfully,

Permits and Environmental Compliance Division

Disaster Recovery Office

environmentcdbg@vivienda.pr.gov | 787.274.2527

Visit us: recuperacion.pr.gov

Contact us: infocdbg@vivienda.pr.gov

DEPARTAMENTO DE LA
VIVIENDA



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Attachment 3

Step 7 Final Notice and Public Review of a Proposed Activity in the 100-Year Floodplain



**ESTADO LIBRE ASOCIADO DE PUERTO RICO
MUNICIPIO AUTÓNOMO DE DORADO
JUNTA DE SUBASTAS**

Junta de Subastas, PO Box 588, Dorado, Puerto Rico 00646. Tel: (787)796-1230

AVISO DE SUBASTAS

SUBASTA NÚM. 37-2024-2025- Construcción General en Diferentes Comunidades de Dorado

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 9:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 9:30 a.m.

SUBASTA NÚM. 38-2024-2025- Arrendamiento vehículos Transportación Masivo

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 10:00 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:00 a.m.

SUBASTA NÚM. 39-2024-2025- Arrendamiento de vehículos Transportación (recogido y entrega) participantes Centro Edad Avanzada "La Nueva Aurora"

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 11:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:00 a.m.

SUBASTA NÚM. 40-2024-2025- Adquisición Uniformes y otros Artículos

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 11:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:15 a.m.

SUBASTA NÚM. 41-2024-2025- Adquisición compra equipo y materiales de cocina

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 11:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:30 a.m.

SUBASTA NÚM. 42-2024-2025- Rotulación calles y señalización de tránsito en diferentes comunidades de Dorado

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 9:30 a.m.

SUBASTA NÚM. 43-2024-2025- Arrendamiento Equipo Pesado

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 9:45 a.m.

SUBASTA NÚM. 44-2024-2025- Servicio de Cocktail, comida y otros

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 10:00 a.m.

SUBASTA NÚM. 45-2024-2025- Servicio Mantenimiento Ascensores ubicados en diferentes dependencias

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 10:15 a.m.

SUBASTA NÚM. 46-2024-2025- Adquisición de juguetes

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 10:30 a.m.

Lugar de Reunión Pre-Subasta: Todos los proponentes interesados deben asistir a las reuniones pre-subastas en la fecha y hora indicada. Serán Compulsorias. La misma se celebrará en la Sala de Sesiones de la Legislatura Municipal, en el segundo piso del Pabellón Rafael Hernández Colón en Dorado.

Todo licitador debe registrarse en el sistema electrónico de subastas del Municipio Autónomo de Dorado, a través de: <https://doradoclientesnegov.com>.

Para participar en estas subastas se requiere una fianza de quinientos (\$500.00) dólares. Esta fianza se puede sustituir a través de un "Bid Bond" giro, cheque certificado a favor del Municipio de Dorado, o efectivo.

Es requisito obtener y cumplir con las Especificaciones y/o condiciones, las cuales estarán disponibles a través del Portal del Municipio de Dorado, <https://doradoclientesnegov.com> vía correo electrónico, licitaciones@doradoclientesnegov.com, o en la Oficina de Secretaría Municipal de 8:00 a.m. a 12m y de 1:00 p.m. a 4:00 p.m. de lunes a viernes, a partir de la fecha de esta publicación.

Las propuestas serán evaluadas por el Municipio de Dorado, como se describe en las instrucciones de la subasta y de acuerdo con las leyes y reglamentos locales y federales aplicables.

La adjudicación solo se otorgará a una entidad que esté autorizada y que no sea ineligible para la adjudicación de un contrato debido a suspensión, inhabilitación o denegación limitada de participación. El Municipio de Dorado es un patrono de igualdad de oportunidades y no discrimina por sexo, género o identidad sexual, raza, edad, origen nacional, credo religioso, estado civil, veteranos de guerra, minusvalía o incapacidad.

Publicado en Dorado, Puerto Rico hoy, 28 de abril de 2025.

Amilbal José Torres
Presidente Junta de Subastas

Axel Rodríguez Malpica
Secretario Junta de Subastas

Dr. Luis M. Cruz Cruz
Oftalmólogo

Informa a sus pacientes el cierre permanente de su oficina en el Edificio Médico IV ubicado en la calle Dr. Basora #55 N. Of. 109 Mayaguez P.R. efectivo el 30 de mayo de 2025.

Todo paciente activo puede recoger su expediente médico durante el mes de mayo. Favor de llamar al teléfono 787-834-6290 con antelación para tener documentos que deben ser llenados disponibles así como los expedientes. La entrega de documentos se hará de 8:00 am. a 12:00 md.



AVISO PÚBLICO
VIVIENDA

GOBIERNO DE PUERTO RICO

Aviso Final y Explicación Pública de una Actividad Propuesta en un valle inundable

Jonathan M. Morales Hernández, DGA
PR-HGRW-03456-W

Para: Todos las agencias interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) ha realizado una evaluación según lo requerido por la Orden Ejecutiva 1988, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subpart C - Procedimientos para hacer determinaciones sobre el manejo del valle inundable y la protección de humedales. La actividad está subvencionada con fondos del Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDRG-DR), número de subvención 8-T-DW-72-0001 y 8-18-DP-72-0001. El proyecto propuesto, **PR-HGRW-03456-W**, está localizado en la calle Unión #1, Salinas, PR 00783, coordenadas 17.57507, -66.25662 y está ubicado dentro del valle inundable. El proyecto consiste en la compra e instalación de dos nuevas invernaderos, la compra de suministros de producción y una camioneta. Los nuevos invernaderos tendrán un tamaño aproximado de 2000 pies cuadrados (20 pies por 100 pies) por 10 pies de altura, colocados uno al lado del otro, para una superficie total de 4000 pies cuadrados. Los invernaderos se construirán sobre el suelo utilizando postes de acero, plástico para el techo y lora negra para el suelo. Los nuevos invernaderos se asegurarán mediante apozos de hormigón vertido en la base de cada uno de los postes de acero, que se extenderán un máximo de 2 pies de profundidad en cada esquina de los invernaderos y en todo el interior y permitirán de las estructuras, para un total de aproximadamente 40 postes utilizados. La instalación de los dos invernaderos ocupará una superficie de aproximadamente 4000 pies cuadrados (100 acres) dentro de la parcela, con un área total de 184 acres. El proyecto propuesto se ubicará completamente dentro de un valle inundable de 100 acres, zona de inundación A de acuerdo con el mapa de niveles de inundación base (ABF, por sus siglas en inglés), como se indica en el Nivel de Inundación Base Recomendado de FEMA, para Puerto Rico en Puerto Rico Advisory Base Flood Elevations (ABFEs) (<https://www.fema.gov>).

Vivienda ha considerado las siguientes alternativas y medidas de mitigación para minimizar los impactos adversos y restaurar y preservar las funciones naturales y beneficios, así como los valores intrínsecos del valle inundable existente: (1) ubicar el proyecto dentro del valle inundable, (2) ubicar el proyecto fuera del valle inundable, (3) cambiar el estilo de cultivo, y (4) no tomar ninguna acción. De realizar el proyecto, el solicitante tendría que comprar un terreno o arrendar una propiedad fuera del valle inundable y construir ahí los invernaderos. Los valores sociales se verían afectados negativamente en términos de justicia ambiental, ya que la necesidad de comprar o arrendar una nueva propiedad generaría dificultades financieras para el solicitante. Esta alternativa también impactaría negativamente los valores económicos, ya que reduciría la capacidad del solicitante para cultivar y vender cultivos, además de aumentar la presión financiera para el solicitante. El solicitante podría cambiar el estilo de cultivo y utilizar la agricultura de aire libre. Sin embargo, la agricultura de aire libre no protegería los cultivos de los elementos y acortaría la temporada de crecimiento. Por lo tanto, esto reduciría el valor económico del proyecto porque reduciría los ganancias en comparación con los ganancias obtenidos de los cultivos en invernaderos. Los valores sociales se verían afectados negativamente por esta alternativa sobre la base de la justicia ambiental, ya que el solicitante no podría recuperarse con la misma eficiencia. La agricultura de aire libre perjudicaría los valores naturales, ya que esto generaría un mayor riesgo de erosión del suelo y otros impactos ambientales negativos. Si no se tomaran medidas, no se vería afectado el valle inundable, pero el solicitante no recibiría fondos para la compra e instalación de los invernaderos. En consecuencia, es posible que el solicitante no pueda recuperarse ni continuar con la producción agrícola. Los valores sociales y económicos se verían afectados negativamente, ya que se reduciría la capacidad del solicitante para dedicarse a la agricultura o cambio de un impacto positivo insignificante o equivocado en las condiciones ambientales. La compra e instalación de los invernaderos debe realizarse en el valle inundable. El proyecto minimizará los posibles impactos en el valle inundable al exigir a los contratistas solicitantes que implementen las mejores prácticas de gestión (BMP), incluidas las medidas de control de la erosión y la sedimentación durante las actividades de construcción. Se ha cumplido con todos los procedimientos estatales y locales de protección de valles inundables.

Vivienda revisó las alternativas para construir en el valle inundable y determinó que no cuenta con alternativas prácticas al desarrollo del valle inundable. La documentación ambiental que documente el cumplimiento de la Orden Ejecutiva 1988 está disponible para inspección, revisión y reproducción del público, de ser solicitado, en el horario y lugar indicado en el último párrafo de este aviso, el cual trata sobre recibir de comentarios.

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

Comentarios por escrito deben ser recibidos por Vivienda en la siguiente dirección en o antes de 5 de mayo de 2025: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-9481, y (787)274-2527 ext. 4330, Atención: Abdul Feliciano, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. Los comentarios también pueden enviarse por correo electrónico a comentariosambientales@viviendaprr.gov.

Fecha: 28 de abril de 2025

Clay J. Pérez Peña
Secretario del Departamento de la Vivienda



PUBLIC NOTICE
HOUSING

GOVERNMENT OF PUERTO RICO

Final Notice and Public Explanation of a Proposed Activity in a Floodplain

Jonathan M. Morales Hernández, DGA
PR-HGRW-03456-W

To: All Interested Agencies, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has conducted an evaluation as required by the Executive Order 1988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Re-Grow PR Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDRG-DR), Grant number 8-T-DW-72-0001 and 8-18-DP-72-0001. The proposed project, **PR-HGRW-03456-W**, is located at #1 Union Street, Salinas, PR 00783, coordinates 17.57507, -66.25662 and is located within the floodplain. The project consists in the purchase and installation of two new greenhouses, and the purchase of production supplies and a van. The new greenhouses will be approximately 2000 square feet in size (20 feet by 100 feet) by 10 feet in height, placed side-by-side for a total footprint of 4,000 square feet. The greenhouses will be built on bare ground using steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 feet deep on each corner of the greenhouses and throughout the interior and perimeter of the structures, for a total of approximately 40 posts used. The installation of the two greenhouses would occupy a footprint of about 4000 square feet (100 acres) within the parcel, with a total area of 184 acres. The proposed project will be entirely located within a 100-year floodplain, Flood zone A, according to the Advisory Base Flood Elevation Map (ABFE), as indicated on the FEMA Advisory Base Flood Elevation for Puerto Rico at Puerto Rico Advisory Base Flood Elevations (ABFEs) (<https://www.fema.gov>).

PRDOH has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: (1) locate the project within the floodplain, (2) locate the project outside the floodplain, (3) change the farming style, and (4) take no action. If the project is relocated, the applicant would have to purchase land or a lease property located outside the floodplain and construct the greenhouses there. This alternative would result in little to no improvement on natural values as building the greenhouses on a different property could create or cause other unanticipated natural impacts. Social values would be negatively affected on the basis of environmental justice as needing to purchase or lease a new property would create financial hardship for the applicant. This alternative would likewise negatively impact economic values, as it would delay the applicant's ability to grow and sell crops, as well as adding financial pressure. The applicant could change the farming style to utilize open air farming. However, open air farming would not protect the crops from the elements and would shorten the growing season. Therefore, this reduces the economic values of the project because it would reduce profits compared to profits made from crops grown in greenhouses. Social values would be negatively affected by this alternative on the basis of environmental justice as the applicant will not be able to recover as efficiently. Natural values would be negatively impacted by open air farming as open air farming creates a greater risk of soil erosion and other negative environmental impacts. If no action is taken, no floodplains would be affected, but the applicant would not resolve funding to purchase and install the greenhouses. Consequently, the applicant may not be able to recover and continue agricultural production. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivalent positive impact on environmental conditions. The purchase and installation of the greenhouses must take place in the flood plain. The project will minimize potential impacts to the floodplain by requiring applicant contractors to implement appropriate best management practices (BMPs), including erosion and sedimentation control measures during construction activities. Compliance with all state and local floodplain protection procedures has been achieved.

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

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

Written comments must be received by the PRDOH at the following address on or before May 5, 2025: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-9481, and (787)274-2527 ext. 4330, Attention: Abdul Feliciano, Permits and Environmental Compliance Specialist. A full description of the project may also be reviewed from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. Comments may also be submitted via email at comentariosambientales@viviendaprr.gov.

Date: April 28, 2025

Clay J. Pérez Peña
Secretary of the Department of Housing

From: [CDBG - Comentarios Ambiental](#)
To: [Jose.A.CedenoMaldonado@hud.gov](#); [Donna.M.Mahon@hud.gov](#); [Caribbean_es@fws.gov](#); [Lourdes_Mena@fws.gov](#); [vivian.gerena@usace.army.mil](#); [nelson.r.colon@usace.army.mil](#); [cesaa-cco@usace.army.mil](#); [Rivera_r1@jp.pr.gov](#); [comentariosjp@jp.pr.gov](#); [Noah.Silverman@noaa.gov](#); [nmfs.ser.esa.consultations@noaa.gov](#); [FEMA-R4EHP@fema.dhs.gov](#); [carubio@prshpo.pr.gov](#); [comunicaciones@ddec.pr.gov](#); [Rodriguez.elias@epa.gov](#); [Guerrero.carmen@epa.gov](#); [secretario@ddec.pr.gov](#); [jannira.colon@ddec.pr.gov](#); [pmzc@drna.pr.gov](#); [eortega@drna.pr.gov](#); [ayudaciudadano@drna.pr.gov](#); [waldemar.quiles@drna.pr.gov](#)
Subject: Public Notice – Final Notice and Public Explanation of a Proposed Activity in a Floodplain_PRDOH_CDBG-DR_PR-RGRW-03456-W
Date: Monday, April 28, 2025 10:49:30 AM
Attachments: [Final Notice Primera Hora PR-RGRW-03456-W.pdf](#)
[image003.png](#)

Concerned agencies,

Enclosed please find a **Public Notice – Final Notice and Public Explanation of a Proposed Activity in a Floodplain**, the Puerto Rico Department of Housing (as the Responsible Entity) published as part of HUD's requirements for the release of CDBG-DR funds to undertake the project *Jonathan M. Morales Hernández DBA* (PR-RGRW-03456-W). The Final Notice was published in the Primera Hora newspaper of Puerto Rico on April 28, 2025.

Respectfully,

PERMITS AND ENVIRONMENTAL COMPLIANCE DIVISION
Disaster Recovery Office

comentariosambiental@vivienda.pr.gov | 787.274.2527

Visit us: recuperacion.pr.gov

Contact us: infocdbg@vivienda.pr.gov



DEPARTAMENTO DE LA
VIVIENDA
GOBIERNO DE PUERTO RICO

NOTA DE CONFIDENCIALIDAD: Esta transmisión electrónica contiene información perteneciente al Departamento de Vivienda de Puerto Rico, la cual es confidencial y / o privilegiada legalmente. Si usted no es el destinatario previsto, informe inmediatamente al remitente por correo electrónico de respuesta o por teléfono que este mensaje se le ha transmitido inadvertidamente y elimine este correo electrónico de su sistema. Si ha recibido esta transmisión por error, por la presente se le notifica que cualquier divulgación, copia, distribución o cualquier acción basada en el contenido de la información está estrictamente prohibida. El uso, difusión, distribución o reproducción no autorizados de este mensaje por personas que no sean el destinatario previsto está estrictamente prohibido y puede ser ilegal.

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**ESTADO LIBRE ASOCIADO DE PUERTO RICO
MUNICIPIO AUTÓNOMO DE DORADO
JUNTA DE SUBASTAS**

Junta de Subastas, PO Box 588, Dorado, Puerto Rico 00646. Tel: (787)796-1230

AVISO DE SUBASTAS

SUBASTA NÚM. 37-2024-2025- Construcción General en Diferentes Comunidades de Dorado

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 9:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 9:30 a.m.

SUBASTA NÚM. 38-2024-2025- Arrendamiento vehículos Transportación Masiva

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 10:00 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:00 a.m.

SUBASTA NÚM. 39-2024-2025- Arrendamiento de vehículos Transportación (recogido y entrega) participantes Centro Edad Avanzada "La Nueva Aurora"

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 11:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:00 a.m.

SUBASTA NÚM. 40-2024-2025- Adquisición Uniformes y otros Artículos

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 11:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:15 a.m.

SUBASTA NÚM. 41-2024-2025- Adquisición compra equipo y materiales de cocina

Fecha de Reunión Pre-Subasta: martes 6 de mayo de 2025, 11:30 a.m.
Fecha de entrega y apertura: martes 13 de mayo de 2025, 10:30 a.m.

SUBASTA NÚM. 42-2024-2025- Rotulación calles y señalización de tránsito en diferentes comunidades de Dorado

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 9:30 a.m.

SUBASTA NÚM. 43-2024-2025- Arrendamiento Equipo Pesado

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 9:45 a.m.

SUBASTA NÚM. 44-2024-2025- Servicio de Cocktail, comida y otros

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 10:00 a.m.

SUBASTA NÚM. 45-2024-2025- Servicio Mantenimiento Ascensores ubicados en diferentes dependencias

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 10:15 a.m.

SUBASTA NÚM. 46-2024-2025- Adquisición de juguetes

Fecha de entrega y apertura: jueves 8 de mayo de 2025, 10:30 a.m.

Lugar de Reunión Pre-Subasta: Todos los proponentes interesados deben asistir a las reuniones pre-subastas en la fecha y hora indicada. Serán Compulsoria. La misma se celebrará en la Sala de Sesiones de la Legislatura Municipal, en el segundo piso del Pabellón Rafael Hernández Colón en Dorado.

Todo licitador debe registrarse en el sistema electrónico de subastas del Municipio Autónomo de Dorado, a través de: <https://doradobidsystem.gov.com>.

Para participar en estas subastas se requiere una fianza de quinientos (\$500.00) dólares. Esta fianza se puede sustituir a través de un "Bid Bond" giro, cheque certificado a favor del Municipio de Dorado, o efectivo.

Es requisito obtener y cumplir con las Especificaciones y/o condiciones, las cuales estarán disponibles a través del Portal del Municipio de Dorado, <https://dorado.streamlinegov.com> vía correo electrónico, judasubastas@doradobidsystem.gov.com, o en la Oficina de Secretaría Municipal de 8:00 a.m. a 12m y de 1:00 p.m. a 4:00 p.m. de lunes a viernes, a partir de la fecha de esta publicación.

Las propuestas serán evaluadas por el Municipio de Dorado, como se describe en las instrucciones de la subasta y de acuerdo con las leyes y reglamentos locales y federales aplicables.

La adjudicación solo se otorgará a una entidad que esté autorizada y que no sea ineligible para la adjudicación de un contrato debido a suspensión, inhabilitación o denegación limitada de participación. El Municipio de Dorado es un patrono de igualdad de oportunidades y no discrimina por sexo, género o identidad sexual, raza, edad, origen nacional, credo religioso, estado civil, veteranos de guerra, minusvalía o incapacidad.

Publicado en Dorado, Puerto Rico hoy, 28 de abril de 2025.

Amilbal José Torres
Presidente Junta de Subastas

Axel Rodríguez Malpica
Secretario Junta de Subastas

Dr. Luis M. Cruz Cruz
Oftalmólogo

Informa a sus pacientes el cierre permanente de su oficina en el Edificio Médico IV ubicado en la calle Dr. Basora #55 N. Of. 109 Mayaguez P.R. efectivo el 30 de mayo de 2025.

Todo paciente activo puede recoger su expediente médico durante el mes de mayo. Favor de llamar al teléfono 787-834-6290 con antelación para tener documentos que deben ser llenados disponibles así como los expedientes. La entrega de documentos se hará de 8:00 am. a 12:00 md.



**DEPARTAMENTO DE LA
VIVIENDA**
GOBIERNO DE PUERTO RICO

**Aviso Final y Explicación Pública de una
Actividad Propuesta en un valle inundable**

Jonathan M. Morales Hernández, DSA
PR-HGRW-03456-W

Para: Todos las agencias interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) ha realizado una evaluación según lo requerido por la Orden Ejecutiva 1988, de acuerdo con las regulaciones de HUD en 24 CFR 55.20 Subpart C - Procedimientos para hacer determinaciones sobre el manejo del valle inundable y la protección de humedales. La actividad está subvencionada con fondos del Programa Renacer Agrícola de Puerto Rico - Agricultura Urbana y Rural, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDRG-DR), número de subvención 8-T-DW-72-0001 y 8-18-DP-72-0001. El proyecto propuesto, **PR-HGRW-03456-W**, está localizado en la calle Unión #1, Salinas, PR 00783, coordenadas 17.57507, -86.25662 y está ubicado dentro del valle inundable. El proyecto consiste en la compra e instalación de dos nuevas invernaderos, la compra de suministros de producción y una camioneta. Los nuevos invernaderos tendrán un tamaño aproximado de 2000 pies cuadrados (20 pies por 100 pies) por 10 pies de altura, colocados uno al lado del otro, para una superficie total de 4000 pies cuadrados. Los invernaderos se construirán sobre el suelo utilizando postes de acero, plástico para el techo y lora negra para el suelo. Los nuevos invernaderos se asegurarán mediante apozos de hormigón vertido en la base de cada uno de los postes de acero, que se extenderán un máximo de 2 pies de profundidad en cada esquina de los invernaderos y en todo el interior y permitirán de las estructuras, para un total de aproximadamente 40 postes utilizados. La instalación de los dos invernaderos ocupará una superficie de aproximadamente 4000 pies cuadrados (100 acres) dentro de la parcela, con un área total de 184 acres. El proyecto propuesto se ubicará completamente dentro de un valle inundable de 100 años, zona de inundación A de acuerdo con el mapa de niveles de inundación base (ABFT, por sus siglas en inglés), como se indica en el Nivel de Inundación Base Recomendado de FEMA, para Puerto Rico en Puerto Rico Advisory Base Flood Elevations (ABFEs) (<https://www.fema.gov>).

Vivienda ha considerado las siguientes alternativas y medidas de mitigación para minimizar los impactos adversos y restaurar y preservar las funciones naturales y beneficios, así como los valores intrínsecos del valle inundable existente: (1) ubicar el proyecto dentro del valle inundable, (2) ubicar el proyecto fuera del valle inundable, (3) cambiar el estilo de cultivo, y (4) no tomar ninguna acción. De realizar el proyecto, el solicitante tendría que comprar un terreno o arrendar una propiedad fuera del valle inundable y construir ahí los invernaderos. Los valores sociales se verían afectados negativamente en términos de justicia ambiental, ya que la necesidad de comprar o arrendar una nueva propiedad generaría dificultades financieras para el solicitante. Esta alternativa también impactaría negativamente los valores económicos, ya que reduciría la capacidad del solicitante para cultivar y vender cultivos, además de aumentar la presión financiera para el solicitante. El solicitante podría cambiar el estilo de cultivo y utilizar la agricultura de libre libre. Sin embargo, la agricultura de libre libre no protegería los cultivos de los elementos y acortaría la temporada de crecimiento. Por lo tanto, esto reduciría el valor económico del proyecto porque reduciría los ganancias en comparación con las ganancias obtenidas de los cultivos en invernaderos. Los valores sociales se verían afectados negativamente por esta alternativa sobre la base de la justicia ambiental, ya que el solicitante no podría recuperarse con la misma eficiencia. La agricultura de libre libre perjudicaría los valores naturales, ya que esto generaría un mayor riesgo de erosión del suelo y otros impactos ambientales negativos. Si no se tomaran medidas, no se vería afectado el valle inundable, pero el solicitante no recibiría fondos para la compra e instalación de los invernaderos. En consecuencia, es posible que el solicitante no pueda recuperarse ni continuar con la producción agrícola. Los valores sociales y económicos se verían afectados negativamente, ya que se reduciría la capacidad del solicitante para dedicarse a la agricultura o cambio de un impacto positivo insignificante o equivocado en las condiciones ambientales. La compra e instalación de los invernaderos debe realizarse en el valle inundable. El proyecto minimizará los posibles impactos en el valle inundable al exigir a los contratistas solicitantes que implementen las mejores prácticas de gestión (BMP), incluidas las medidas de control de la erosión y la sedimentación durante las actividades de construcción. Se ha cumplido con todos los procedimientos estatales y locales de protección de valles inundables.

Vivienda revisó las alternativas para construir en el valle inundable y determinó que no cuenta con alternativas prácticas al desarrollo del valle inundable. La documentación ambiental que documente el cumplimiento de la Orden Ejecutiva 1988 está disponible para inspección, revisión y reproducción del público, de ser solicitado, en el horario y lugar indicado en el último párrafo de este aviso, el cual trata sobre recibir de comentarios.

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

Comentarios por escrito deben ser recibidos por Vivienda en la siguiente dirección en o antes de 5 de mayo de 2025: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-9485, y (787)274-2527 ext. 4330, Atención: Abdul Feliciano, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible al público para revisión de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. Los comentarios también pueden enviarse por correo electrónico a comentariosambientales@vivienda.gov.

Fecha: 28 de abril de 2025

Clay J. Pérez Peña
Secretario del Departamento de la Vivienda



**DEPARTMENT OF
HOUSING**
GOVERNMENT OF PUERTO RICO

**Final Notice and Public Explanation of a
Proposed Activity in a Floodplain**

Jonathan M. Morales Hernández, DSA
PR-HGRW-03456-W

To: All Interested Agencies, Groups & Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has conducted an evaluation as required by the Executive Order 1988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C - Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the Re-Grow PR Urban-Rural Agriculture Program, Community Development Block Grant - Disaster Recovery (CDRG-DR), Grant number 8-T-DW-72-0001 and 8-18-DP-72-0001. The proposed project, **PR-HGRW-03456-W**, is located at #1 Union Street, Salinas, PR 00783, coordinates 17.57507, -86.25662 and is located within the floodplain. The project consists in the purchase and installation of two new greenhouses, and the purchase of production supplies and a van. The new greenhouses will be approximately 2000 square feet in size (20 feet by 100 feet) by 10 feet in height, placed side-by-side for a total footprint of 4,000 square feet. The greenhouses will be built on bare ground using steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 feet deep on each corner of the greenhouses and throughout the interior and perimeter of the structures, for a total of approximately 40 posts used. The installation of the two greenhouses would occupy a footprint of about 4000 square feet (100 acres) within the parcel, with a total area of 184 acres. The proposed project will be entirely located within a 100-year floodplain, Flood zone A, according to the Advisory Base Flood Elevation Map (ABFT), as indicated on the FEMA Advisory Base Flood Elevation for Puerto Rico at Puerto Rico Advisory Base Flood Elevations (ABFEs) (<https://www.fema.gov>).

PRDOH has considered the following alternatives and mitigation measures to minimize adverse impacts and to restore and preserve natural and beneficial functions and intrinsic values of the existing floodplain: (1) locate the project within the floodplain, (2) locate the project outside the floodplain, (3) change the farming style, and (4) take no action. If the project is relocated, the applicant would have to purchase land or a lease property located outside the floodplain and construct the greenhouses there. This alternative would result in little to no improvement on natural values as building the greenhouses on a different property could create or cause other unanticipated natural impacts. Social values would be negatively affected on the basis of environmental justice as needing to purchase or lease a new property would create financial hardship for the applicant. This alternative would likewise negatively impact economic values, as it would delay the applicant's ability to grow and sell crops, as well as adding financial pressure. The applicant could change the farming style to utilize open air farming. However, open air farming would not protect the crops from the elements and would shorten the growing season. Therefore, this reduces the economic values of the project because it would reduce profits compared to profits made from crops grown in greenhouses. Social values would be negatively affected by this alternative on the basis of environmental justice as the applicant will not be able to recover as efficiently. Natural values would be negatively impacted by open air farming as open air farming creates a greater risk of soil erosion and other negative environmental impacts. If no action is taken, no floodplains would be affected, but the applicant would not resolve funding to purchase and install the greenhouses. Consequently, the applicant may not be able to recover and continue agricultural production. Social and economic values would be negatively affected because it would curtail the applicant's ability to pursue an agrarian livelihood in exchange for negligible or equivalent positive impact on environmental conditions. The purchase and installation of the greenhouses must take place in the flood plain. The project will minimize potential impacts to the floodplain by requiring applicant contractors to implement appropriate best management practices (BMPs), including erosion and sedimentation control measures) during construction activities. Compliance with all state and local floodplain protection procedures has been achieved.

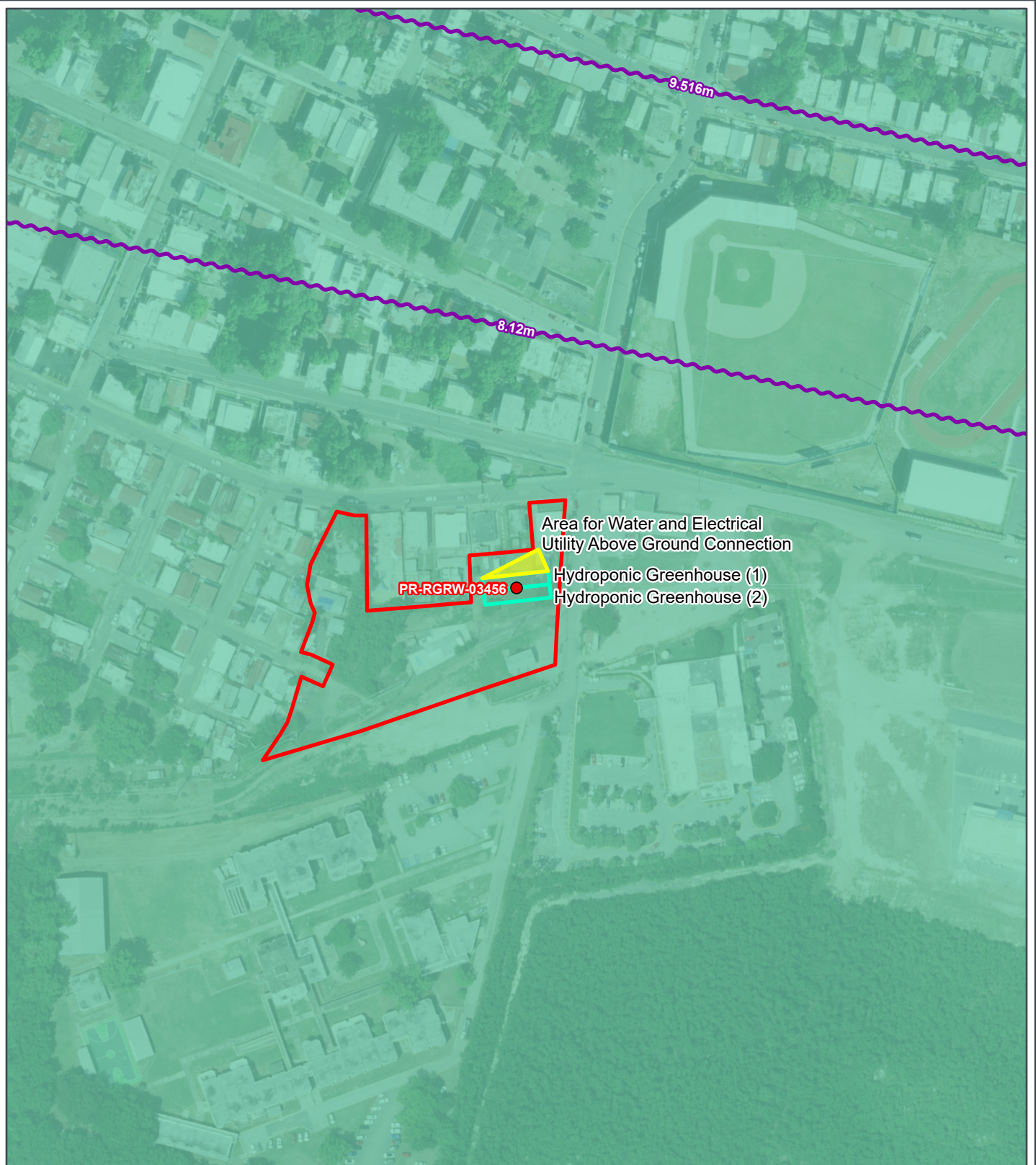
PRDOH has reevaluated the alternatives to building in the floodplain and has determined that it has no practicable alternative to floodplain development. Environmental files that document compliance with Executive Order 1988 are available for public inspection, review and copying upon request at the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

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

Written comments must be received by the PRDOH at the following address on or before May 5, 2025: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-9485, and (787)274-2527 ext. 4330, Attention: Abdul Feliciano, Permits and Environmental Compliance Specialist. A full description of the project may also be reviewed from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. Comments may also be submitted via email at comentariosambientales@vivienda.gov.

Date: April 28, 2025

Clay J. Pérez Peña
Secretary of the Department of Housing



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03456

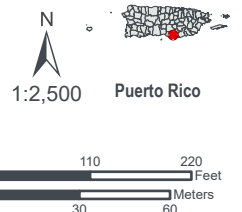


- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location
- ~ Advisory Base Flood Elevation (ABFE)
- 0.2% Annual Chance Flood
- 1% Annual Chance Flood
- Zone A
- Zone A-Floodway
- Zone AE
- Coastal A Zone
- Coastal A Zone and Floodway
- Zone AE-Floodway
- Zone AO
- Zone VE
-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

1 Calle Union Salinas
Salinas, Puerto Rico 00751

Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/23/2024
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 1-1: Airport Hazards Map

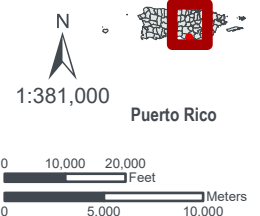
Applicant ID: PR-RGRW-03456

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.283954°W 18.204396°N

Data Source: <https://geodata.bts.gov/>
Base Map: ESRI ArcGIS Online,
accessed May 2024
Updated: 5/21/2024
Layout: Airport Hazards
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 2-1: Coastal Barrier Resources Map

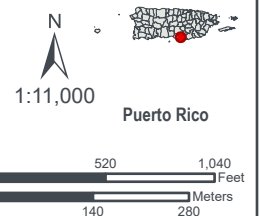
Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Otherwise Protected Area
- System Unit

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.303105°W 17.973471°N

Data Source: <https://cbrsgis.wim.usgs.gov/arcgis/rest/services/CoastalBarrierResourcesSystem/MapServer>
Base Map: ESRI ArcGIS Online, accessed May 2024
Updated: 5/21/2024
Layout: Coastal Barrier Resources System





REGROW PROGRAM

Figure B 5-1: Coastal Zone Management Map

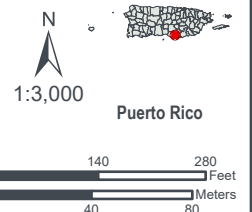
Applicant ID: PR-RGRW-03456

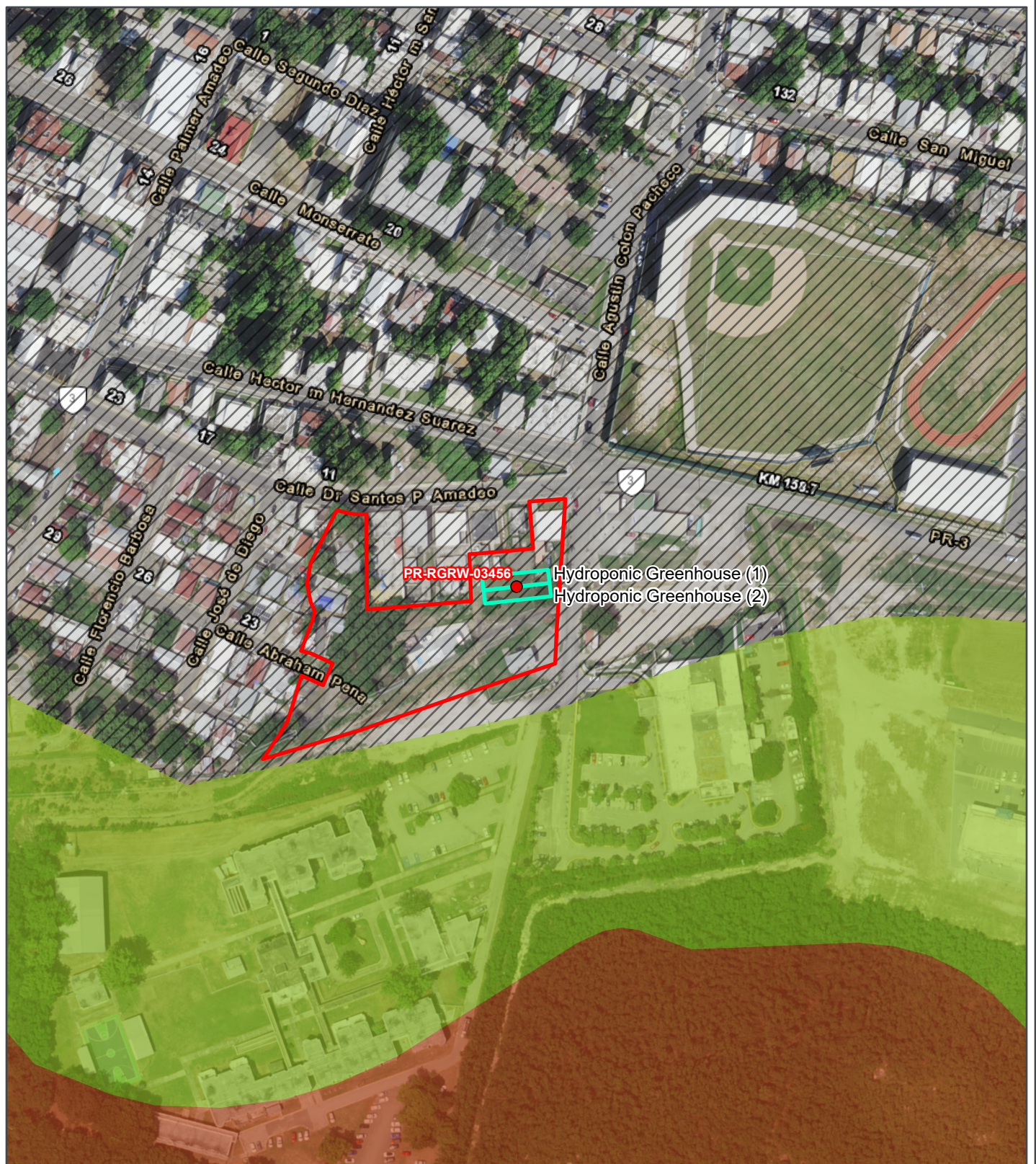
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Coastal Management Zone

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.293836°W 17.974721°N

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), accessed May 2024
Updated: 5/21/2024
Layout: Coastal Zone Management
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure B 9-1: Prime Farmland Map

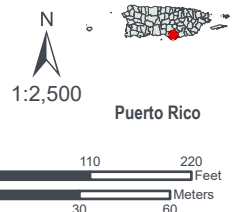
Applicant ID: PR-RGRW-03456

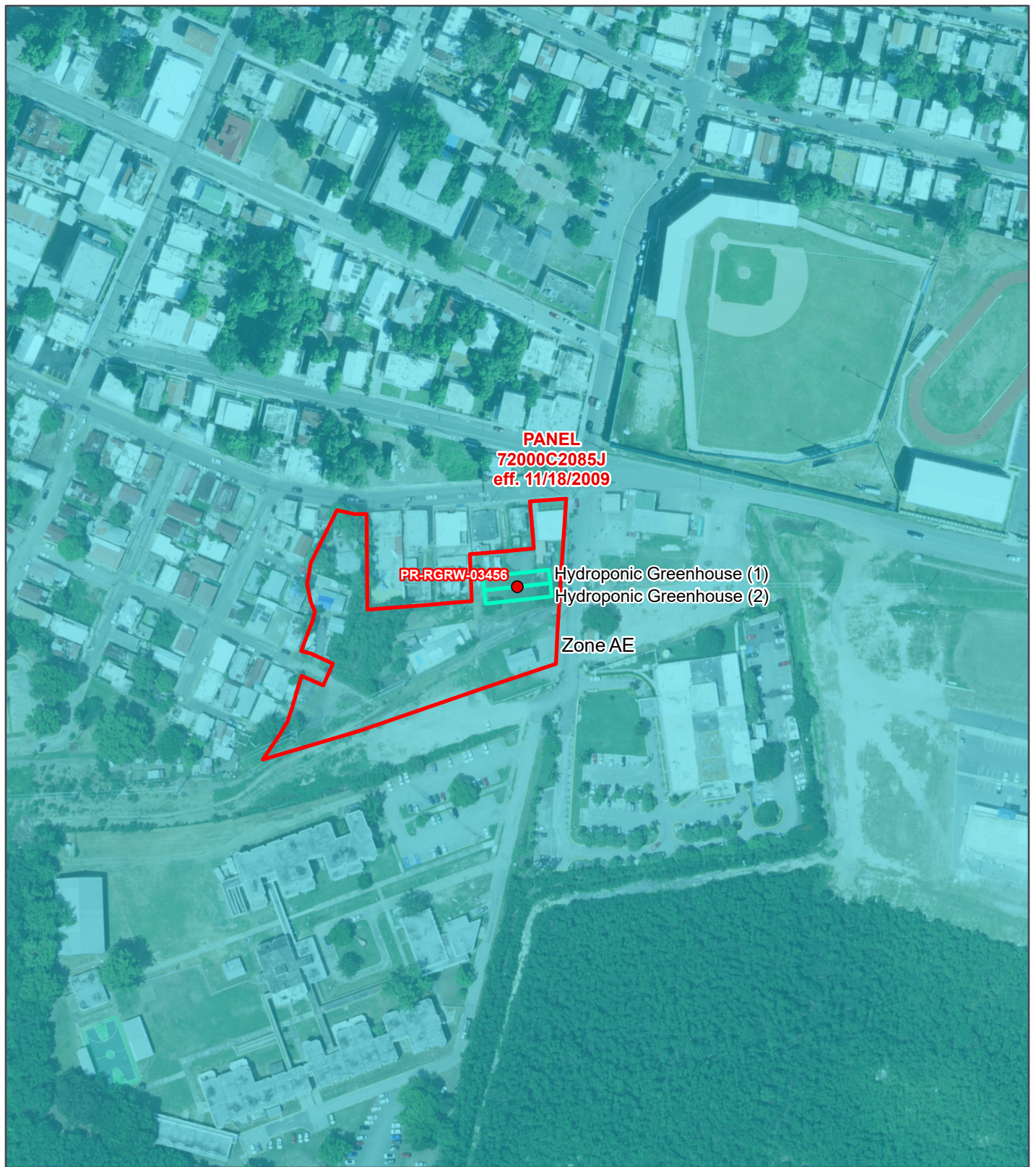
SWCA
ENVIRONMENTAL CONSULTANTS

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://websoilsurvey.nrcs.usda.gov/app/>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/21/2024
Layout: Prime Farmland
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

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

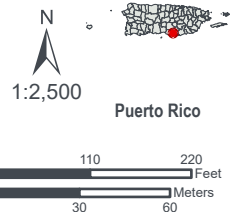
Applicant ID: PR-RGRW-03456

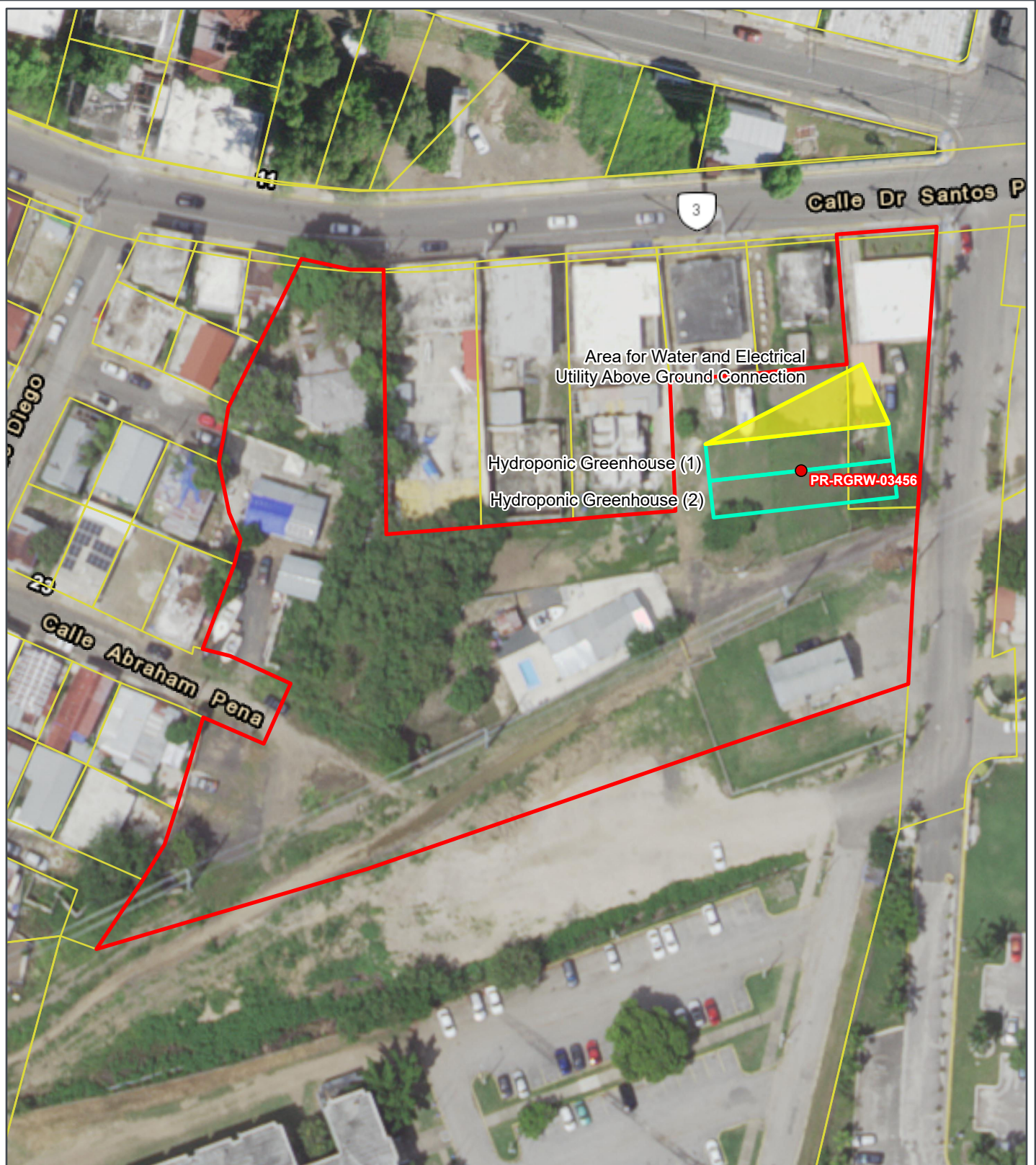
SWCA
ENVIRONMENTAL CONSULTANTS

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/21/2024
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

Figure A-2: Site Vicinity

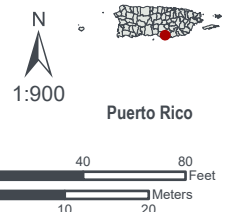
Applicant ID: PR-RGRW-03456

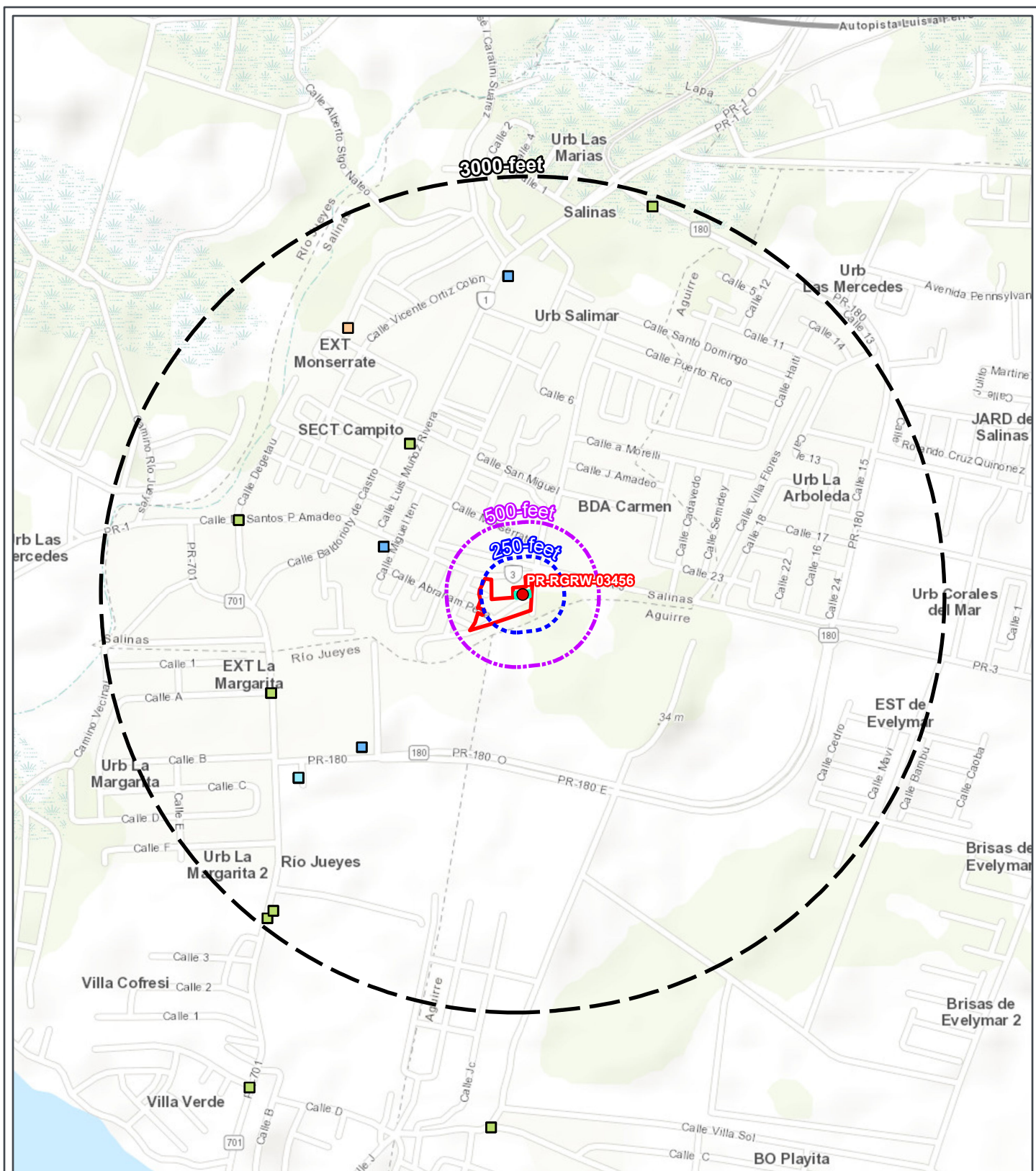
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.296053°W 17.974868°N

Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/23/2024
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps





REGROW PROGRAM

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

Applicant ID: PR-RGRW-03456

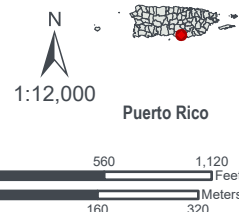
SWCA
ENVIRONMENTAL CONSULTANTS

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

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://geopub.epa.gov/arcgis/rest/services/EMEF/MapServer>
Base Map: ESRI ArcGIS Online, accessed May 2024
Updated: 5/21/2024
Layout: Contamination and Toxic Substances





REGROW PROGRAM

Figure B 13-1: Wetlands Protection Map

Applicant ID: PR-RGRW-03456

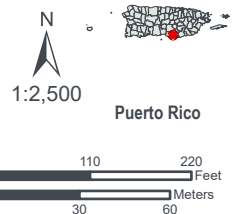
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- NHD Stream
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://apps.nationalmap.gov/downloader/#/https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/21/2024
Layout: Wetlands Protection





REGROW PROGRAM

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

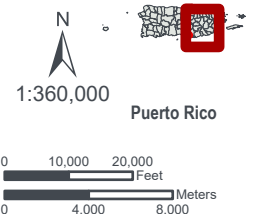
Applicant ID: PR-RGRW-03456

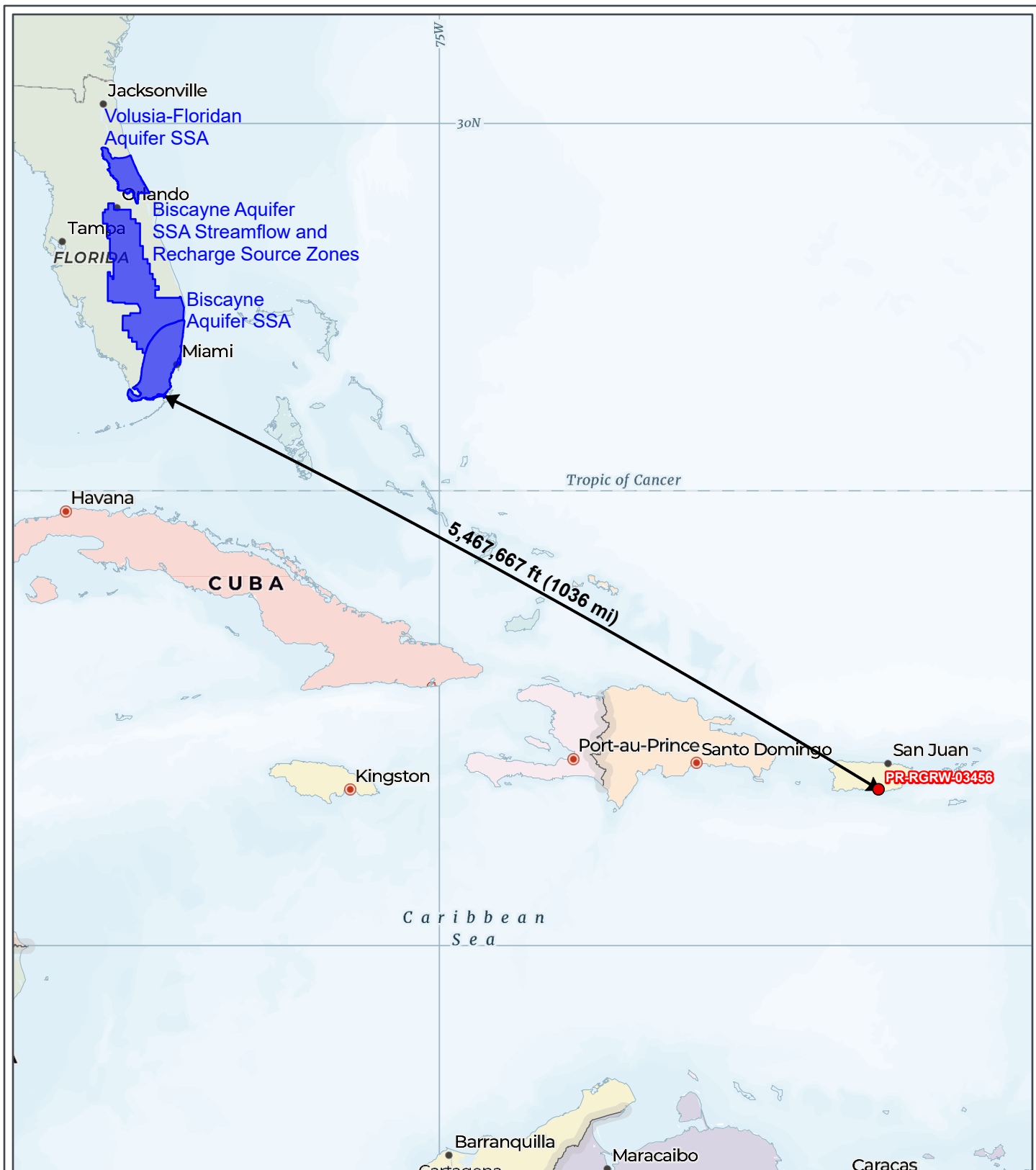
SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- National Wild and Scenic River

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.039958°W 18.10434°N

Data Source: https://apps.fs.usda.gov/arcx/rest/services/EDW/EDW_WildScenicRiverSegments_01/mapserver
Base Map: ESRI ArcGIS Online, accessed May 2024
Updated: 5/21/2024





REGROW PROGRAM

Figure 12-1: Sole Source Aquifers Map

Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

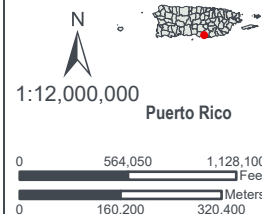
● Site

■ Sole Source Aquifers

*There are no Sole Source Aquifers in Puerto Rico.

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
73.343484°W 21.627644°N

Data Source: <https://services.arcgis.com/cJ9YHowT8TU7DUyn/arcgis/rest/services/SoleSourceAquifers/FeatureServer>
Base Map: ESRI ArcGIS Online, accessed May 2024
Updated: 5/21/2024
Layout: Sole Source Aquifers
Aprx: 72428_ReGrowTier2Maps





ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM

ReGrow

Applicant Name:	Jonathan M Morales Hernandez DBA		
App ID:	PR-RGRW-03456	RFA	91
Project Name:	Jonathan M. Morales Hernandez	Municipio:	Salinas
Address:	1 Calle Union Salinas	Zip Code:	00751
Parcel ID(s):	417-073-055-11-001	Lat:	17.975312
Project Budget:	\$83,655.01	Long:	-66.295482

Pay attention to the color coding – this will indicate what you are responsible for filling in

Task:	Name:	Date Completed:	Notes:
➤ Pre-Site Inspector	Gabriella	09/28/23	
❖ Site-Inspector	Armando	11/03/2023	
Communication Log: (this is used by anyone who wants to record contact with the applicant)			

Canopy Document Notes/Summary:

EA Preparer Scope of Work from IUGE:		The purchase of new Greenhouse, production supply, and Transit Connect Van.			
- Example notes: - With the fertilizers/insecticides/etc. on this scale what is the plan for the water that runs off of the plants and out of the greenhouse – can this be a source of ground or water contamination? ○ Is there already an agriculture business of this type established here? - Environmental Review Checklist ○ Reiterates the list in the intended use of grant funds and the RFA and also provides the aerial imagery with project area and project footprints; however no dimensions have been provided.					
GIS review Wetlands?	within	Y/N	next to	Y/N	adjacent Y/N
❖ Were any onsite wetlands identified?			Y/N		
❖ Will project activities occur within any wetlands?			Y/N		
GIS review Floodplain?	Floodway	Y/N	100-year	Y/N	500-year Y/N
❖ Will project activities occur within the Floodway?			Y/N/NA		
❖ Will project activities occur within the 100-year Floodplain?			Y/N/NA		



ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM

ReGrow

Pre-Site Environmental Questionnaire

(when this form is PDFd please remove this questionnaire from the record)

➤ Property Information	
What is the current use of the property?	The current use of the property is agricultural.
Is the site currently vacant/undeveloped? Are there any existing structures on the property that will be removed for the project? (are there any pics from Canopy to help answer and clarify this?)	The site is currently vacant and cleared out.
Potential Site Access Issues: Not sure	does the site appear to have any access issues based on the current aerial imagery? Y/N
Existing Structures (e.g., residences, commercial buildings, etc.) {include the ones inside the property and in direct sight view of the site location}	
Built Date	Type of Construction
	Not sure—applicant didn't mention any other structures on property
Notes:	There are no structures in the property where the applicant will build the greenhouses.
Existing Other Components (e.g., gas tanks, cisterns, water tanks, abandoned vehicles, etc.)	
Type	Details
	Not sure—applicant didn't mention any other components
Notes:	None in the property where the greenhouses will be built.
Are there any known environmental hazards on or adjacent to the property? (is the applicant aware of any illegal dumping? What do Canopy pictures show? What do the preliminary site maps show?)	No environmental hazards on or adjacent to the property.
Current Electricity:	
Location:	Electric outlet in wall on neighboring property.
Type:	Applicant will connect an extension to the outlet.
Provider:	Luma/PREPA. The applicant's grandfather will provide electricity from neighboring home.
Above or Below ground:	Aboveground connection using an extension cable.
Funded by:	Applicant.
Notes:	There is no electricity in the applicant's location. He will use electricity his grandfather's property which is property next to where the applica build the greenhouses.
Current Water:	



Location:	Applicant's grandfather has a water well near his garage and a hose on the wall of the garage.
Type:	Water well.
Provider:	Applicant's grandfather will provide water from his water well to the applicant.
Above or Below ground:	Aboveground, using a hose.
Notes:	The applicant doesn't have any source of water in his property. He will use his grandfather's water which comes from a well in the neighboring property.

➤ **Project Activities**

What are all the proposed activities for this project?
(what does the applicant think/say is the entire project – to include this funding and future funding?)

The purposed activities funded for this project are the purchase and installation of 2 greenhouses and purchase of a van.

What is the purpose and need for the project?

The purpose and need for the project are that since the hurricane passed there are less farmers who grow lettuce or cilantro, causing there to be a limited supply in grocery stores (most produces are imported and expensive). The applicant wants to be able to provide those crops to the local markets. The applicant learned how to work with hydroponic systems before the hurricane, and now he wants to be able to do that same process.

What are all the proposed activities currently (CDBG) funded for this project? (what does the applicant think/say the federal funding will fund?) ***if there are discrepancies discuss these with the applicant.**
Distinguish between CDBG-DR funded activities vs other activities.

Does the funding activities discussed by the applicant match the IUGF/RFA?

Y

PRDOH Help Desk:

The applicant never said anything about production supplies

Greenhouse		
Question	➤ Pre-Site Questionnaire	❖ Site-Visit Determination
Location (this can be specific or "by the road/house/etc")	Location-- Unknown	
Number of greenhouses to be installed?	Two 20x45 ft. greenhouses	Two 20x100ft. each.
Style or type of greenhouse	Type of greenhouse-- Unknown	They are hydroponic greenhouses.
Blueprints, sketches, or pictures of an example	N/A	
Dimensions (LxWxDxH of <u>each</u> greenhouse)	20x45ft.	20x100x10ft. each.
Quantity of columns, space in between them, and how deep they are going be.	Columns-Unknown	40 columns.



ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM
ReGrow

Foundation materials: (covered, bare ground, concrete base, etc)	Bare ground covered with black tarp.	Bare ground covered with black tarp.
What Materials are anticipated to be used?	Greenhouse poles, tarp	Greenhouse poles, tarp, plastic roofs, 4 tables per greenhouse, metal square tubes 1in. diameter.
Roof – how it’s going to be secured, materials, (sides and middle ex: if the greenhouses have two long sides that are lower in height than the middle – ex: a tunnel-style greenhouse).	The greenhouses will be made of steel poles and a plastic roof with black tarps on the ground to create a flooring for the greenhouses.	The greenhouses will be made of steel poles and a plastic roof with black tarps on the ground to create a flooring for the greenhouses. Columns will go 1-2ft. deep and dipped in concrete.
Were <u>alternate</u> locations considered? (obtain details – how many, locations of each alternative, etc)	There is limited space for the greenhouses.	There is limited space for the greenhouses. They will take almost all the space in the property.
Detailed description of construction activities: (this should be as technical an answer as possible)	The supporting poles will be secured in the ground by making holes and filling them with cement	The supporting poles will be secured in the ground by making holes and filling them with cement.
Does the Greenhouse require electricity? (if yes, how will electricity reach the greenhouse – above/belowground?)	The neighboring property is going to provide electricity and water connections for the greenhouses and all connections will be above the ground.	The neighboring property is going to provide electricity and water connections for the greenhouses and all connections will be above the ground.
How will the greenhouse contents be watered? (existing water access or new water access?) ex: applicant will use a hose from the house to the greenhouse approximately 50’ away	The neighboring property is going to provide electricity and water connections for the greenhouses and all connections will be above the ground.	The neighboring property is going to provide electricity and water connections for the greenhouses and all connections will be above the ground.
Will the project require the installation or improvement of new site infrastructure and utilities (i.e, roads, water/sewer/electric utility to the unit or from the utility – ex: installing a greenhouse that needs water – there is it coming from)?	There will be no need for new utility connections.	There will be no need for new utility connections.



Notes:		
Total Project Summary		
Question	➤ Pre-Site Questionnaire	❖ Site-Visit Determination
What are the dimensions of all project components? (Total project footprint - acres, length, width, linear feet, sq ft – ex: the container is 20x8 on a foundation that is 25x10 with a water tank on a base that is 5x5 = project dimensions 25x15)	2 greenhouses (40x90 ft. altogether) 20x45 each greenhouse but they will be side by side length-wise.	2 greenhouses side by side 20x100ft. each (40x100ft. together).
Where will additional workspace and construction work area occur on the site? (workspaces will include staging and turn around areas for deliveries – for example, a container is typically delivered on a truck with a long flatbed which requires a radius to turn and maneuver; dumpsters, even temporary ones, will need to be placed somewhere outside of the project footprint; etc)	There won't be additional workspace needed, just the space where the greenhouses are going to go.	There won't be additional workspace needed, just the space where the greenhouses are going to go.
How will each project item be connected to water and electricity? Will any of the items require new underground connections?	The neighboring property is going to provide electricity and water connections for the greenhouses and all connections will be above the ground.	The neighboring property is going to provide electricity and water connections for the greenhouses and all connections will be above the ground.
Will any tree clearing be required for the construction or installation of the project? (this should include the information needed for the previously mentioned staging and turn around areas)	No tree clearing is required for the project.	No tree clearing is required for the project.



ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM
ReGrow

Vegetation removal (cutting, clearing via prescribed burns etc.) (this should include the information needed for the previously mentioned staging and turn around areas)	Prescribed burn of grass where black tarp (greenhouse base) will be placed.	Prescribed burn of grass where black tarp (greenhouse base) will be placed. Herbicide or trimming are other options as well.
What is the extent of ground disturbances in each activity location (grading, fill required – questionnaire person should summarize this back to the applicant)?	The land is flat and clear, but the applicant says they will need to burn the grass where the greenhouses will go so no grass grows through the black tarp where the greenhouse will sit.	The land is flat and clear, but the applicant says they will need to burn the grass where the greenhouses will go so no grass grows through the black tarp where the greenhouse will sit.
Has any work been started on the project? If so, what activities have been performed, include date started and completed. (Please indicate which/any of these activities are CDBG funded)	The land has been cleared with the applicant's own money.	The land has been cleared with the applicant's own money.
How will construction debris from the project be disposed of? (there will always be construction debris)	Any organic material will be left alone.	Any organic material will be left alone.
Notes:		Applicant will level tables in greenhouse using concrete blocks.
➤ Additional Studies		
Have any additional special studies (e.g., wetland delineation, cultural resources survey, asbestos, lead-based paint assessments, mold inspections, soil surveys etc.) been completed? If so, please include a copy of assessment results with your response		
No additional studies have been done on the property.		



❖ **Site-Visit Form**

❖ **General Site Conditions and Field Notes:**

Does the address match the parcel location?	Yes / No	Does the lat/long match the parcel location?	Yes / No
Comments on location:			
<u>Question</u>	<u>Yes/No</u>	<u>Comments:</u>	
Was property accessible by vehicle?	Yes		
Were there any access issues? Examples of access issues: Dogs, Locked gate, Traffic hazards, Uncooperative residents, Confrontational Neighbors, *If no access issues please indicate with "None"	No		
Are water wells present? *please include lat/long of water well so it can be denoted on the sitemap	No	There is a water well in the neighboring property that belongs to the applicant's grandfather. The applicant will use this water well for the 2	
Are creeks or ponds present? *please include lat/long of water well so it can be denoted on the sitemap	No		
Are any potential wetlands on-site or visible on adjacent parcel? *please include lat/long of water well so it can be denoted on the sitemap	No		
❖ Parcel Conditions			
Note – for Any Yes answers specify type, contents, and location			
Are commercial or industrial hazardous facilities at parcel or within	No		



Are there signs of underground storage tanks?	No	
Are any above-ground tanks >10 gallons present? If yes, what are the content and conditions of each tank?	No	
Are 55-gallon drums present? If yes, what are the content and conditions of each tank?	No	
Are abandoned vehicles or electrical equipment present?	No	
Are there any signs of illegal dumping within or next to the applicant	No	
Is other potential environmentally hazardous debris on the	No	
Is there non-environmentally hazardous debris on the	No	
Are any leaks, soil stains, or stressed vegetation present? If yes, what is the source of the staining/stress?	No	
Are there any pungent, foul or noxious odors?	No	
Other Components (e.g., gas tanks, cisterns, water tanks, abandoned vehicles, etc.)		
Type	Details	
Are there any potentially hazardous trees that could fall?		
	No	



ENVIRONMENTAL SITE REVIEW AND INSPECTION FORM
ReGrow

Are any bird nests visible?	No	
Are there any animal burrows visible?	No	
Are there any signs of potential/preferred T&E habitat in the area?	No	
Natural Resources (e.g., endemic plants, endangered species, water bodies, wetlands, etc.) {include the ones inside the property and in direct sight view of the site location}		
Type or Species	Description	
Are there any buildings in direct visual sight of the project locations? Take photo and ask applicant when the structure was		
	Yes	
Structures (e.g., residences, commercial buildings, etc.) {include the ones inside the property and in direct sight view of the site location}		
Built Date	Type of Construction	
<p align="center">❖ Additional Environmental Hazards Analysis</p>		
Based on the above findings, does additional information need to be obtained from the applicant to determine whether an environmental	No	



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

Inspector Signature *Armando Ramos*

{Inspector Name} Armando Ramos

{Inspection Date} 11/03/2023

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



Site-Visit Tips:

Tips before going to the field:

1. Confirm with the applicant the appointment the same week, the day prior, or the same day hours before leaving for the site inspection.
2. Check the vehicle, and equipment (e.g. did you download the field map)
3. Don't leave the field without the contact information of the applicant, you may need directions along the way.
4. Make sure you read the Pre-Site Environmental Questionnaire.
 - a. It is good practice to ask the EA writer and the Project Manager (PM) if they want us to pay attention or to ask something in particular.
5. The RFA document might give you what the funds were requested for, this is important because sometimes they applicants will keep talking about the projects, but not mention who's going to pay what.
6. Sign the JHA; make sure the PM has the time to prepare the document.

For the following always take pictures:

1. If there is a sign of site preparation, please ask when it happened and what they did (e.g. grading, filling, etc.)
2. Tree clearing – ask them about permits, and what type of tree it is.
3. When an applicant is not sure about the exact location of the project, make sure you take several overview pictures or a central point with N, E, S, and W views.
 1. Please be prepared to let the applicant know where wetlands are located within their parcel boundaries. This will help ensure they do not try and plan to locate any activities within wetlands (and/or ensure we know which permits will be required).
4. Ask about any organic debris (grasses, dirt, etc.) and other materials such as construction materials, buckets, tarps, etc., and what they plan to do to them.
5. Structures with a direct view of the project (ask when it was built).
6. Natural resources – water bodies, burrows, birds or nests, wetlands, erosion, landslides, etc.

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Frame #	View	Description
01	NE	Overview of site location for 2 vertical hydroponic greenhouses 20x100ft each.
02	SE	NW corner of site location for 2 hydroponic greenhouses 20x100ft. each.
03	SW	NE corner of site location for 2 vertical hydroponic greenhouses 20x100ft each.
04	NW	SE corner of site location for 2 vertical hydroponic greenhouses 20x100ft each.
05	NE	SW corner of site location for 2 hydroponic greenhouses 20x100ft. each.
06	N	Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.
07	E	Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.
08	S	Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.
09	W	Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.
10	N	Electricity source from neighboring home. Applicant will make connection from here.
11	N	Water well 100ft. deep from neighboring property. Will be water source for the greenhouses.
12	N	Applicant's grandfather's home is neighboring property to where he wants to build the greenhouses. He will use water and electricity from this home. Built around 1923.
13	W	Applicant's grandfather's garage.
14	NW	Neighboring properties, applicant is unsure when they were built.
15	S	Neighboring property is a protected historical structure built around 1923.
16	W	West, neighboring property built around 1923.
17	W	Neighboring structure, applicant says construction has stopped since it was found to be illegal, started building around 20 years ago.
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Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

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Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

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60		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482


Photo #: 01	Date: 11/03/2023	
Photo Direction: Northeast		
Description: Overview of site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Photo #: 02	Date: 11/03/2023	
Photo Direction: Southeast		
Description: NW corner of site location for 2 hydroponic greenhouses 20x100ft. each.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 03	Date: 11/03/2023	
Photo Direction: Southwest		
Description: NE corner of site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Photo #: 04	Date: 11/03/2023	
Photo Direction: Northwest		
Description: SE corner of site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 05	Date: 11/03/2023
Photo Direction: Northeast	
Description: SW corner of site location for 2 hydroponic greenhouses 20x100ft. each.	




Photo #: 06	Date: 11/03/2023	
Photo Direction: North		
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 07	Date: 11/03/2023	
Photo Direction: East		
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.		


Photo #: 08	Date: 11/03/2023
Photo Direction: South	
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.	

A photograph showing a grassy field in the foreground. In the middle ground, there is a white building with a gabled roof and a silver car parked nearby. The background features a blue sky with white clouds, utility poles, and some trees. A black fence runs across the middle ground.

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 09	Date: 11/03/2023	
Photo Direction: West		
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Photo #: 10	Date: 11/03/2023	
Photo Direction: North		
Description: Electricity source from neighboring home. Applicant will make connection from here.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 11	Date: 11/03/2023	
Photo Direction: North		
Description: Water well 100ft. deep from neighboring property. Will be water source for the greenhouses.		

Photo o #: 12	Date: 11/03/2023 3	
Photo Direction: North		
Description: Applicant's grandfather's home is neighboring property to where he wants to build the greenhouses. He will use water and electricity from this home. Built around 1923.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 13	Date: 11/03/2023	
Photo Direction: West		
Description: Applicant's grandfather's garage.		

Photo #: 14	Date: 11/03/2023	
Photo Direction: Norhtwest		
Description: Neighboring properties, applicant is unsure when they were built.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482


Photo #: 15	Date: 11/03/2023	
Photo Direction: South		
Description: Neighboring property is a protected historical structure built around 1923.		

Photo #: 16	Date: 11/03/2023
Photo Direction: West	
Description: West, neighboring property built around 1923.	

A photograph showing a grassy area with a chain-link fence in the foreground. In the background, there is a blue building, a red car, and a utility pole. The area is surrounded by trees and a clear blue sky.

Photo	Date:	
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Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

#: 17	11/03/2023	
Photo Direction:		
West		
Description:		
Neighboring structure, applicant says construction has stopped since it was found to be illegal, started building around 20 years ago.		



DEPARTAMENTO DE LA VIVIENDA
PROGRAMA RENACER AGRÍCOLA DE PUERTO RICO – AGRICULTURA
URBANA Y RURAL
FORMULARIO SOBRE USO PREVISTO DE LOS FONDOS

Yo, JONATHAN M MORALES HERNANDEZ, representante autorizado/a para el negocio JONATHAN M MORALES HERNANDEZ DBA, con el Caso Número PR-RGRW-03456 para el Programa Renacer Agrícola de Puerto Rico – Agricultura Urbana y Rural (**Programa Renacer Agrícola**), por la presente reconozco que fondos de subvención por la suma de \$83,655.01 se usarán de conformidad con el uso de fondos descrito a continuación. Además, reconozco que, como parte del proceso de revisión de recibos, el Formulario sobre Uso Previsto de los Fondos será comparado con los recibos recopilados para verificar el cumplimiento con la información provista en dicho formulario.

Item	Equipment Expense Type RGRW	Unmet Need	Initials
Production Supply	Production Supplies (Regrow Only)	\$4,366.00	JMM
Transit connect van	Vehicles (Regrow Only)	\$36,009.01	JMM
Umbraculo- Invernadero	Farm Infrastructure (Regrow Only)	\$43,280.00	JMM

\$83,655.01

Total de Uso Previsto de los
Fondos

Además, reconozco y entiendo que:

- El incumplimiento con el uso previsto de los fondos descrito en este Formulario podría requerir el pago de los fondos a Departamento de la Vivienda.
- Los fondos del Programa Renacer Agrícola solo pueden ser utilizados para actividades elegibles y el uso permitido de los fondos, según se establece en las Guías del Programa Renacer Agrícola.
- El Formulario sobre Uso Previsto de los Fondos será revisado por el equipo del Programa Renacer Agrícola y, **si es aprobado**, será el formulario oficial que se utilizará durante el proceso de revisión de los recibos.

JONATHAN M MORALES
HERNANDEZ

Jonathan M. Morales

07/26/2023



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

Tuesday, October 8, 2024

Lauren B Poche

269 Avenida Ponce de León, San Juan, PR, 00917

SHPO-CF-09-17-24-02 PR-RGRW-03456 (Salinas), Jonathan M Morales Hernandez
DBA

Dear Ms. Poche,

Our Office has received and reviewed the above referenced project in accordance with 54 USC 306108 (commonly known as Section 106 of the National Historic Preservation Act, as amended), 36 CFR Part 800: Protection of Historic Properties and the Programmatic Agreement executed in 2016, as amended.

After a review of all the documentation, the SHPO agrees with your finding that the proposed project with the established conditions, will have no adverse effect upon historic properties:

1. If the project location changes in any way, the applicant must resubmit and re-consult with SHPO.

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/OJR



Cuartel de Ballajá (Tercer Piso), Calle Norzagaray, Esq. Beneficencia, Viejo San Juan, PR 00901 | PO Box 9023935, San Juan, PR 00902-3935



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

April 30, 2024

Arch. Carlos A. Rubio Cancela

Executive Director

Puerto Rico State Historic Preservation Office

Cuartel de Ballajá, Third Floor

San Juan, Puerto Rico 00901

Re: Authorization to Submit Documents for Consultation

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 review services, among others, that will support the objectives of the agenda for both CDBG-DR and CDBG -MIT Programs.

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,

Aldo A. Rivera Vázquez, PE

Director

Division of Environmental Permitting and Compliance

Office of Disaster Recovery

September 17, 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-03456 –Jonathan M Morales Hernandez DBA – 1 Calle Unión Salinas, Salinas, Puerto Rico - Salinas Traditional Urban Center – No Adverse Effect

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 were 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 Jonathan M Morales Hernandez DBA located at Carretera 1 Calle Unión Salinas, a property located within the Salinas Traditional Urban Center. The undertaking for this project includes the installation of two new greenhouses at the back of the property. The new greenhouses will be approximately 2,000 square feet (sq ft) in size (20 feet [ft] by 100 ft) by 10 ft in height, placed side-by-side for a total footprint of 4,000 sq ft. The new greenhouses will be secured by approximately 40 posts set in poured concrete footers that will extend a maximum of 2 ft deep on each corner of the greenhouses and throughout the interior and perimeter of the structures. The proposed greenhouses will access water from an existing well on the neighboring property owned by his grandfather, using an aboveground hose and connections approximately 50 ft long. Electrical connections are also provided from the neighboring property via city supplied electricity and an above ground connection. The electrical provider is LUMA/PREPA; the applicant will obtain any necessary permits

required for the new utility connections. No tree clearing is required for construction or utility connections, though a few shrubs and tall grasses will be removed for the greenhouses' placement.

The project proposed will occur at the back of the property within an existing greenspace at the southeast boundary of the Salinas Traditional Urban Center. No alterations to buildings are proposed, and no disruption to the continuity of the urban block face is predicted. Further, the project area is positioned in the rear yard and is obscured from the public right-of-way by the building on the parcel and the buildings on the abutting the parcel to the north. Based on the submitted documentation, the Program requests a concurrence that a finding of no adverse effect is appropriate for this proposed project. Should any changes be made to the location or scope of work of the proposed project, additional consultation with PR SHPO will be required.

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

Kindest regards,




Lauren Bair Poche, M.A.

Architectural Historian, EHP Senior Manager

LBP/JLE/JCO

Attachments

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA		
Case ID: PR-RGRW-03456	City: Salinas	

Project Location: 1 Calle Unión Salinas, Salinas, P.R. 00751	
Project Coordinates: (as provided by applicant during field visit) Hydroponic Greenhouse (1): 17.975070, -66.295612 Hydroponic Greenhouse (2): 17.975015, -66.295606 Area for Water and Electrical Utility Above Ground Connection: 17.975132, -66.295581	
TPID (Número de Catastro): 417-073-055-11-001 and 417-073-071-01-802	
Type of Undertaking: <input type="checkbox"/> Substantial Repair/Improvements <input checked="" type="checkbox"/> New Construction	
Construction Date (AH est.): ca. 1958	Property Size (acres): 1.92 acres total Hydroponic Greenhouse (1): 0.045915 acre (2,000 sq ft) Hydroponic Greenhouse (2): 0.045914 acre, (2,000 sq ft) Area for Water and Electrical Utility Above Ground Connection: 0.038738 acre (1,687 sq ft)


SOI-Qualified Architect/Architectural Historian: Julia Russ, MURP, and Ella McIntire M.A.
Date Reviewed: June 5, 2024
SOI-Qualified Archaeologist: Delise Torres Ortiz, M.A.
Date Reviewed: June 6, 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 includes the installation of two new greenhouses and purchase of production supplies and a van. The new greenhouses will be approximately 2,000 square feet (sq ft) in size (20 feet [ft] by 100 ft) by 10 ft in height, placed side-by-side for a total footprint of 4,000 sq ft. The greenhouses will be built on bare ground using the following materials: steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 ft deep on each corner of the greenhouses and throughout the interior and perimeter of the structures for a total of approximately 40 posts used.

Only one location has been evaluated for the new greenhouses, in the southeast portion of the parcel, south of the applicant's residence, as they will take up most of the property's

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA	
Case ID: PR-RGRW-03456	City: Salinas

space. The terrain of the project area is flat with some tall grasses and shrubs that the applicant plans to remove via prescribed burn, with applicable, local permitting requirements met, to ensure the vegetation does not come back through the tarp base. The proposed greenhouses will use water from the water well on the neighboring property (17.97512983, -66.29552967), owned by his grandfather, in the form of an aboveground hose and connections approximately 50 ft long. Electrical connections are also provided from the neighboring property (17.97520187, -66.29551367) via city supplied electricity and an above ground connection. The electrical provider is LUMA/PREPA; the applicant will obtain any necessary permits required for the new utility connections.

No tree clearing is required for construction or utility connections, though a few shrubs and tall grasses will be removed for the greenhouses' placement. The ground disturbance for the project will be limited to maximum 2 ft deep footers. The applicant owns the east part of the property and has a lease agreement for the west part; they have permission to use the neighboring property for the greenhouse placement. The current use of the property is agricultural; 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 hydroponic greenhouses with utilities 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 (ICP) which shows that there are six (6) previously recorded archaeological sites within a half-mile (mi) radius of the project location. Twenty (20) archaeological evaluations and eight (8) Section 106 studies have been conducted within the 0.5-mi review radius with nine (10) cultural resources found (see summary table below).

SHPO#SN-110 (SX0200001) corresponds to Iglesia Nuestra Señora de La Monserrate, built in 1854 with an original nave, located 0.16 mi northwest of the project area. The nineteenth-

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA	
Case ID: PR-RGRW-03456	City: Salinas


century railway section Ponce & Guayama Railroad is located 0.03 mi south of the project location, and it is marked on the Salinas quadrangular map at SHPO, but there is no identification code/resource number associated with it. This railway went from Central Cortada to Central Aguirre from 1903 to 1952. Today, it is maintained by the government of Puerto Rico, which controls the right-of-way. The nineteenth-century sugar cane farm Hacienda Carmen (HS-2 or S-4; SHPO#SN-74 [SX0200003]) is situated 0.22 mi southeast of the project location. Before 2013, the Hacienda was destroyed due to the construction of a shopping mall, but some of its ruins might be preserved under the parking lot. The pre-Columbian site La Arboleda (S-14, 62215; ICP-CAT-SN-14; SHPO#SN-14 [SX0100014]), is located 0.38 mi northeast of the project location. It contains two main archaeological areas with ceramic, marine shell, and lithic materials. In 1980, a detailed study was requested to evaluate the site's integrity, which also served as an evaluation for the National Register of Historic Places (NRHP). No determination was reached, but the following year, a rescue archaeology project (SHPO#08-07-82-02) was suggested and conducted by the Museo de la Universidad del Turabo to mitigate the damage from a construction project in the area. SHPO#SN-80 (SX0200021, S-17 6223), at 0.38 mi northwest of the project location, is the ruin of the former entrance of a cemetery built with bricks and stone masonry with gray mortar. Lastly, SHPO#SN-45 (SX0100061), located 0.44 mi southeast of the project area, is a pre-Columbian scatter of shells called Evelyamar. In 2013, a general reconnaissance of Salinas's archaeological sites determined the site had been destroyed.

Of the 20 archaeological surveys within 0.50 mi of the project area, ten (10) reported cultural resources. Four (4) surveys are pre-Columbian, three (3) are historical, three (3) are multicomponent. The survey ICP-CAT-AY-12-08-01 was conducted in 2012 at 0.02 mi north of the project location as Phase IA for the Acueducto del Sur. The cultural resource found within the 0.50-mi radius of this project is the old railway discussed previously. SHPO#05-01-87-02 (GY0013) is located 0.19 mi south of the project area and is a 1987 Phase IB survey with multiple pre-Columbian and historical resources throughout the Salinas-Guayama and Arroyo-Machete trunk sewer line. SHPO#08-07-82-02 is located 0.23 mi northeast of the Project location and it was discussed in the previous paragraph. In 2000, a Phase IA-IB survey coded ICP-CAT-SN-00-07-05 was conducted 0.23 mi south of the project area for a detour on Carretera PR-180 (southeast) with pre-Columbian (ceramic fragments) and historical (ceramic, bricks, animal bones, and shells) resources. ICP-CAT-SN-89-02-02 or SHPO#06-29-88-04, at 0.31 mi northwest of the project area, is a survey with multiple phases conducted between 1989 to 1992 for a public vehicle terminal. During Phase IA-IB, the investigators determined the structures located around the area lacked the criteria NRHP eligibility and there were no cultural resources found. In 1992, the archaeologists and SHPO (OECH)

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA	
Case ID: PR-RGRW-03456	City: Salinas

agreed that one structure on Calle Unión #44 could be restored and preserved as part of the project. The 1920s wooden structure was abandoned and deteriorated by termites, moths, and weather conditions, and it was not recommended to be restored, despite some valuable elements such as fretwork and mosaics. The Phase IA-IB 1993 survey SHPO#10-04-94-04 at 0.35 mi west of the project location was conducted to redesign the sanitary system in the community Las Ochenta with historical cultural resources found. SHPO#01-19-06-03 (IW0014), at 0.40 mi south of the project area, is a 2006 to 2007 Phase IA-IB study conducted for the Gasoducto del Sur, which extends to multiple municipalities, including Salinas. The multicomponent cultural resources found alongside the survey are outside of the 0.50-mi radius of the project area. ICP-CAT-SN-11-18-01 or SHPO#09-06-11-02 is a series of multiple surveys conducted between 2011 (Phase IA-IB) and 2012 (Conservation plan), located at 0.40 mi west of the project area, to replace the Bridge #21 over Río Nigua. The bridge known as Puente Los Poleos was built in 1939 of continuous concrete slab and the investigators recommended bridge's restoration to be used as a pedestrian bridge. Situated 0.44 mi east of the project area is ICP-CAT-SN-01-07-10, also identified on the Salinas quadrangular map in SHPO without a code. The survey included Phase IA-IB (2001) and Phase II (2004), where pre-Columbian artifacts were found for constructing of a residential area where Hacienda Carmen was. Lastly, SHPO#09-21-95-02, at 0.49 mi southwest of the project area, was conducted for the construction of the sanitary system of the communities Playa and Playita with multiple surveys –1997 (Phase IA-IB), 2000 (Phase II), and 2008 (Phase III). During Phase IA-IB, the archaeologist determined the necessity to conduct more studies due to the cultural resource findings in the area, sites SX0100068 (Playita I – pre-Columbian) and SX0100069 (Playita 2 - multicomponent). These sites are outside of the 0.5-mi radius of the project.

Section 106 SHPO#03-15-10-14 was conducted 0.18 mi northwest of the project location for the Federal Communications Commission (FCC) Salinas DT Call Site in 2010 with negative findings. In 2012, the Community Development Block Grant (CDBG) conducted the study SHPO#02-28-12-03 0.24 mi east of the project area to repave the streets on Barriada Carmen, and no cultural resources were found. In 2014, the same agency conducted SHPO#10-23-14-04 0.25 mi northwest of the project area to repave multiple streets, with some of them severely deteriorated; no cultural resources were found. The Department of the ARMY (ARMY) conducted two (2) Section 106 studies in 2016, SHPO#06-09-15-03 (0.36 mi north) and SHPO#10-26-15-02 (0.38 north), to evaluate five (5) historical architectural resources and to integrate multiple cultural resources, respectively. No NRHP determinations were made, but a special letter (C/E) was issued to both surveys. SHPO#01-16-14-01, located 0.42 mi west of the project area, was conducted in 2014 for the Salinas site on PR-

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
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Case ID: PR-RGRW-03456	City: Salinas


701 by the FCC with no cultural resources found. The CDBG Program conducted SHPO#01-15-13-01 in 2013, 0.45 mi southeast of the project location, with negative findings, in support of a project to acquire seven (7) residential units for families affected by heavy rains and floods that occurred in September 2008. Lastly, SHPO#07-28-10-01, at 0.49 mi northeast, was conducted in 2010 by the Federal Emergency Management Agency (FEMA) for the Hazard Mitigation Grant Program for the Puerto Rico Fire Department Storm Shutters. The determination is missing, and no more information is available.

The proposed project is located in an urban, downtown area in the south portion of the island at an elevation of 18.40 feet (ft; 5.61 meters [m]) above mean sea level. Per the USGS/NRCS Web Soil Survey, the project area crosses three (3) mapped soil series: Ce (Cartagena clay); FrA (Fraternidad clay, 0 to 2 percent slopes); and UI (Urban land. The project area APE is in southwestern portion of the municipality of Salinas. The general project area is located on the southern coastal plain and the southeastern portion of the urban center of Salinas, with highly developed surroundings. The closest freshwater source is Río Nigua, located 0.42 mi (0.68 kilometers [km]) northwest of the project area. The south coast is approximately 0.85 mi (1.37 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 within the boundaries of the National Register of Historic Places (NRHP)-listed Salinas Centros Urbanos Traditional Urban Center (TUC). The surrounding area is a dense urban neighborhood located near the coast. The project area consists of two legal parcels, located on the southeasternmost corner of the TUC. According to the applicant, the house on the parcel was constructed ca. 1923. The earliest aerial photography available is from 1958. Historic Aerials Imagery (<https://www.historicaerials.com/viewer>) from 1958 shows the development of what is now recognized at the Salinas Centros Urbanos, which includes the project parcel and many neighboring parcels to the north. Historic Aerials imagery from 1967 shows additional development around the core of the traditional urban center. Earth Explorer (<https://earthexplorer.usgs.gov/>) imagery from 1977 shows more urban development in the area, extending closer towards the coast.

The historic-aged building on the project parcel is simple in form. The building is a poured concrete masonry structure with a flat roof, a slab foundation, and stuccoed siding. The

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
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Case ID: PR-RGRW-03456	City: Salinas	


north facade of the building is geometric, with 3-lite, projected, awning windows 6-lites high. There are two groups of three awning windows and a single awning window east of the door, which is a wood door with 6 rows of 3 lites. There is a multipane transom above the door. The remaining windows on the structure are jalousie windows. There is also a metal carport, and a metal outbuilding to the southwest of the building, connected to the street by a paved driveway. There is an iron and concrete fence surrounding the home.

The project area is in a historic district/traditional urban center, and there are historic-age properties near the project area, including on the project parcel. The TUC is predominantly comprised of historic-aged buildings in dense concentration, with repetitious block faces and narrow easements between houses. The project parcel is located on the southeasternmost corner of the historic district, abutting parcels within the district on only two sides—the north and the west. The parcels on the south and east sides of the project parcel that outside of the district are sparsely developed. Directly south of the project parcel is a utility right of way and a private drive. Other parcels visible from the project parcel include a gas station, athletic fields, parking lots, businesses, a school, and undeveloped land.


The project proposed will occur in the back of the property on the greenspace. No alterations to the buildings are proposed, and no disruption to the continuity of the block face is predicted. As no alterations to the buildings are proposed, there will be no direct adverse effect on the properties within the district. Further, as the project area is positioned in the rear yard and obscured from the public ROW within the district by the building on the parcel and the buildings on the abutting north parcels, there will be no adverse indirect effect.

The following table summarizes the eight (8) Section 106 surveys and twenty (20) archaeological surveys completed within 0.50 mi of the project area. For more detailed information about specific investigations, please refer to the archaeology section above.


Table 1					
Agency File ID	Distance (mi) & direction	Title	Type Identifier	Year recorded	Finding
ICP-CAT-AY-12-08-01	0.02 mi north	Acueducto del Sur	Survey – Phase IA	2012	Positive

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA		
Case ID: PR-RGRW-03456	City: Salinas	


No code	0.03 mi south	Vía férrea – Old railways	Site – Historical; quadrangular map with no information	19 th century	Positive
ICP-CAT-SN-06-11-05	0.07 mi east	Porto Fino Valley Y Porto Fino Plaza	Survey - Phase IA-IB	2006	Negative
SHPO#SN-110 (SX0200001)	0.16 mi northwest	Iglesia Nuestra Señora de La Monserrate	Site - Historical	1981	Positive
SHPO#03-15-10-14	0.18 mi northwest	Salinas DT Call Site, Monserrate Street 33, BO. Salinas Pueblo	Section 106	2010	Negative
SHPO#05-01-87-02 (GY0013)	0.19 mi south	Guayama Regional Wastewater Conveyance	Survey – Phase IB	1987	Positive
SHPO#SN-74 (SX0200003)	0.22 mi southeast	HS-2, S-4, Hacienda Carmen	Site - Historical	2013	Positive
SHPO#08-07-82-02	0.23 mi northeast	La Arboleda	Rescue Archaeology	1981	Positive
ICP-CAT-SN-00-07-05	0.23 mi south	Desvio Sureste Carr. PR-180	Survey - Phase IA-IB	2000	Positive
SHPO#02-28-12-03	0.24 mi east	Repavimentación Calles en Barriada Carmen, BO Pueblo CDBG 2010 y 2011	Section 106	2012	Negative
ICP-CAT-SN-08-14-03	0.24 south	Complejo Marbella, Carr. PR 180 Int. Paseo Manuel González	Survey - Phase II	2007	Negative
SHPO#10-23-14-04	0.25 mi northwest	Repavimentación de Varias Calles y Caminos Severamente Deteriorados en Varios Barrios/Primera y Única Fase / 14-AB-56-001	Section 106	2014	Negative
ICP-CAT-SN-09-20-03	0.27 mi southeast	Porto Bello, Desvio de Salinas (PR-180),	Survey - Phase IA-IB	2009	Negative

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA		
Case ID: PR-RGRW-03456	City: Salinas	

		Intersección Paseo Manuel Gonzalez Martines, BO. Aguirre Salinas, Puerto Rico			
ICP-CAT-SN-89-02-02; SHPO#06-29-88-04	0.31 mi northwest	Terminal de Carros Públicos de Salinas a Desarrollarse en la Calle Unión, Carr. Estatal 1, Km 90, Hm 7	1989: Phase IA-IB; 1990: Additional work for Phase IA-IB; 1992 - Historical Summary (blueprints & sketches)		1989 - Negative; 1990 & 1992 - Positive
SHPO#10-04-94-04	0.35 mi west	Rediseño Sistema Sanitario Comunidad Las Ochenta	Survey -Phase IA-IB	1993	Positive
SHPO#06-09-15-03	0.36 mi north	Historical Architectural Resources Survey for Five US ARMY Reserve Centers of the 81st Regional Support Command	Section 106 - Islandwide	2016	Special letter (C/E) No more information is available
SHPO#10-26-15-02	0.38 north	Consultation for US Army Reserve 81st Regional Support Command Integrates Cultural Resources Management Paln Update PR, 2015-2019	Section 106 - Islandwide	2016	Special letter (C/E) No more information is available
ICP-CAT-SN-14; SHPO#SN-14 (SX0100014)	0.38 mi northeast	ICP: Arboleda; SHPO: La Arboleda, S-14, 62215	Site - pre-Columbian	1981 & 2013	Positive
SHPO#SN-80 (SX0200021)	0.38 mi northwest	S-17, 6223	Site - Historical	2004 & 2013	Positive
SHPO#01-19-06-03 (IW0014)	0.40 mi south	Gasoducto del Sur - Autoridad de Energía Eléctrica (municipios Peñuelas, Ponce, Juana Diaz, Santa Isabel y Salinas	Survey - Phase IA-IB	2006 & 2007	Positive
ICP-CAT-SN-11-18-01; SHPO#09-06-11-02	0.40 mi west; 0.48 mi southwest	2011 - Reemplazo del Puente Numero 21 sobre el Rio Nigua, Barrio Jueyes,	Survey - Phase IA-IB & Conservation Plan	2011 & 2012	Positive

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA		
Case ID: PR-RGRW-03456	City: Salinas	

		Municipio de Salinas, Puerto Rico; 2012 - Plan de Conservación: Proyecto Reemplazo del Puente Numero 21 sobre el Rio Nigua y Conexión con la Carretera Estatal PR 1, KM. 93.3 Barrio Jueyes, Municipio de Salinas, Puerto Rico			
SHPO#11-08-96-01	0.42 mi northeast-southeast	Proposed Sewer Line Puerto Army National Guard	Survey – Phase IA-IB	2000	Negative
SHPO#01-16-14-01	0.42 mi west	Site Salinas, PR-701 KM. 0.2 Bo. Pueblo, Aguirre	Section 106	2014	Negative
ICP-CAT-SN-06-11-04	0.43 southeast	Salinas Elderly / Veredas de Salinas	Survey -Phase IA-IB	2006	Negative
SHPO#SN-45 (SX0100061)	0.44 mi southeast	Evelymar	Site - pre-Columbian	2000, 2004 & 2013	Positive
ICP-CAT-SN-01-07-10; SHPO# No code	0.44 mi southeast	Estancias de Evelymar Carr. PR-3, Km 157.9	Survey - Phase IA-IB & Phase II	2001 & 2004	Positive
SHPO#01-15-13-01	0.45 mi southeast	Adquisición de (7) Unidades de Vivienda para Reemplazar en un Hogar Seguro a Familia Afectadas por Lluvias e Inundaciones Ocurredas en septiembre 2008/DR-2008	Section 106	2013	Negative
ICP-CAT-SN-07-12-05	0.47 mi southeast	Valles de Salinas	Survey - Phase IA-IB	2007	Negative
SHPO#02-18-83-03	0.47 mi southwest	Extensión La Margarita II	Survey – Phase IA-IB	1983	Negative
SHPO#07-28-10-01	0.49 mi northeast	Hazard Mitigation Grant Program PR Fire Dept Storm Shutters	Section 106	2010	Missing Determination (FD) - No more

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM REGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA		
Case ID: PR-RGRW-03456	City: Salinas	

					informati on is available
SHPO#09-21-95-02	0.49 mi southwest	Construcción de Red Interna Sanitaria Comunidades Playa y Play	Survey – Phase IA-IB, Phase II, and Phase III	1997	Positive
ICP-CAT-SN-99-06- 09; SHPO#01-25- 00-01	0.50 mi southeast	Corales del Mar	Survey - Phase IA-IB	1999	Negative
ICP-CAT-SN-07-13- 04	0.50 mi southeast	Brisas del Caribe	Survey - Phase IA-IB	2007	Negative


Determination

The following historic properties have been identified within the APE:

- Direct Effect:
 - No Adverse Effect
- Indirect Effect:
 - No Adverse Effect

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 within or adjacent to the boundaries of a National Register of Historic Places (NRHP)-eligible or listed historic district or Traditional Urban Center. The project proposed will occur in the back of the property on the greenspace. No alterations to the buildings are proposed, and no disruption to the continuity of the block face is predicted. As no alterations to the buildings are proposed, there will be no direct adverse effect on the properties within the district. Further, as the project area is positioned in the rear yard and obscured from the public ROW within the district by the building on the parcel and the buildings on the abutting north parcels, there will be no adverse indirect effect. Additionally, the historic railway 0.03 miles south of the project site will not be impacted by any project activities.

There are ten (10) reported archaeological materials or significant cultural properties within a half-mile radius of the proposed project location. There are six (6) 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-03456 is located. The closest

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM ReGROW PUERTO RICO PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Applicant: JONATHAN M MORALES HERNANDEZ DBA		
Case ID: PR-RGRW-03456		City: Salinas

freshwater body is approximately 0.42 mi (0.68 km) northwest of the project area. The size of the proposed project activities is very small (0.1306 acre or 5,687 sq ft) and construction of public roads, residential structures, and agricultural infrastructure has impacted the surrounding terrain. Therefore, there will be no adverse effect to historic properties by the proposed project activities.

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): If the project location changes in any way, the applicant must resubmit and re-consult with SHPO.

- ☐ Adverse Effect

Proposed Resolution (if applicable)

This Section is to be Completed by SHPO Staff Only

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

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



REGROW PROGRAM

Project Location Area of Potential Effects (APE) Map

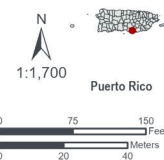
Applicant ID: PR-RGRW-03456



- Site
- ▭ Site Parcel
- ▭ Project Footprint (Option)
- ▭ Above Ground Utilities Location
- ▭ APE (Buffer (15-meters))

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/23/2024
Layout: APE
Aprx: 72428_ReGrowTier2Maps



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Project (Parcel) Location - Aerial Map



REGROW PROGRAM

Figure A-2:
Site Vicinity

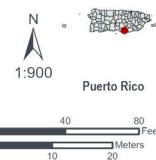
Applicant ID: PR-RGRW-03456

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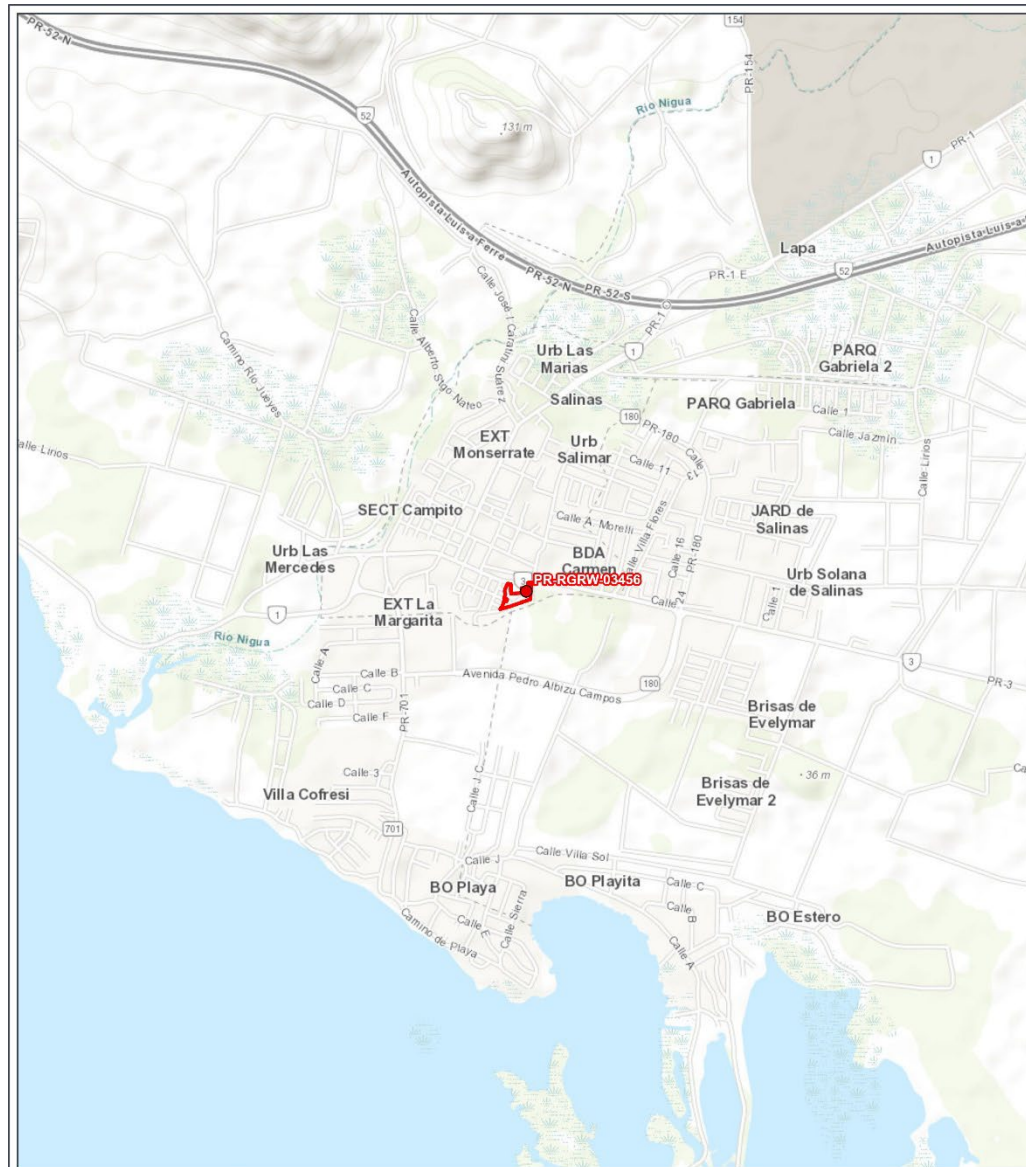
- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.296053°W 17.974868°N

Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/23/2024
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps



Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

**Figure A-1:
Site Location**

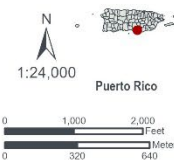
Applicant ID: PR-RGRW-03456

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- Site
- ▭ Site Parcel

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Base Map: ESRI ArcGIS Online,
accessed May 2024
Updated: 5/21/2024
Layout: Site Location
Aprx: 72428_RcGrowTier2Maps

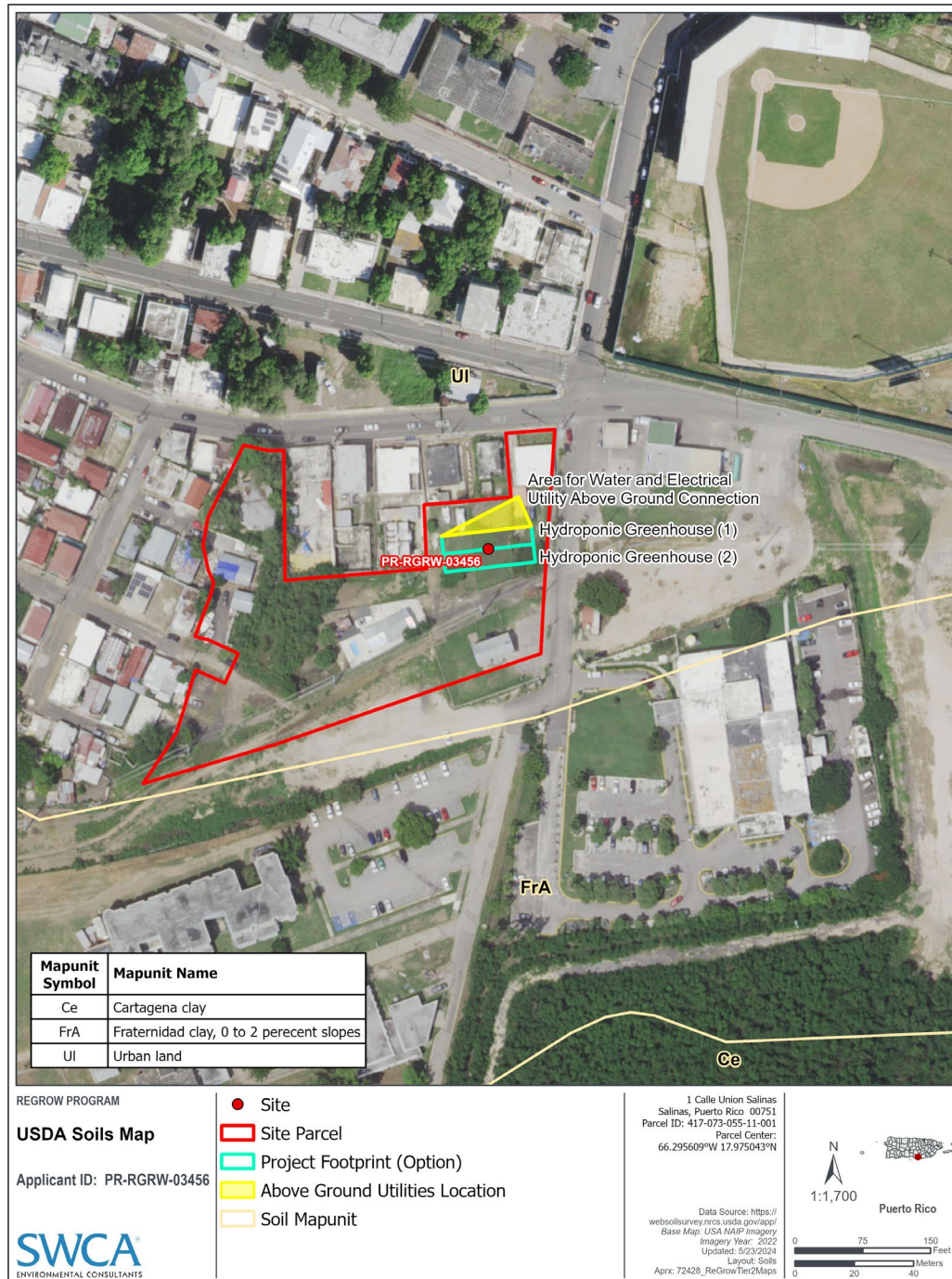


Applicant: JONATHAN M MORALES HERNANDEZ DBA

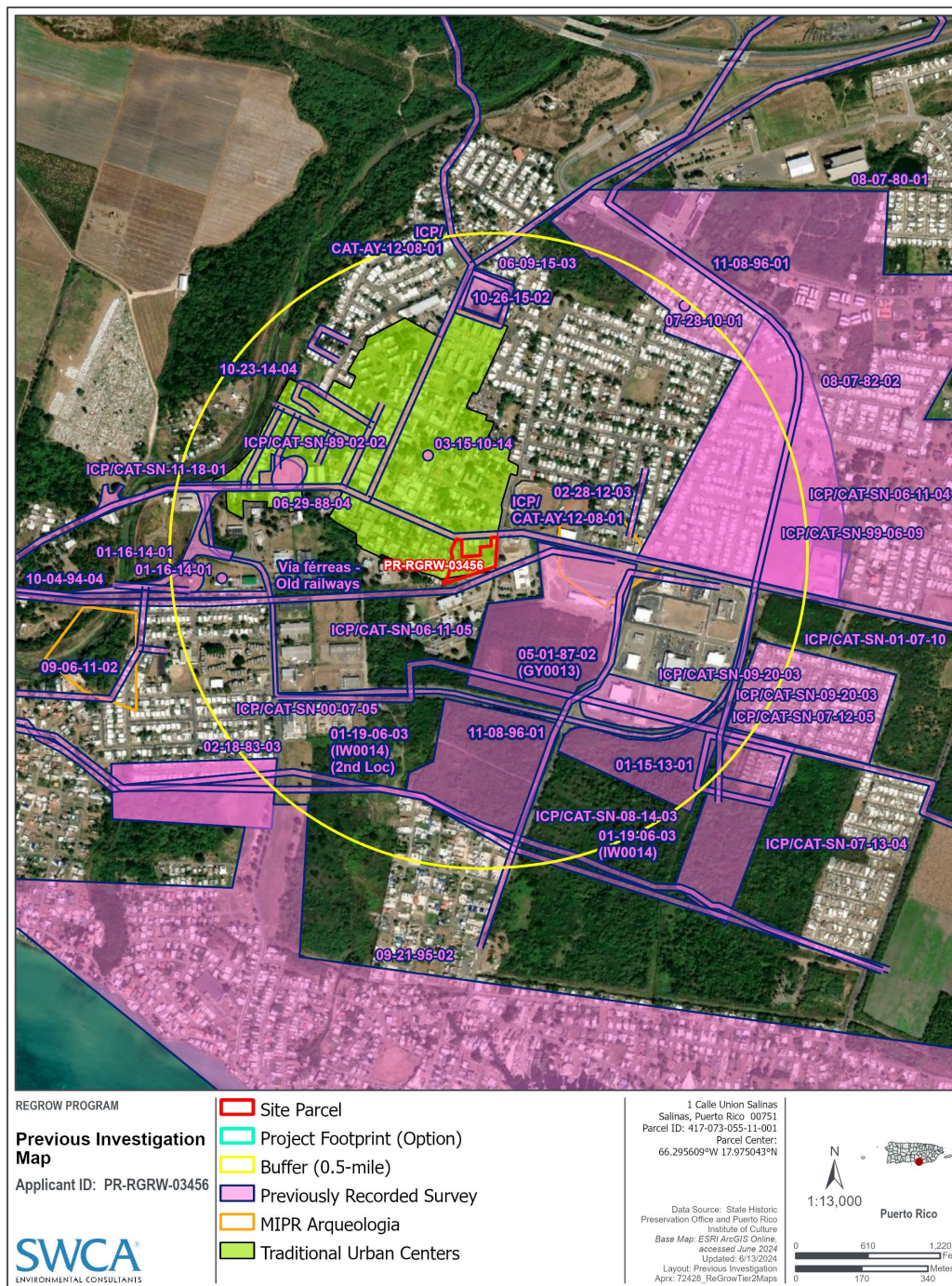
Case ID: PR-RGRW-03456

City: Salinas

Project (Parcel) Location – Soils Map



Project (Parcel) Location with Previous Investigations - Aerial Map

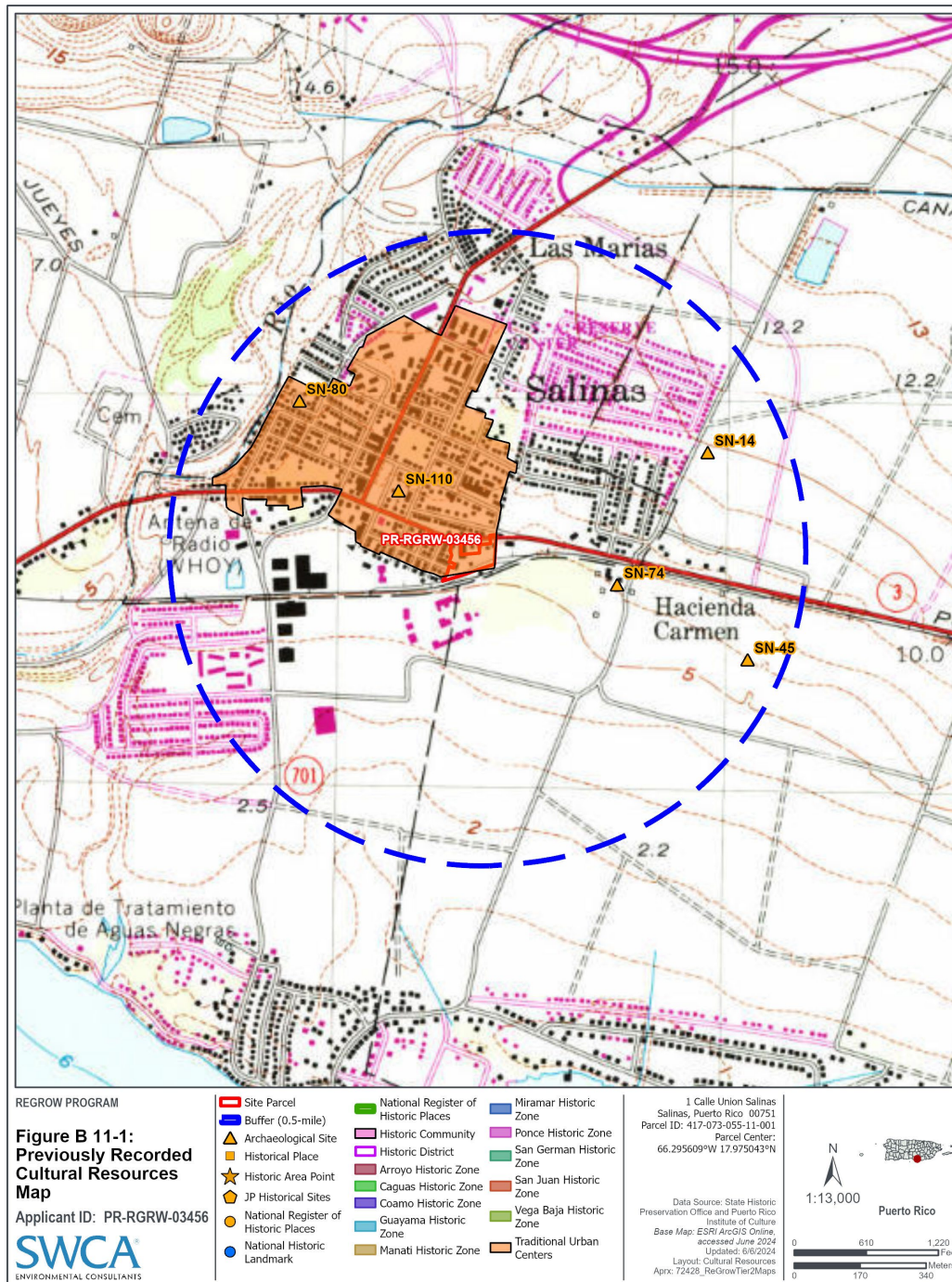


Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

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



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photograph Key



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #:

01

Date:

11/03/2023

Photo Direction:

Northeast

Description:

Overview of site location for 2 vertical hydroponic greenhouses 20x100ft each.



Photo #:

02

Date:

11/03/2023

Photo Direction:

Southeast

Description: NW corner of site location for 2 hydroponic greenhouses 20x100ft. each.



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #: 03
Date: 11/03/2023

Photo Direction:

Southwest

Description:

NE corner of site
location for 2 vertical
hydroponic
greenhouses 20x100ft
each.



Photo #: 04
Date: 11/03/2023

Photo Direction:

Northwest

Description:

SE corner of site
location for 2 vertical
hydroponic
greenhouses 20x100ft
each.



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #:

05

Date:

11/03/2023

Photo Direction:

Northeast

Description:

SW corner of site
location for 2
hydroponic
greenhouses 20x100ft.
each.

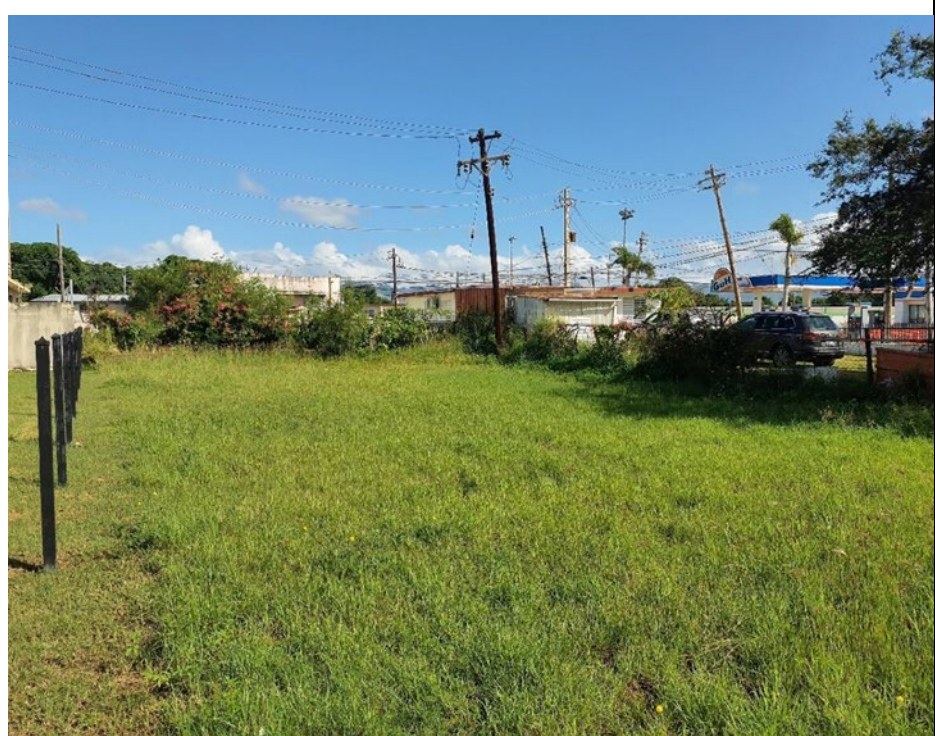


Photo #:

06

Date:

11/03/2023

Photo Direction:

North

Description:

Center point for site
location for 2 vertical
hydroponic
greenhouses 20x100ft
each.



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #:

07

Date:

11/03/2023

Photo Direction:

East

Description:

Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.



Photo #:

08

Date:

11/03/2023

Photo Direction:

South

Description:

Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #:
09

Date:
11/03/2023

Photo Direction:
West

Description:

Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.



Photo #:
10

Date:
11/03/2023

Photo Direction:
North

Description:

Electricity source from neighboring home. Applicant will make connection from here.



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #:

11

Date:

11/03/2023

Photo Direction:

North

Description:

Water well 100ft. deep from neighboring property. Will be water source for the greenhouses.



Photo #:

12

Date:

11/03/2023

Photo Direction:

North

Description:

Applicant's grandfather's home is neighboring property to where he wants to build the greenhouses. He will use water and electricity from this home. Built around 1923.



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #:
13

Date:
11/03/2023

Photo Direction:

West

Description:

Applicant's grandfather's garage.



Photo #:
14

Date:
11/03/2023

Photo Direction:

Northwest

Description:

Neighboring properties, applicant is unsure when they were built.



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo
#:

15

Date:

11/03/2023

Photo Direction:

South

Description:

Neighboring property is a protected historical structure built around 1923.



Photo #:

16

Date:

11/03/2023

Photo Direction:

West

Description:

West, neighboring property built around 1923.



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM

ReGROW PUERTO RICO PROGRAM

Section 106 NHPA Effect Determination



Applicant: JONATHAN M MORALES HERNANDEZ DBA

Case ID: PR-RGRW-03456

City: Salinas

Photo #:

17

Date:

11/03/2023

Photo Direction:

West

Description:

Neighboring structure, applicant says construction has stopped since it was found to be illegal, started building around 20 years ago.





DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



March 20, 2025

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; Lourdes_Mena@fws.gov

**RE: Puerto Rico Department of Housing / CDBG-DR Re-Grow Program
PR-RGRW-03456-W – Jonathan M Morales Hernández DBA
Endangered Species Concurrence for NLAA Determination**

Dear Ms. Mena:

The Puerto Rico Department of Housing (PRDOH) is requesting an 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 project PR-RGRW-03456-W, located on a 0.15-acre parcel at PR-1 Road, Union Salinas Street, Salinas, PR 00751 (Cadastral Number: 417-073-055-11-001) (Appendix A: Figure 1). This property is in an urban area in the southern portion of the Municipality of Salinas. Access to the project areas is provided via an existing paved road that runs north/south bordering the east side of the property.

The project is part of the Re-Grow Puerto Rico Urban-Rural Agriculture Program (RGRW) that aims to increase agricultural capacity while promoting and increasing food security island wide. This Program will enhance and expand agricultural production related to economic revitalization and sustainable development activities.

The projected scope of work for PR-RGRW-03456-W includes the installation of two

new greenhouses and the purchase of production supplies and a van. The new greenhouses will be approximately 2,000 square feet in size (20 feet by 100 feet) by 10 feet in height, placed side-by-side for a total footprint of 4,000 square feet. The greenhouses will be built on bare ground using the following materials: steel poles, plastic for the roof, and black tarp for the flooring. The new greenhouses will be secured by poured concrete footers at the base of each of the steel poles that will extend a maximum of 2 feet deep on each corner of the greenhouses and throughout the interior and perimeter of the structures for a total of approximately 40 posts used.

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

- Greenhouse 1 (17.97507, -66.295612) is in the east of the parcel.
- Greenhouse 2 (17.975015, -66.295606) is in the east of the parcel.

Only one location has been evaluated for the new greenhouses, in the southeast portion of the parcel, south of the applicant's residence, as they will take up most of the property's space. The terrain of the project area is flat with some tall grasses and shrubs that the applicant plans to remove via prescribed burn, with applicable, local permitting requirements met, to ensure the vegetation does not come back through the tarp base. The proposed greenhouses will use water from the water well on the neighboring property (17.97512983, -66.29552967), owned by his grandfather, in the form of an aboveground hose and connections approximately 50 feet long. Electrical connections are also provided from the neighboring property (17.97520187, -66.29551367) via city supplied electricity and an above ground connection. The electrical provider is LUMA/Prepa; the applicant will obtain any necessary permits required for the new utility connections.

No tree clearing is required for construction or utility connections, though a few shrubs and tall grasses will be removed for the greenhouses' placement. The ground disturbance for the project will be limited to maximum 2 feet deep footers. The applicant owns the east part of the property and has a lease agreement for the west part; they have permission to use the neighboring property for the greenhouse placement. The current use of the property is agricultural; therefore, no acquisition or conversion is required.

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

Name of the species	Threatened/Endangered/Candidate
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Endangered
Critical Habitat	
There are no critical habitats at this location.	

EXECUTIVE SUMMARY:

Existing Habitat Conditions at Project Area:

The existing habitat conditions at the proposed greenhouse location consist of previously disturbed land with existing structures. The soil in and around the property consists of Cartagena clay, Fraternidad clay, and Urban land (Appendix A: Figure 3). The species being examined for this project is the Puerto Rican Boa. An Endangered Species Map (Appendix A: Figure 4) shows that the proximity of the species to the site location is approximately 50,648 feet from a critical habitat site. The project is located in Zone AE on the FEMA Flood Map, panel number 72000C2085J dated 11/18/2009, and Zone A on the ABFE Map, see Appendix A: Figure 5 and Figure 6. A Preliminary FIRM has not been developed for this area. There are not any mapped wetlands, see Appendix A: Figure 7. The project activities will not occur within a natural or man-made wetland, and no direct or indirect impacts are anticipated as a result of the project activities.

Species Effects Analysis:

A Species List of Caribbean Ecological Services can be found in Appendix C.

Puerto Rican Boa (*Chilabothrus inornatus*)

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). The IPaC Determination Key (Dkey) for the Puerto Rican Boa, dated 10/19/2024, was used to evaluate the potential impacts to federally listed species from this project. Based on the answers inputted into the DKey along with the

scope of work, which does include ground disturbance, it has been determined that the proposed project will have a "Not Likely to Adversely Affect" on the Puerto Rican Boa (Appendix C). If a Puerto Rican Boa is found in the project activity site, work shall cease until the Boa moves off on its own. If the Boa does not move off, the Construction Manager shall contact the Puerto Rico Department of Natural and Environmental Resources and ask for them to relocate the Boa.

All literature cited can be found in Appendix E.

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:

Name of the species	Effect Determination	Conservation Measures that will be implemented
Puerto Rican Boa (<i>Chilabothrus inornatus</i>)	Not Likely to Adversely Affect (NLAA)	USFWS Puerto Rican Boa Conservation Measures 2024

In order to complete the informal consultation process, we are requesting your concurrence for the NLAA determination included in this letter. Attached to this letter, we are including the documents used to reach our effect determination for the listed species.

Sincerely,



Aldo A. Rivera-Vázquez, PE
Director – Permits and Environmental Compliance Division
Disaster Recovery Office, CDBG-DR/MIT Program
environmentcdbg@vivienda.pr.gov | 787.274.2527 ext. 4320

Attachments:

Appendix A:

- Figure 1 – Location Map
- Figure 2 – USGS Topographic Map
- Figure 3 – Soils Map
- Figure 4 – Endangered Species Map
- Figure 5 – Firm Map
- Figure 6 – ABFE Map
- Figure 7 – Wetlands Map

Appendix B: Field Observation Report

Appendix C: Species List Caribbean Ecological Services and Consistency Letter

Appendix D: Species Conservation Measures

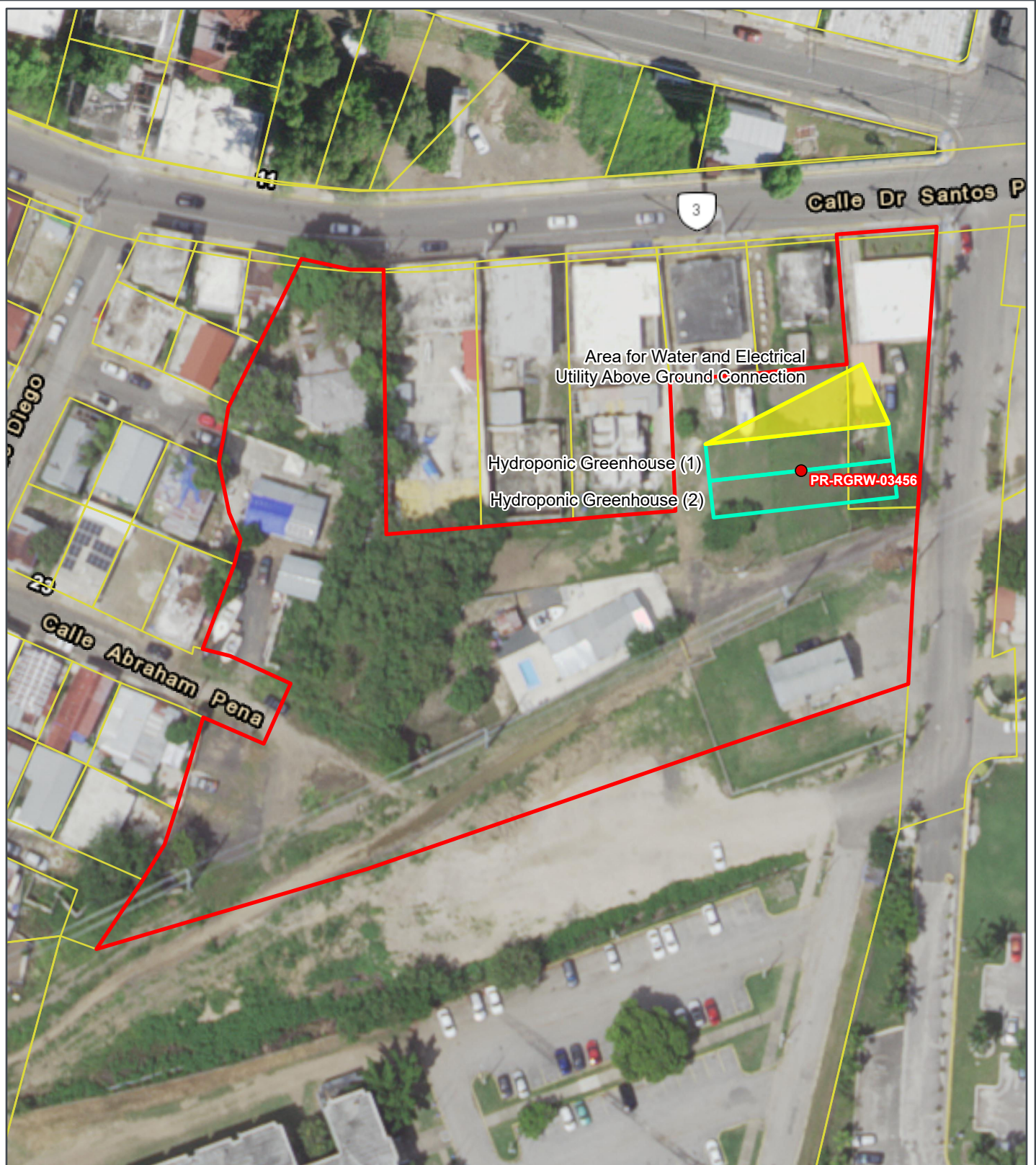
Appendix E: Literature Cited

C: Angel López-Guzmán
 Deputy Director
 Permits and Environmental Compliance Division

Appendix A: Figures

Figure 1

Site Location Map



REGROW PROGRAM

Figure A-2: Site Vicinity

Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel
- Project Footprint (Option)
- Above Ground Utilities Location

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.296053°W 17.974868°N

Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/23/2024
Layout: Site Vicinity
Aprx: 72428_ReGrowTier2Maps

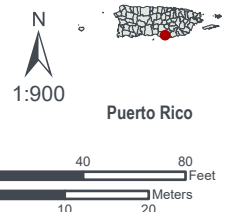
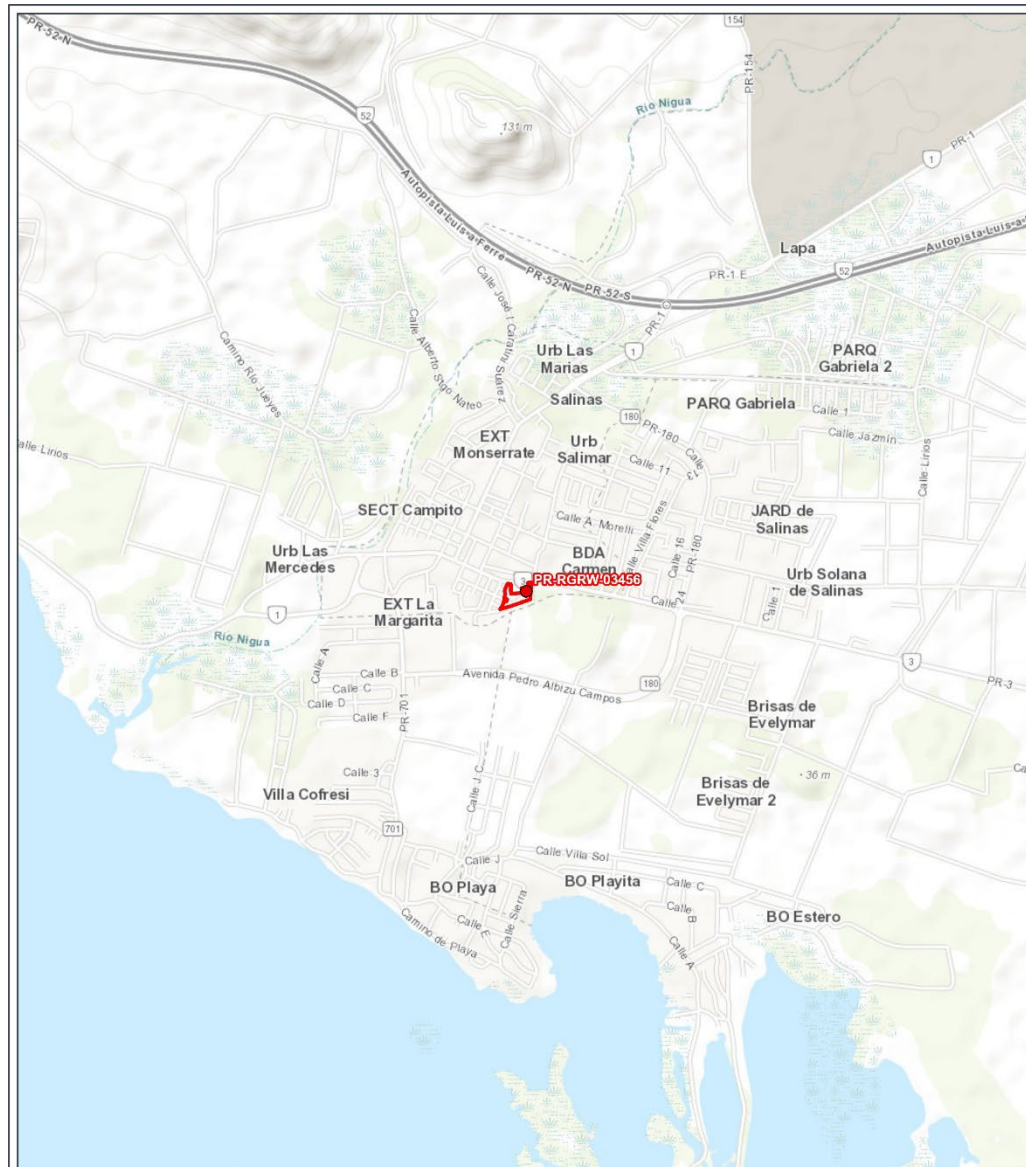


Figure 2

Topographic Map

Project (Parcel) Location - USGS Topographic Map



REGROW PROGRAM

Figure A-1:
Site Location

Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

- Site
- Site Parcel

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Base Map: ESRI ArcGIS Online,
accessed May 2024
Updated: 5/21/2024
Layout: Site Location
Aprx: 72428_RcGrowTier2Maps

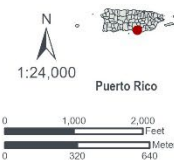


Figure 3

Soil Map

Project (Parcel) Location – Soils Map

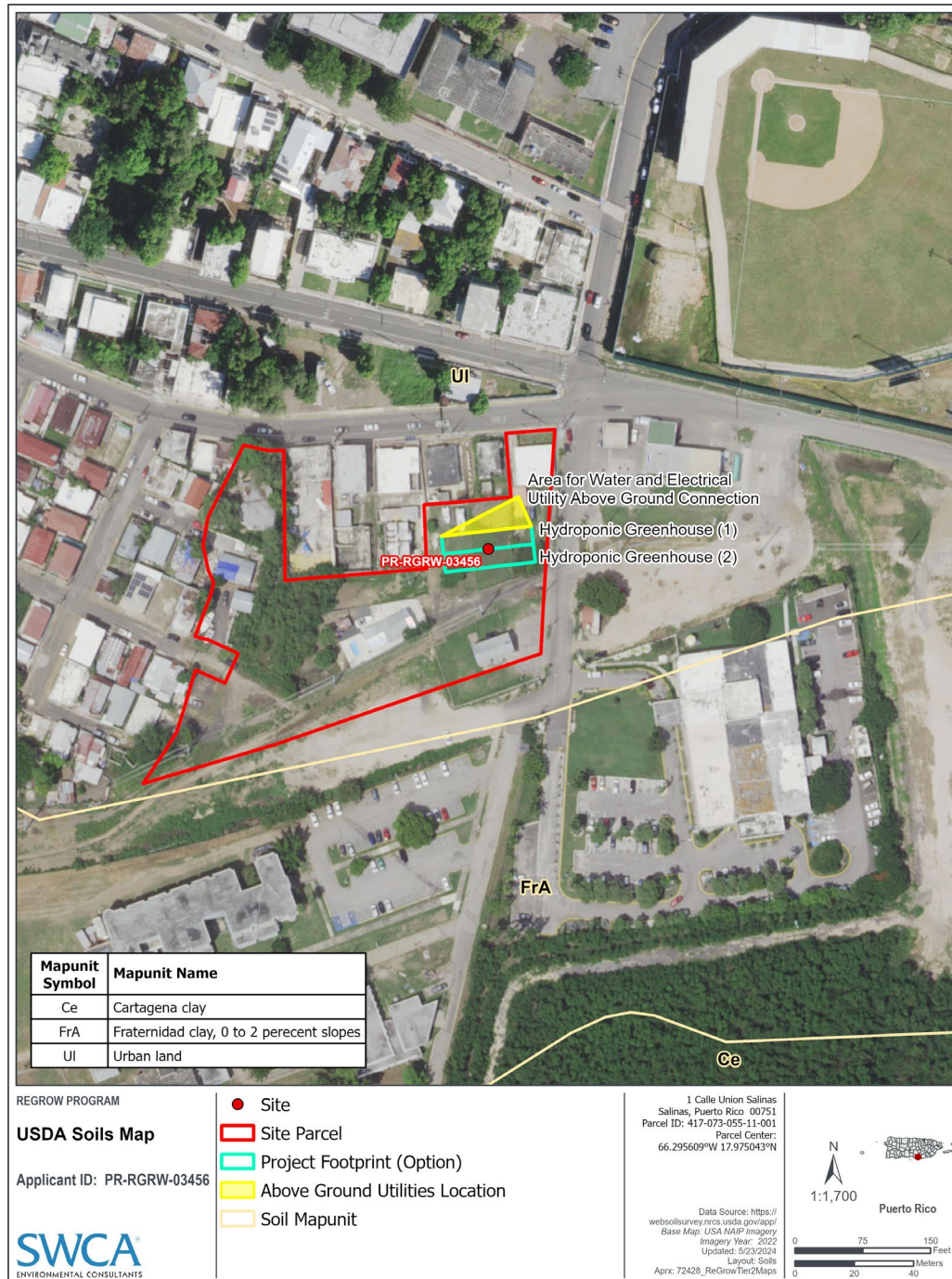


Figure 4

Endangered Species Map



REGROW PROGRAM

Figure B 7-1: Critical Habitat Map

Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.244704°W 18.024954°N

Data Source: https://services.arcgis.com/QVENGdaPbd4LUkLV/arcgis/rest/services/USFWS_Critical_Habitat/Base_Map
Base Map: ESRI/ArcGIS Online, accessed May 2024
Updated: 5/21/2024
Layout: Critical Habitat
Aprx: 72428_ReGrowTier2Maps

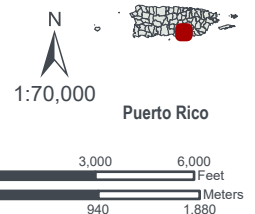
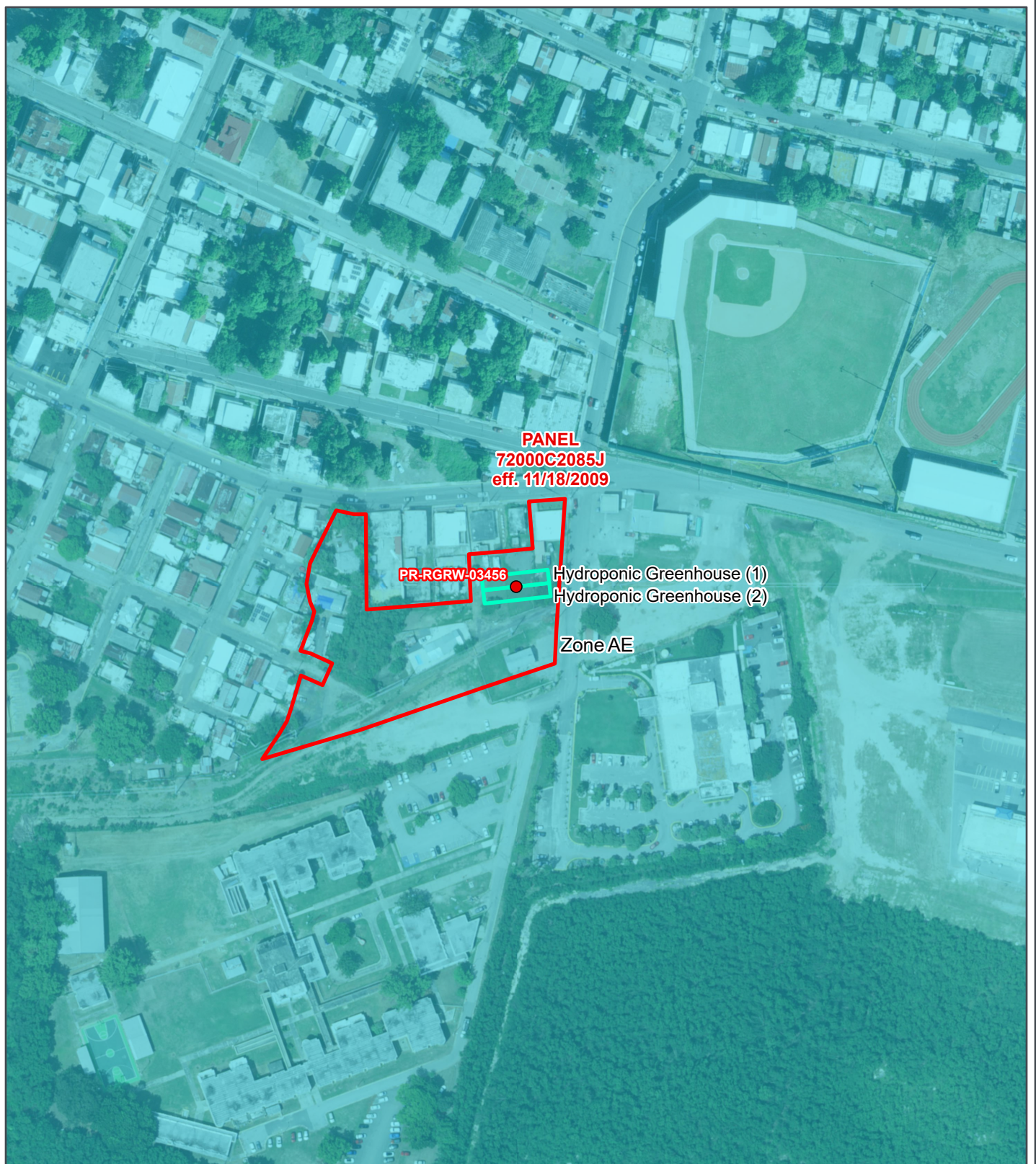


Figure 5

FIRM



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/21/2024
Layout: Effective Floodplain
Aprx: 72428_ReGrowTier2Maps

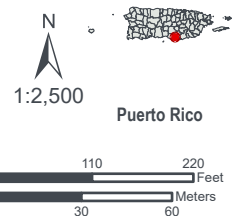
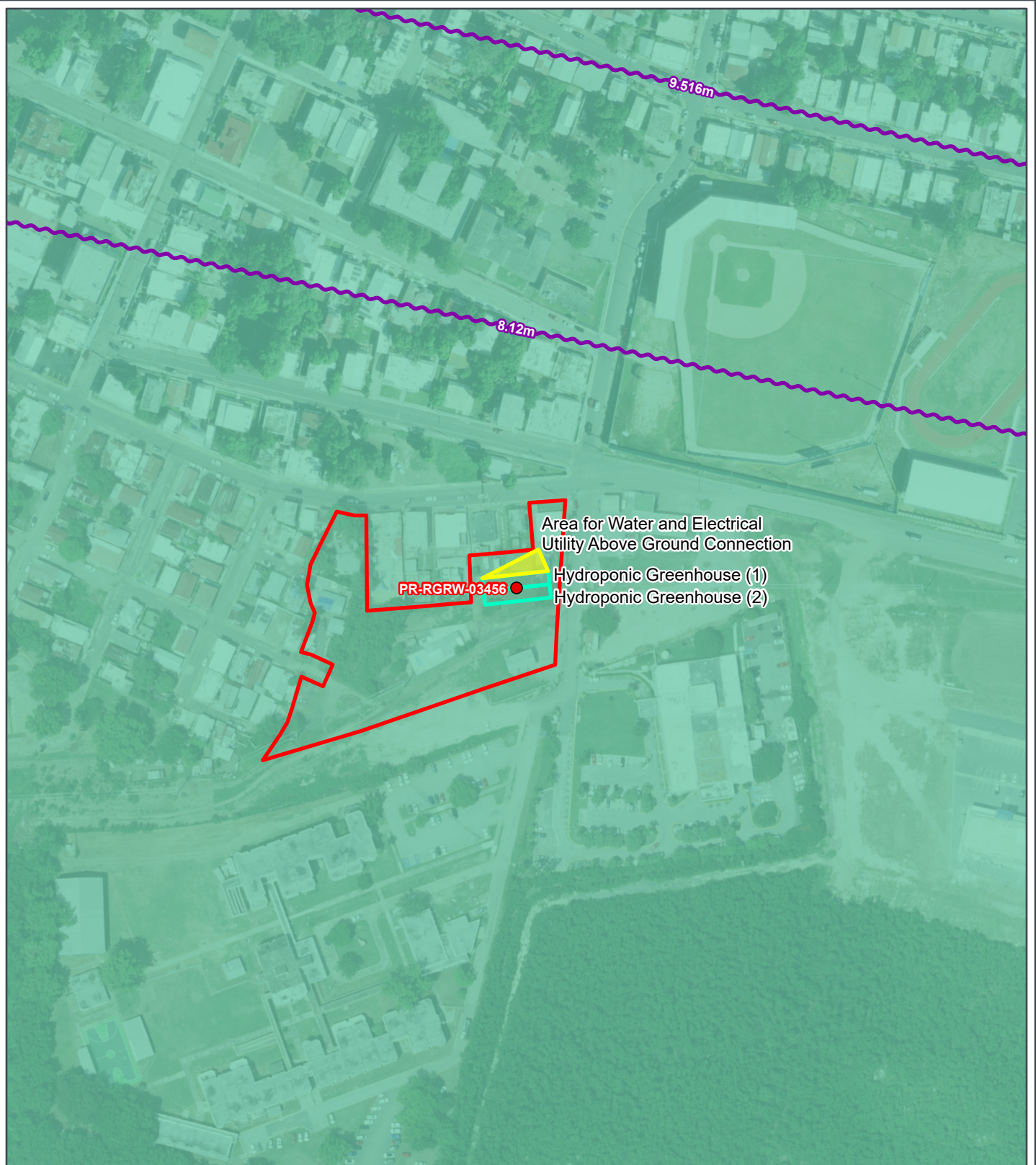


Figure 6

ABFE



REGROW PROGRAM

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

Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751

Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: https://gis.fema.gov/arcgis/rest/services/DR/PuertoRico_ABFE_1PCT/MapServer
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/23/2024
Layout: ABFE 1Pct
Aprx: 72428_ReGrowTier2Maps

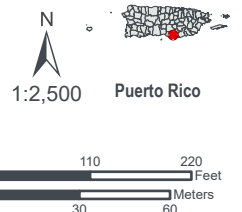


Figure 7
Wetlands Map



REGROW PROGRAM

Figure B 13-1: Wetlands Protection Map

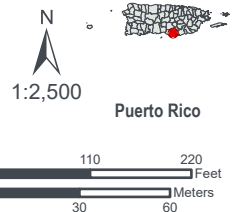
Applicant ID: PR-RGRW-03456

SWCA
ENVIRONMENTAL CONSULTANTS

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

1 Calle Union Salinas
Salinas, Puerto Rico 00751
Parcel ID: 417-073-055-11-001
Parcel Center:
66.295609°W 17.975043°N

Data Source: <https://apps.nationalmap.gov/downloader/#/https://www.fws.gov/program/national-wetlands-inventory/data-download>
Base Map: USA NAIP Imagery
Imagery Year: 2022
Updated: 5/21/2024
Layout: Wetlands Protection



Appendix B:
Field Observation Report

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482


Photo #: 01	Date: 11/03/2023	
Photo Direction: Northeast		
Description: Overview of site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Photo #: 02	Date: 11/03/2023	
Photo Direction: Southeast		
Description: NW corner of site location for 2 hydroponic greenhouses 20x100ft. each.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 03	Date: 11/03/2023	
Photo Direction: Southwest		
Description: NE corner of site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Photo #: 04	Date: 11/03/2023
Photo Direction: Northwest	
Description: SE corner of site location for 2 vertical hydroponic greenhouses 20x100ft each.	

A photograph showing a grassy field in the foreground, with a concrete wall and several buildings in the background. A large tree is on the right side of the frame. The sky is blue with some clouds. The photo is taken from a slightly elevated position, looking across the field towards the buildings. The field is covered in green grass and some weeds. The concrete wall is light-colored and has several vertical posts or pillars. Behind the wall, there are several buildings, some of which appear to be residential or small commercial structures. A tall utility pole is visible in the background. The overall scene is bright and sunny.

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482


Photo #: 05	Date: 11/03/2023	
Photo Direction: Northeast		
Description: SW corner of site location for 2 hydroponic greenhouses 20x100ft. each.		

Photo #: 06	Date: 11/03/2023	
Photo Direction: North		
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 07	Date: 11/03/2023	
Photo Direction: East		
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.		

Photo #: 08	Date: 11/03/2023
Photo Direction: South	
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.	


A photograph showing a grassy field in the foreground. In the middle ground, there is a white building with a gabled roof and a silver car parked nearby. The background features a blue sky with white clouds, utility poles, and some trees. A black fence runs across the middle ground.

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 09	Date: 11/03/2023
Photo Direction: West	
Description: Center point for site location for 2 vertical hydroponic greenhouses 20x100ft each.	

A wide-angle photograph of a grassy field. In the foreground, two black vertical poles are planted in the ground. In the background, a single-story building is under construction, featuring a concrete base and upper walls made of light-colored stone blocks. To the right of the building, a white house with a red roof is partially visible. The field is covered in green grass with some patches of dry grass. The sky is blue with a few white clouds.

Photo #: 10	Date: 11/03/2023	
Photo Direction: North		
Description: Electricity source from neighboring home. Applicant will make connection from here.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 11	Date: 11/03/2023	
Photo Direction: North		
Description: Water well 100ft. deep from neighboring property. Will be water source for the greenhouses.		

Photo o #: 12	Date: 11/03/2023 3	
Photo Direction: North		
Description: Applicant's grandfather's home is neighboring property to where he wants to build the greenhouses. He will use water and electricity from this home. Built around 1923.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

Photo #: 13	Date: 11/03/2023	
Photo Direction: West		
Description: Applicant's grandfather's garage.		

Photo #: 14	Date: 11/03/2023	
Photo Direction: Norhtwest		
Description: Neighboring properties, applicant is unsure when they were built.		

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482


Photo #: 15	Date: 11/03/2023	
Photo Direction: South		
Description: Neighboring property is a protected historical structure built around 1923.		

Photo #: 16	Date: 11/03/2023
Photo Direction: West	
Description: West, neighboring property built around 1923.	

A photograph showing a grassy area with a chain-link fence in the foreground. In the background, there is a blue building, a white car, and a large utility pole. The area is surrounded by trees and a clear sky.

Photo	Date:	
--------------	--------------	--

Project #: PR-RGRW-03456	Photographer: Armando Ramos
Location Address: 1 Calle Union Salinas, Salinas, PR 00751	Coordinates: 17.975312, -66.295482

#: 17	11/03/2023	
Photo Direction:		
West		
Description:		
Neighboring structure, applicant says construction has stopped since it was found to be illegal, started building around 20 years ago.		

Appendix C:
Species List Caribbean Ecological Services 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

In Reply Refer To:
Project code: 2024-0150989
Project Name: PR-RGRW-03456

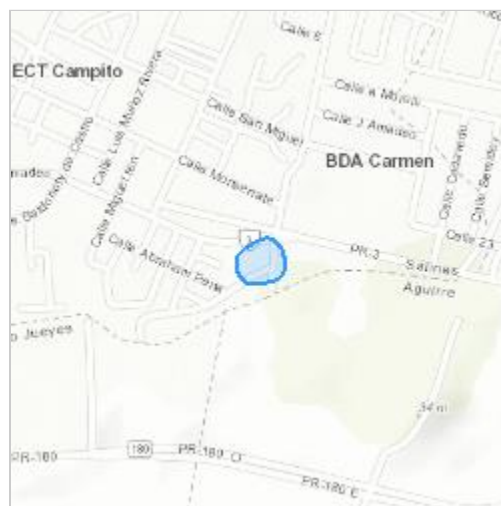
10/09/2024 16:48:30 UTC

Subject: Consistency letter for the project named 'PR-RGRW-03456' 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-03456'. The project is located in Salinas County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@17.9750874,-66.29561247024859,14z>



The following description was provided for the project 'PR-RGRW-03456':

The project consists of two new greenhouses. There will be vegetation removal, but no tree removal.

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

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

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

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

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

Note: Projects located within the range of the Puerto Rican boa or the Virgin Islands tree boa might encounter these species during project activities. **This letter does not provide take to handle or move these species.** If relocation of the species is needed, please contact either the Puerto Rico Department of Natural Resources (DNER) at 787-724-5700, 787-230-5550, or 787-771-1124 for projects in Puerto Rico, or the Virgin Islands Department of Planning and Natural Resources, Division of Fish and Wildlife (DFW) at 340-775-6762 for projects in the Virgin Islands. Otherwise, contact the Caribbean Ecological Services Field Office (caribbean_es@fws.gov) to determine whether the consultation needs to be reinitiated.

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

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect, and enhance fish, wildlife, and plants and their

habitats for the continuing benefit of our people. If you have any questions or require additional information, please contact our office at Caribbean_es@fws.gov.

Action Description

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

1. Name

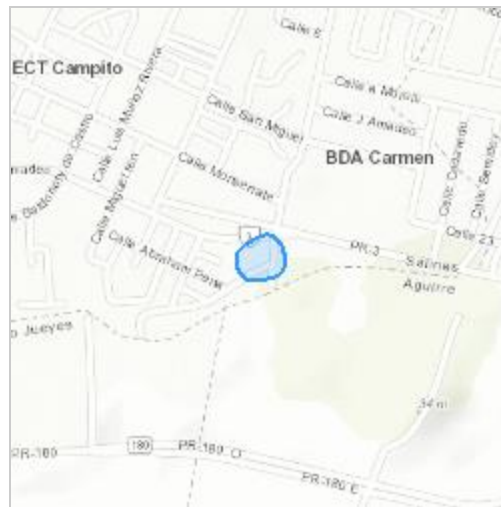
PR-RGRW-03456

2. Description

The following description was provided for the project 'PR-RGRW-03456':

The project consists of two new greenhouses. There will be vegetation removal, but no tree removal.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@17.9750874,-66.29561247024859,14z>



QUALIFICATION INTERVIEW

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

No

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

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

Yes

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

Automatically answered

Yes

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

In Reply Refer To:
Project Code: 2024-0150989
Project Name: PR-RGRW-03456

10/09/2024 16:47:48 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. 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

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: 2024-0150989

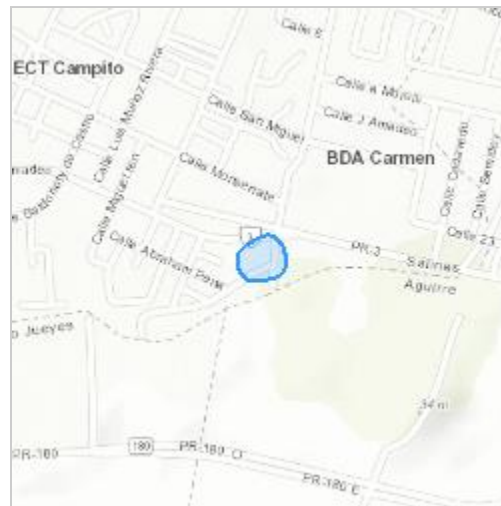
Project Name: PR-RGRW-03456

Project Type: Disaster-related Grants

Project Description: The project consists of two new greenhouses. There will be vegetation removal, but no tree removal.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@17.9750874,-66.29561247024859,14z>



Counties: Salinas County, Puerto Rico

ENDANGERED SPECIES ACT SPECIES

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

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

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

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

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

REPTILES

NAME	STATUS
<p>Puerto Rican Boa <i>Chilabothrus inornatus</i></p> <p>No critical habitat has been designated for this species.</p> <p>Species profile: https://ecos.fws.gov/ecp/species/6628</p> <p>General project design guidelines:</p> <p>https://ipac.ecosphere.fws.gov/project/ZOBZOSJVWFH77LAVOQ6T52DUOU/documents/generated/7159.pdf</p>	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 Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, 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 Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ 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

Appendix D:
Species Conservation Measures

Caribbean ES Puerto Rican Boa

Puerto Rican Boa

Generated August 01, 2024 02:11 PM UTC, IPaC v6.112.0-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
 - Office phone (305) 304-1386
- Jan Zegarra, Fish and Wildlife Biologist
 - Email: jan_zegarra@fws.gov
 - Office phone (786) 933-1451

Appendix E:
Literature Cited

Literature Cited:

Maps: Data basin. Maps | Data Basin. (n.d.).

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[https://data.fs.usda.gov/research/pubs/iitf/sm_iitf072%20%20\(4\).pd](https://data.fs.usda.gov/research/pubs/iitf/sm_iitf072%20%20(4).pd)

U. S. Fish and Wildlife Service (USFWS). 2011. Puerto Rican Boa (*Epicrates inornatus*) 5-Year Review: Summary and Evaluation. U.S. Fish and Wildlife Service, Southeast Region. Boquerón, Puerto Rico.

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

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



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

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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
Mr. Matthew Laitila, laitila.matthew@epa.gov

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Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Dr. Carlos Marín, 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

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
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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

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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Secretary

Cc: Mr. Luis Márquez, secretariogaire@dma.pr.gov
Eng. Amarilis Rosario, aire@dma.pr.gov
Mrs. Elid Ortega, 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

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

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Tel. (787) 274-2527 | www.cdhm.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

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

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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Raúl Hernández Dabio, rhernandez2@salud.pr.gov

CDBG-DR/MIT Program
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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. R. Randall Schumann, 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
<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
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>
Sent: Friday, September 6, 2024 15:04
To: 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>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <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



Bubble Dynamics Lab
University of Puerto Rico - Mayaguez



EPA REGION 2
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

VIA EMAIL

William O. Rodríguez Rodríguez, 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 Rodríguez Rodríguez:

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.¹ 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 Sebastián, 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.

¹ **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

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If you have any questions or need any additional information, please contact me at 787-977-5865 or guerrero.carmen@epa.gov or have your staff contact Reyes, Brenda at 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
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Contamination and Toxics Sites Summary
1 Calle Union Salinas, PR 00751

Database	Primary ID	Facility Name	Facility Address	Secondary ID	Latitude	Longitude	Distance (ft)	Status
Water Discharger	110071375438	PFC SANTOS CRUZ AVILES ARC	STATE ROAD #1, KM 32.0 MONSERRATE ST. SALINAS	N/A	17.981387	-66.295907	1,014 ft	The site is listed as a Non-Major: General Permit Covered Facility with a status of Effective. No violations have been identified.
Water Discharger	110055166430	SALINAS	CALLE SANTO P. AMADEO 29, SALINAS, PR 00751	N/A	17.976	-66.2985	2,298 ft	The site is listed as a Non-Major: General Permit Covered Facility with a status of Expired. No violations have been identified.
Water Discharger	110071223348	UNITED PARCEL SERVICE - SALINAS FACILITY	STATE ROAD PR 701, KM 0.5, SALINAS, PR 00751	N/A	17.972002	-66.29896	1,552 ft	The site is listed as a Non-Major: General Permit Covered Facility with a status of Effective. No violations have been identified.
Hazardous Waste	110071192832	FARMACIA LA MONSERRATE	19 CALLE LUIS MUÑOZ RIVERA, SALINAS, PR 00751	N/A	17.978058	-66.297956	1,335 ft	Site is active and is not within 500 ft. No violations have been identified.
Hazardous Waste	110004895819	ESSO STANDARD OIL CO PR 2P-451	15 UNION ST, SALINAS, PR 00751	N/A	17.97653	-66.30152	2,097 ft	Site is listed as inactive. No violations have been identified.
Hazardous Waste	110011543099	COTTET OPTICAL CORP	RD 701 KM 0.5 LA PLAYA, SALINAS, PR 00751	N/A	17.973086	-66.300848	1,907 ft	Site is listed as inactive. No violations have been identified.
ICIS - Air	110000602820	STERI-TECH, INC.	RD. 701 KM. 0.7, SALINAS, PR 00751	N/A	17.97139	-66.300278	2,063 ft	Site is listed as Operating with minor emissions. Ni violations have been identified.
Toxic Releases	110000602820	STERI-TECH, INC.	RD. 701 KM. 0.7, SALINAS, PR 00751	N/A	17.97139	-66.300278	2,063 ft	Last reported for in 2022. No violations identified.
Brownfields	110055950476	AGUIRRE THEATER	AVE. B #44, SALINAS, PR 00751	N/A	17.98036	-66.29924	2,276 ft	Covered by cooperative agreement for the municipality of Salinas. Accomplishment was counted.