

September 21, 2020

Mr. Edwin Muñiz
Field Supervisor
Fish & Wildlife Service
Boquerón Field Office
PO Box 491
Boquerón, PR 00622

RE: Technical Assistance Request
Mirador las Casas Apartments

Dear Mr. Muñiz:

Mirador las Casas is an affordable housing project built in the late 1960's. It is located at the Eduardo Conde Avenue in Santurce Ward, San Juan, Puerto Rico. The project consists of 294 units distributed in twenty one buildings with a Section 8 HAP contract through October 2034. The units are within a lot of 45,147.33165 square meters and distributed as follows: 96 (2) bedroom units, 144 (3) bedrooms and 49 (4) bedrooms units. In addition, 1 unit is being used as the administrative office and another 4 units are being used by the Head Start Program. This project also has an activity center, a computer center, maintenance building, various recreation areas, and 300 parking spaces.

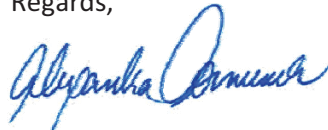
Due to its age, a substantial rehabilitation is essential in order to keep the property in safe, decent and sanitary conditions for a longer term, along with the current design guides for compliance. All the systems, which include sewer and electric, are obsolete. These do not comply with the current codes and are failing frequently. At any moment these systems may collapse in spite of the continuous maintenance and repairs. Also, the units interior, site and buildings will be greatly impacted.

According to the Qualified Allocation Plan for Low Income Housing Tax Credits, we need a technical assistance or final determination letter from U.S. Fish and Wildlife Service of the Department of Interior pursuant to the Endangered Species Act -50CFR 402. The technical assistance shall indicate if the endangered species are affected by the project.

We are enclosing a Memorial, Topographic Plan, Alta Survey , aerial photo of the project and the self certification.

Should you need additional information or documents, do not hesitate to contact us.

Regards,



Alexandra Domenech
Executive Vice President

Enclosures 5



Based on the information provided, we determined the project proposed qualifies for the blanket clearance letter. Nevertheless, if the project is modified this office should be contacted concerning the need for the Initiation of consultation under section 7 of Endangered Species Act of 1973.

Reviewer **DAMARIS ROMAN RUIZ** Digitally signed by DAMARIS ROMAN RUIZ
Date: 2020.09.24 06:44:59 -04'00'
EDWIN MUNIZ Digitally signed by EDWIN MUNIZ
Date: 2020.09.24 07:06:44 -04'00'
Caribbean ES Field Supervisor

Self – Certification

Endangered Species Act Certification

I, Alexandra Domenech, of legal age, single, resident of Mayaguez, Puerto Rico and Executive Vice President of Fernando L. Sumaza & Co., Inc., a corporation organized under the Laws of the Commonwealth of Puerto Rico certifies that the following project Mirador las Casas Apartments, located in San Juan, PR, complies with:

Check	Project Criteria
	1. Street resurfacing.
	2. Construction of gutters and sidewalks along existing roads.
X	3. Rehabilitation or emergency repairs of existing buildings, facilities and homes.
	4. Rehabilitation of existing occupied single family homes, and buildings; provided that equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation and that the lighting associated to the new facilities is not visible directly or indirectly from a beach.
	5. Demolition of dilapidated single family homes or buildings; provided that the demolition debris is disposed in certified receiving facilities; equipment storage or staging areas are not located on vacant property harboring a wetland and/or forested vegetation.
	6. Rebuilding of demolished single family homes or buildings, provided that the new construction is within the existing footprint of the previous structure and/or within pre-existing grassed or paved areas, and that the lighting associated to the new facilities are not visible directly or indirectly from a beach.
	7. Activities within existing Right of Ways (ROWs) of roads, bridges and highways, when limited to actions that do not involve cutting native vegetation or mayor earth moving; and are not located within, or adjacent to, drainages, wetlands, or aquatic systems. These activities include the installation of potable water and sanitary pipelines.
	8. Improvements to existing recreational facilities, including the installation of roofs to existing basketball courts, provided that the lighting associated to the facilities are not

	visible directly or indirectly from the beach.
	9. Construction of electric underground systems in existing towns and communities, provided that the property is not a wetland area and the lighting associated to the facilities are not visible directly or indirectly from the beach.
	10. Construction of facilities on vacant properties covered with grasses in urban areas, provided that the lighting associated to the facilities are not visible directly or indirectly from the beach.
	11. Construction of houses, buildings or acquiring lands in urban areas covered by grass for relocation of low income families and/or facilities that have been affected by weather conditions.

Alexandra Domenech

PO Box 3685

Mayaguez, PR 00681-3685

(787)831-6030

Email: adomenech@sumaza.org

09/23/2020

Date

ENCLOSURE 1

Mirador las Casas Apartments: A residential complex of 294 units located at Eduardo Conde Avenue in Santurce Ward, San Juan. It is staffed with an Administrator, an Administrative Assistant, Social Worker, Maintenance Supervisor, 4 Handymen and an Occupancy Technician. This project has 96 two (2) bedroom units, 144 three (3) bedrooms, 49 four (4) bedrooms units and four (4) units dedicated to the Head Start.



These units have living and dining rooms, a kitchen equipped with stove and refrigerator, and water heaters. It also has an administrative office, activity center; a computer center, maintenance building, various recreation areas and 4 units are being used by the Head Start Program.

All units are Section 8 subsidized.

This project will be substantially rehabilitated.

ENCLOSURE 2

ENCLOSURE 3

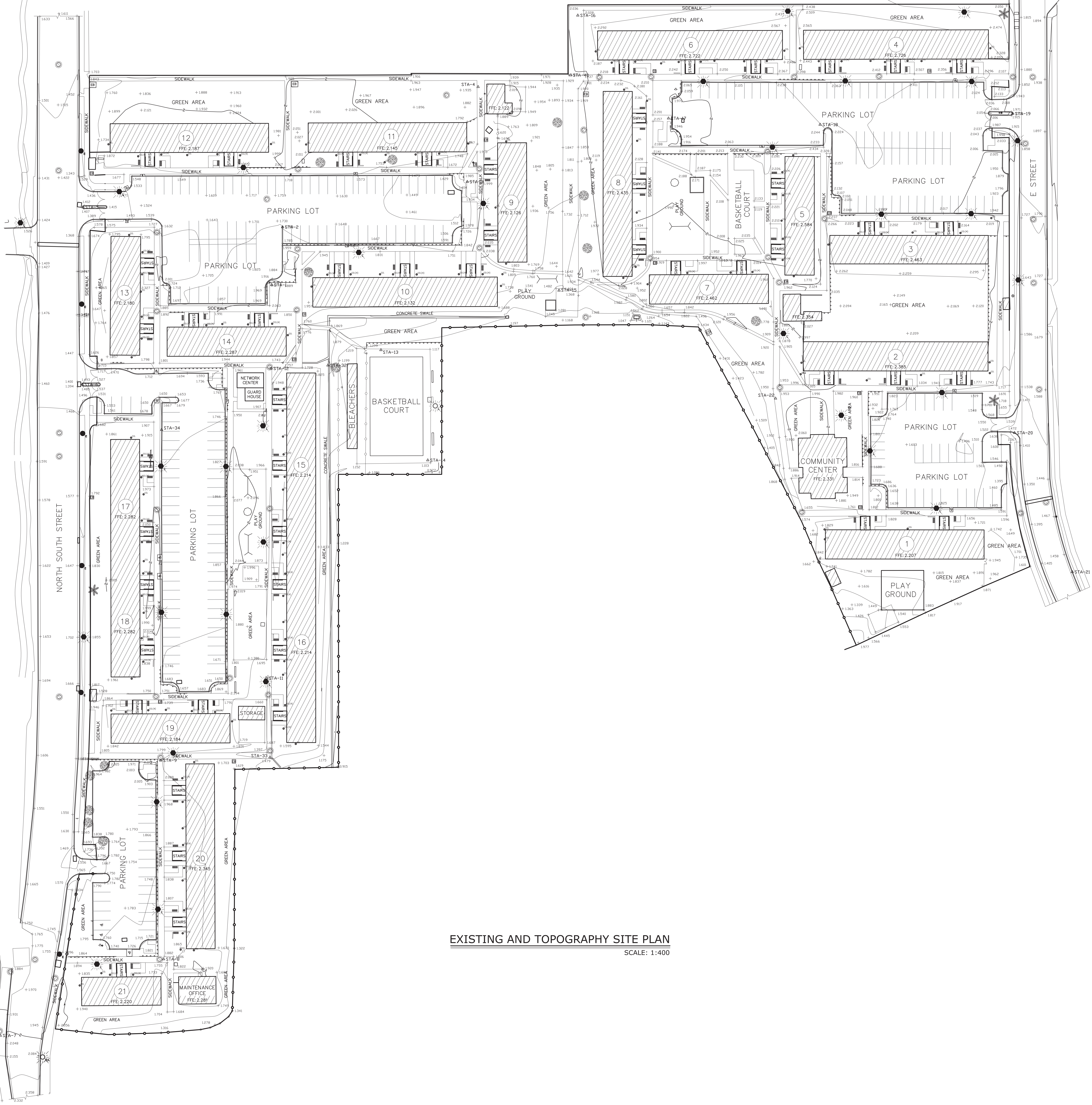
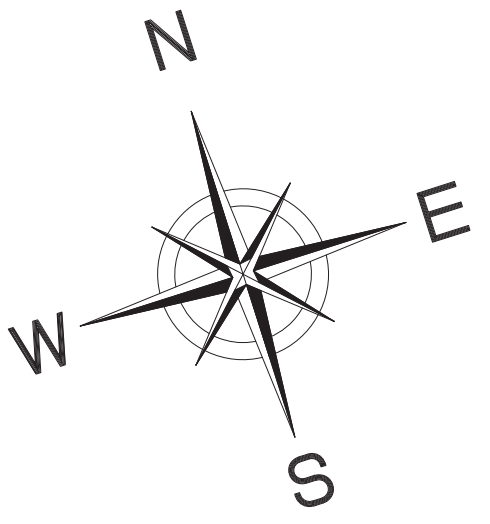
- NOTES :
1. ALL DISTANCES ARE EXPRESSED IN METERS, UNLESS OTHERWISE NOTED.
 2. FIELDWORK PERFORMED BETWEEN MARCH AND APRIL, OF 2018.
 3. HORIZONTAL CONTROLS ARE REFERRED TO THE PUERTO RICO STATE PLANE COORDINATE SYSTEM: NAD 83 AND WAS ESTABLISHED BY GPS OBSERVATION AND CONNECTED BY OPUS.
 4. VERTICAL DATUM IS REFERRED TO THE PRVD 02 AND WAS ESTABLISHED BY GPS OBSERVATIONS ON DAZ BENCH MARK.
 5. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 6. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS ON PLANS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR MUST NOTIFY THE SURVEYOR, ENGINEER, ARCHITECT OR OWNER BEFORE CONTINUING ANY WORKS.
 7. UNDERGROUND UTILITIES WERE LOCATED BASED ON ABOVE GROUND EVIDENCE. CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY WORKS.

LINE LEGEND:

- CONCRETE GUTTER
- CENTER LINE
- SANITARY SEWER LINE
- CITY/OWN SEWER LINE
- TELEPHONE LINE
- WATER PIPE
- POWER LINE
- CHAIN LINK FENCE
- CHAIN LINK FENCE WITH CONC. INSOLE
- BARBED WIRE FENCE
- PROPERTY LINE
- GUARD RAIL
- CONCRETE SWALE
- EARTH SWALE
- BARRIER

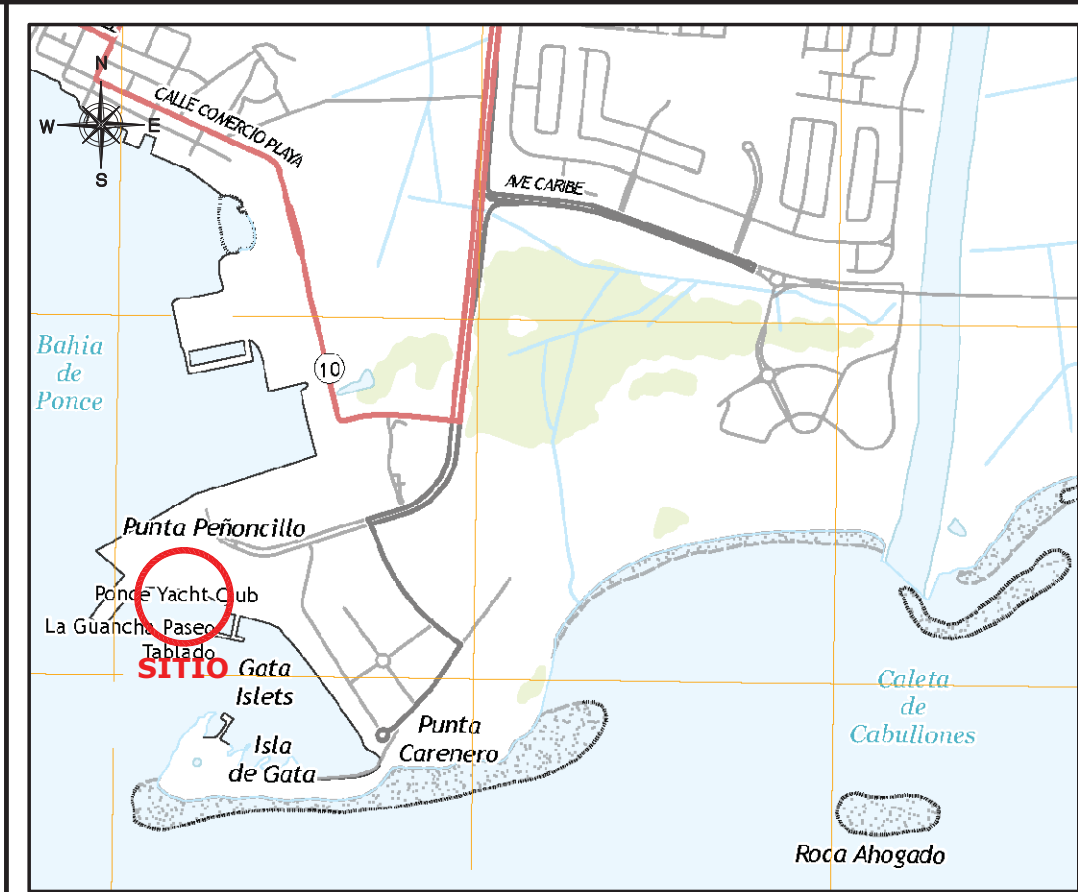
SYMBOL LEGEND:

- CONTROL POINT
- PROPERTY POINT
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CLEAN OUT
- WOODEN POLE
- CONCRETE POLE
- METAL POLE
- LUMINARY
- HANDICAP RAMP
- HEAD WALL
- CATCH BASIN OR INLET
- GUY CABLE
- GATE
- SDR
- TREE
- PALM TREE
- KILOMETER POST
- TELEPHONE BOX
- ELECTRIC BOX

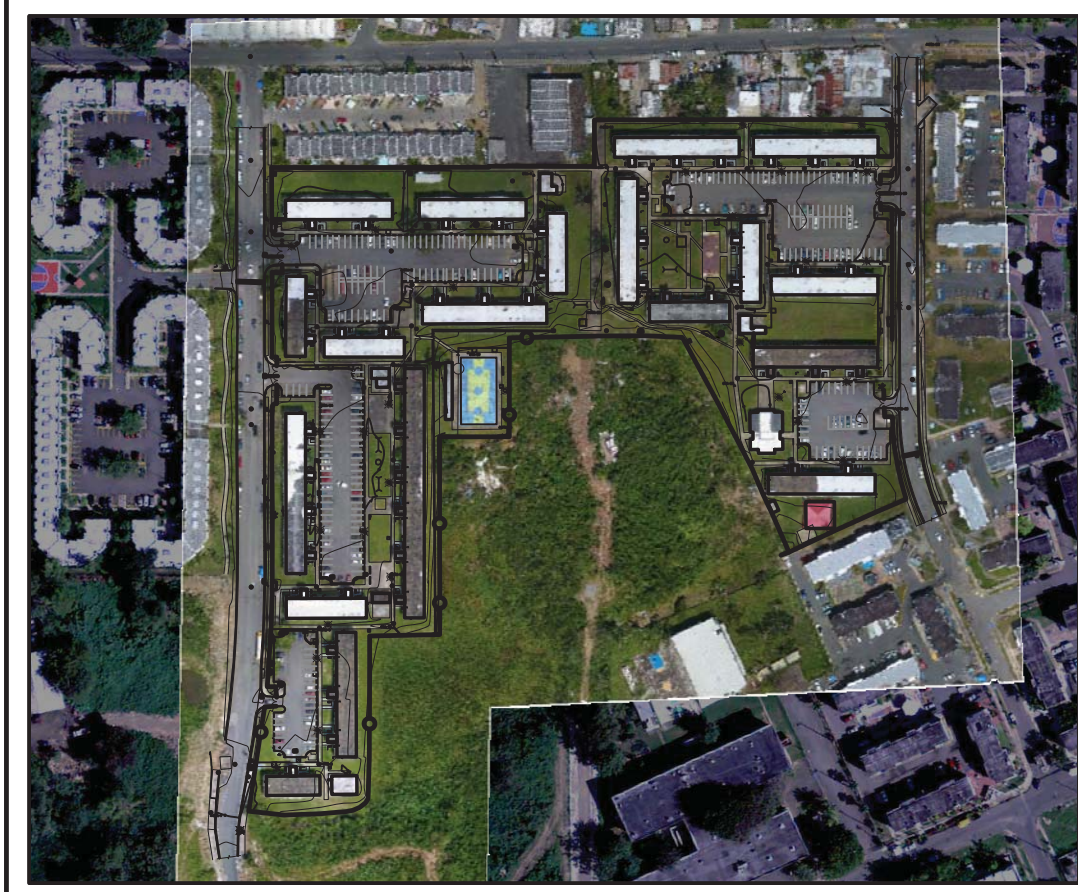


EXISTING AND TOPOGRAPHY SITE PLAN

SCALE: 1:400



TOPOGRAPHIC QUAD
LAMBERT COORDINATES (NAD83): X=241551.3559 ; Y=266654.3845



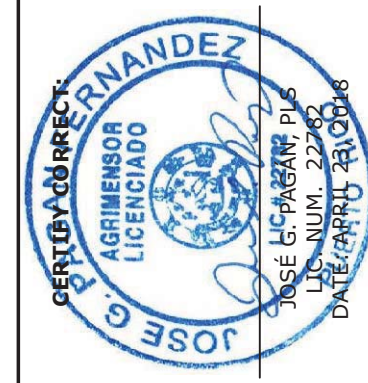
AERIAL PHOTO
N.T.S.

EXISTING SITE PLAN

MIRADOR LAS CASAS, SAN JUAN PR

AGENCIAS Y TOPOGRAFIA
H.C. # 800-4490
AMERICA, P.R. 00707
AGENCIAS Y TOPOGRAFIA
TEL: (787) 538-1307
EMAIL: JOSE@AGENCIAS.COM

JGP y Asociados
Agrimensura y Topografía



SHEET:

SURV-1

CONTROL STATIONS:

STA.	NORTHING	EASTING	ELEV.	DESC.
1	266653.258	241467.15	2.064	PK NAIL
2	266668.359	241475.276	1.93	PK NAIL
3	266664.642	241530.586	1.846	PK NAIL
4	266690.047	241541.967	1.87	PK NAIL
5	266691.501	241421.586	1.512	PK NAIL
6	266642.297	241405.736	1.632	PK NAIL
7	266468.647	241325.485	2.148	PK NAIL
8	266475.468	241377.575	1.841	PK NAIL
9	266530.931	241394.355	1.773	PK NAIL
11	266544.461	241430.946	1.689	PK NAIL
12	266630.085	241499.593	1.825	PK NAIL
13	266625.522	241491.753	1.21	PK NAIL
14	266590.764	241495.024	1.144	PK NAIL
15	266626.469	241546.421	1.496	PK NAIL
16	266701.103	241575.98	2.062	PK NAIL
17	266664.499	241592.076	2.163	PK NAIL
18	266649.366	241633.043	2.255	PK NAIL
19	266635.412	241688.095	2.095	PK NAIL
20	266546.575	241660.42	1.625	PK NAIL
21	266502.809	241664.171	1.631	PK NAIL
22	266577.221	241597.082	1.994	PK NAIL
23	266692.517	241720.916	1.964	PK NAIL
32	266525.939	241475.568	1.635	PK NAIL
33	266522.148	241424.965	1.47	PK NAIL
34	266622.717	241423.788	1.88	PK NAIL
40	266685.139	241568.668	1.976	PK NAIL

NOTES :

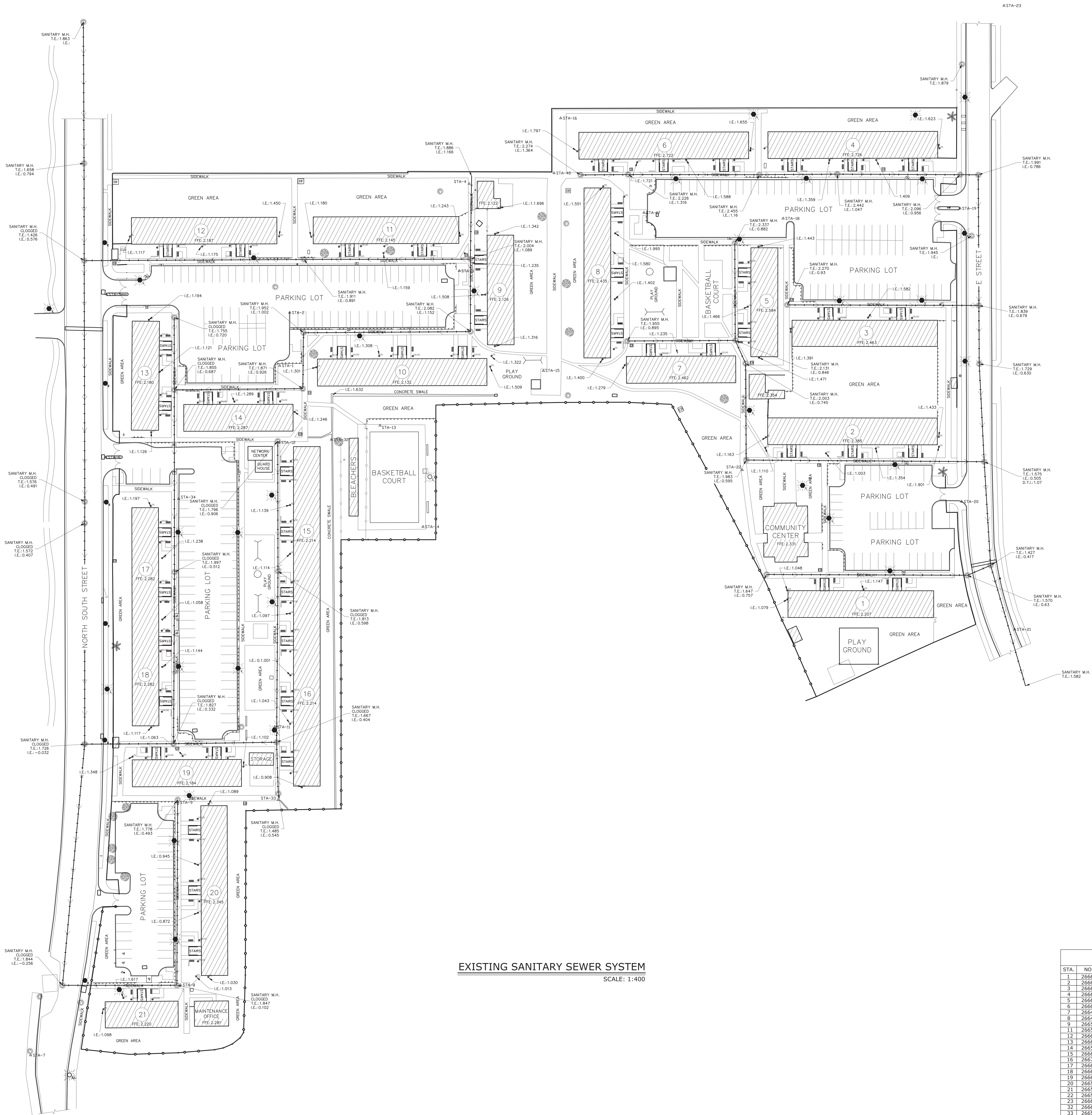
1. ALL DISTANCES ARE EXPRESSED IN METERS, UNLESS OTHERWISE NOTED.
2. FIELDWORK PERFORMED BETWEEN MARCH AND APRIL, OF 2018.
3. HORIZONTAL CONTROLS ARE REFERRED TO THE PUERTO RICO STATE PLANE COORDINATE SYSTEM: NAD 83 AND WAS ESTABLISHED BY GPS OBSERVATION AND CONNECTED BY GPS.
4. VERTICAL DATUM IS REFERRED TO THE PRVD 02 AND WAS ESTABLISHED BY GPS OBSERVATIONS ON DAZ BENCH MARK.
5. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS ON PLANS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR MUST NOTIFY THE SURVEYOR, ENGINEER, ARCHITECT OR OWNER BEFORE CONTINUING ANY WORKS.
7. UNDERGROUND UTILITIES WERE LOCATED BASED ON ABOVE GROUND EVIDENCE. CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY WORKS.
8. DUE TO THE FACT THAT MOST OF THE SYSTEM WAS CLOGGED, WAS NOT POSSIBLE TO HAVE VISUAL CONTACT WITH MOST OF THE BOTTOMS OF MH AND CATCH BASING AND THE INVERT ELEVATION WERE DETERMINE BY SENDING IT WITH A ROD INTO THE WATER, THE INVERT ELEVATION CAN ONLY BE CONSIDERED AS AN APPROXIMATION.

LINE LEGEND:

- CONCRETE GUTTER
- CENTER LINE
- SANITARY SEWER LINE
- CROWN SEWER LINE
- TELEPHONE LINE
- WATER PIPE
- POWER LINE
- CHAIN LINK FENCE
- CHAIN LINK FENCE WITH CONC. JOIST
- BARBED WIRE FENCE
- PROPERTY LINE
- GUARD RAIL
- CONCRETE SWALE
- EARTH SWALE
- BARRIER

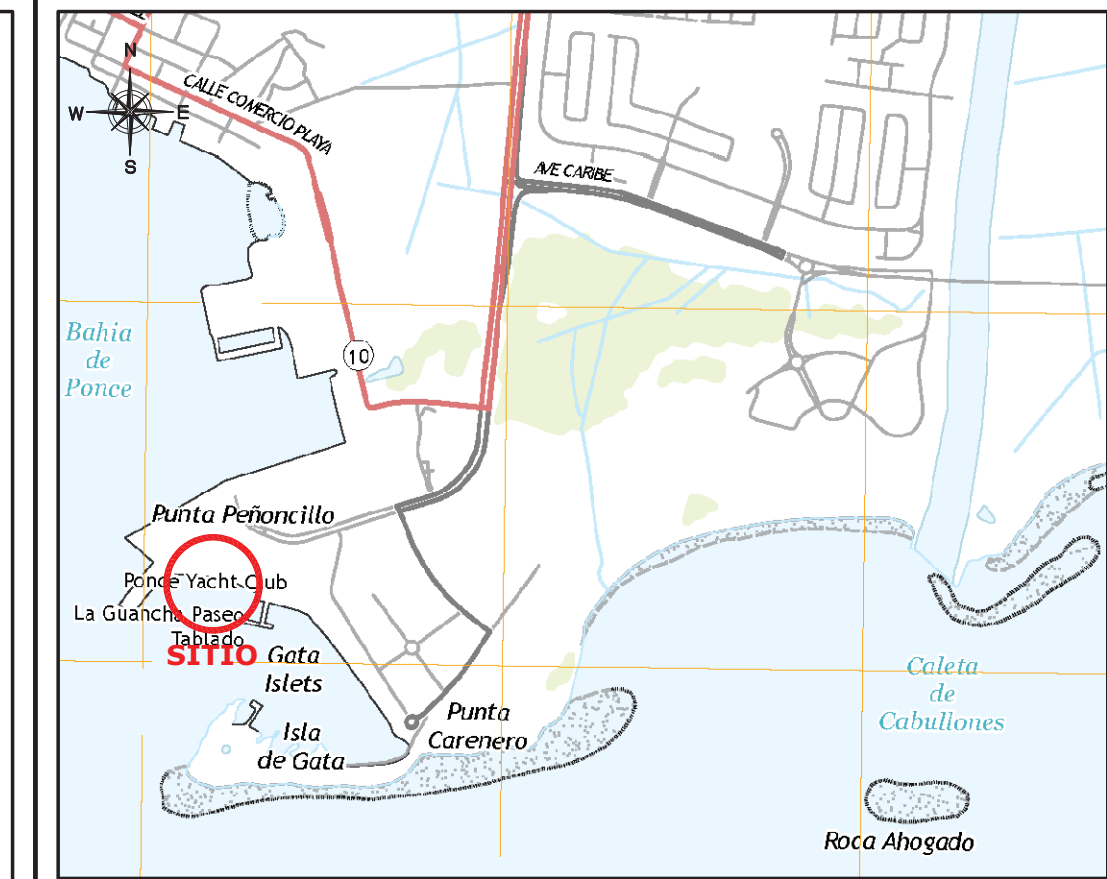
SYMBOL LEGEND:

- CONTROL POINT
- PROPERTY POINT
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CLEAN OUT
- WOODEN POLE
- CONCRETE POLE
- METAL POLE
- LUMINARY
- HANDICAP RAMP
- HEAD WALL
- CATCH BASIN OR INLET
- GUY CABLE
- GATE
- SDR
- TREE
- PALM TREE
- KILOMETER POST
- TELEPHONE BOX
- ELECTRIC BOX

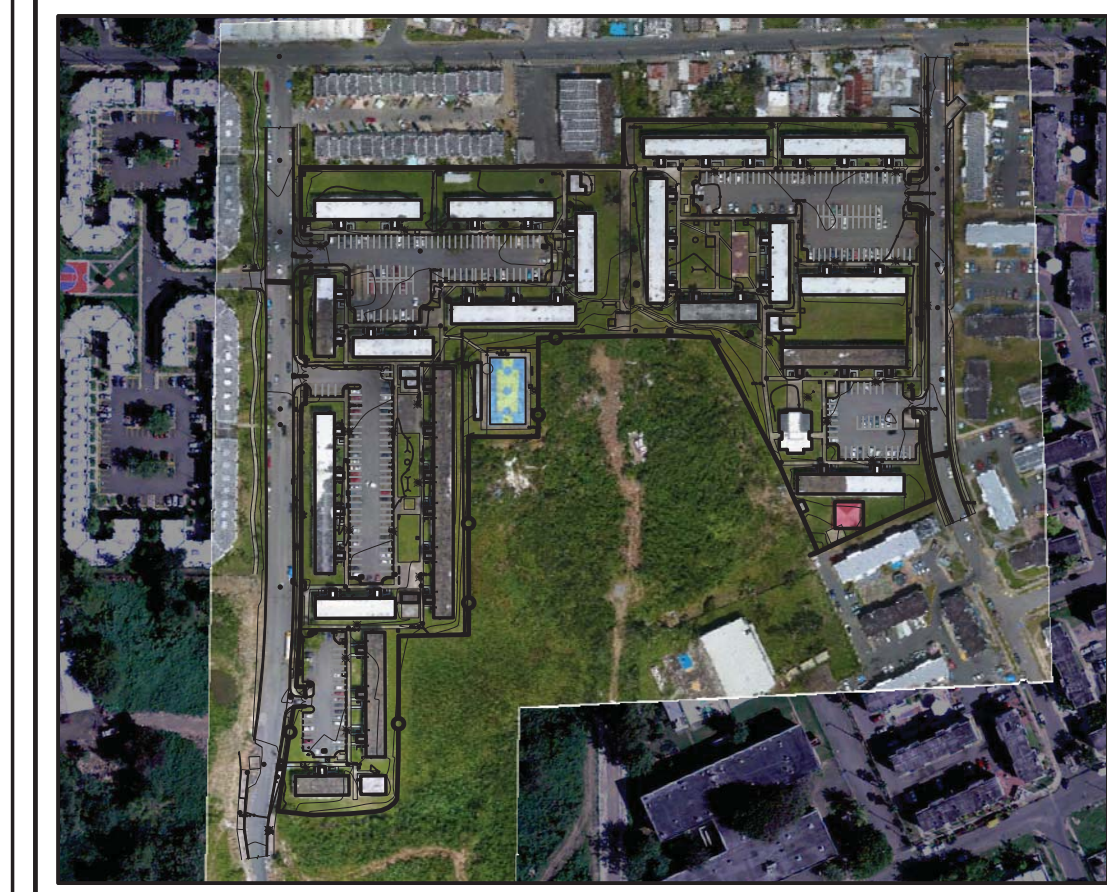


EXISTING SANITARY SEWER SYSTEM

SCALE: 1:400



TOPOGRAPHIC QUAD
LAMBERT COORDINATES (NAD83): X=241551.3559 ; Y=266654.3845



EXISTING SANITARY SEWER SYSTEM

MIRADOR LAS CASAS, SAN JUAN PR

AGENCIAS Y TOPOGRAFIA
H.C. # 804-4490
AV. BOCA, P.R. 00707
TEL: (787) 729-8307
EMAIL: JOSE@JGFERRANDE.COM



SHEET:
SURV-1

CONTROL STATIONS:

STA.	NORTHING	EASTING	ELEV.	DESC.
1	266653.258	241467.15	2.064	PK NAIL
2	266668.359	241475.276	1.93	PK NAIL
3	266664.642	241530.586	1.846	PK NAIL
4	266690.047	241541.967	1.87	PK NAIL
5	266691.501	241421.586	1.512	PK NAIL
6	266642.297	241405.736	1.632	PK NAIL
7	266468.647	241325.485	2.148	PK NAIL
8	266475.468	241377.575	1.841	PK NAIL
9	266530.931	241394.355	1.773	PK NAIL
11	266544.461	241430.946	1.689	PK NAIL
12	266630.085	241459.593	1.825	PK NAIL
13	266625.522	241491.753	1.21	PK NAIL
14	266590.764	241495.024	1.144	PK NAIL
15	266626.469	241546.421	1.496	PK NAIL
16	266701.103	241575.98	2.062	PK NAIL
17	266664.499	241592.076	2.163	PK NAIL
18	266649.366	241633.043	2.255	PK NAIL
19	266635.412	241688.095	2.095	PK NAIL
20	266546.575	241660.42	1.625	PK NAIL
21	266502.809	241664.171	1.631	PK NAIL
22	266577.221	241597.082	1.994	PK NAIL
23	266692.517	241720.916	1.964	PK NAIL
32	266525.939	241475.568	1.635	PK NAIL
33	266522.148	241424.965	1.47	PK NAIL
34	266622.717	241423.788	1.88	PK NAIL
40	266685.139	241568.668	1.976	PK NAIL

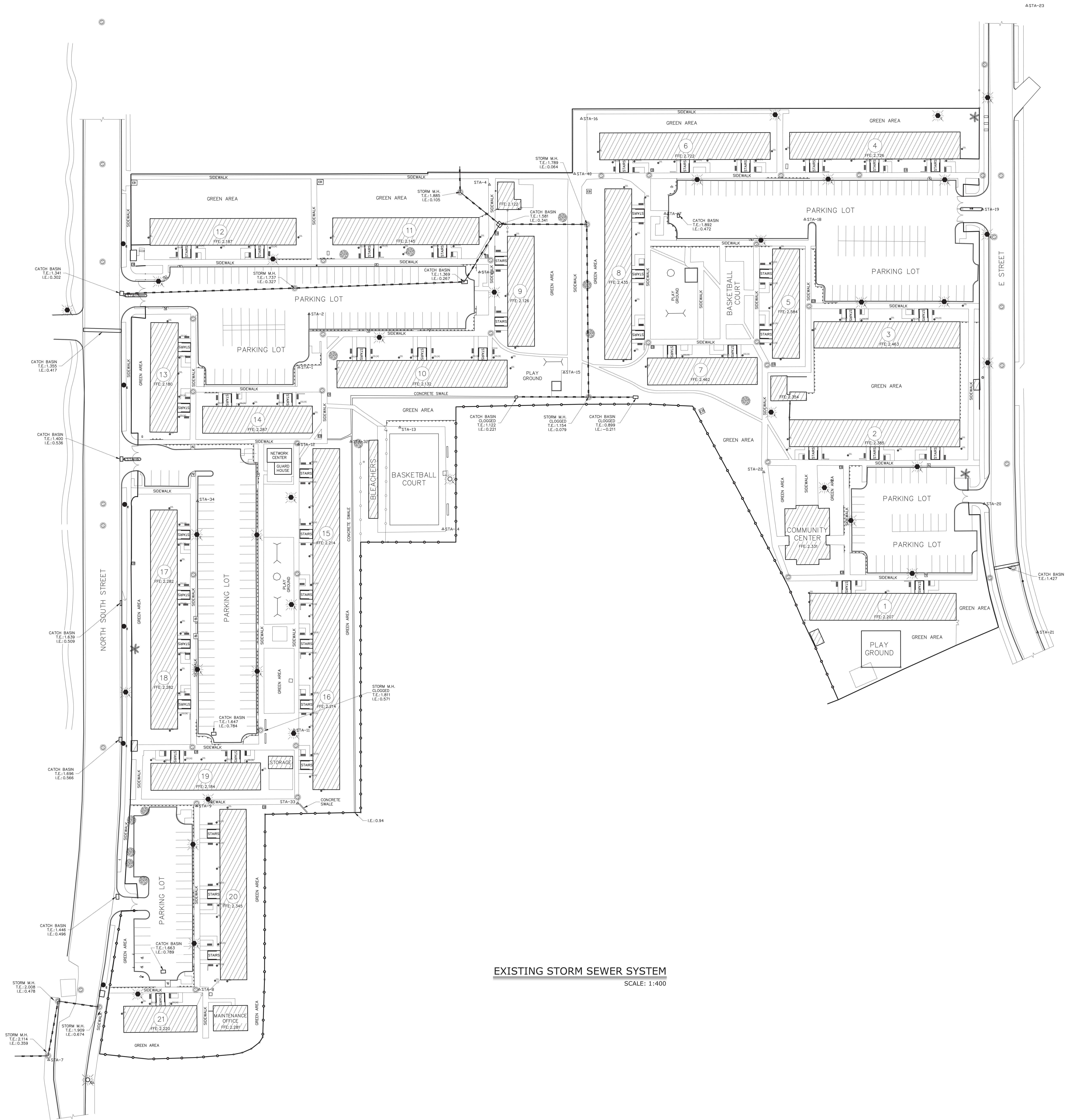
- NOTES :
1. ALL DISTANCES ARE EXPRESSED IN METERS, UNLESS OTHERWISE NOTED.
 2. FIELDWORK PERFORMED BETWEEN MARCH AND APRIL, OF 2018.
 3. HORIZONTAL CONTROLS ARE REFERRED TO THE PUERTO RICO STATE PLANE COORDINATE SYSTEM: NAD 83 AND WAS ESTABLISHED BY GPS OBSERVATION AND CONNECTED BY GPS.
 4. VERTICAL DATUM IS REFERRED TO THE PRVD 02 AND WAS ESTABLISHED BY GPS OBSERVATIONS ON DA2Z BENCH MARK.
 5. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF THE SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS AN INDICATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 6. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS ON PLANS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR MUST NOTIFY THE SURVEYOR, ENGINEER, ARCHITECT OR OWNER BEFORE CONTINUING ANY WORKS.
 7. UNDERGROUND UTILITIES WERE LOCATED BASED ON ABOVE GROUND EVIDENCE. CONTRACTOR MUST NOTIFY ALL UTILITY COMPANIES PRIOR TO THE BEGINNING OF ANY WORKS.
 8. DUE TO THE FACT THAT MOST OF THE SYSTEM WAS CLOGGED, WAS NOT POSSIBLE TO HAVE VISUAL CONTACT WITH MOST OF THE BOTTOMS OF MH AND CATCH BASING AND THE INVERT ELEVATION WERE DETERMINE BY SENDING IT WITH A ROD INTO THE WATER, THE INVERT ELEVATION CAN ONLY BE CONSIDERED AS AN APPROXIMATION.

LINE LEGEND:

- CONCRETE GUTTER
- CENTER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- TELEPHONE LINE
- WATER PIPE
- POWER LINE
- CHAIN LINK FENCE
- CHAIN LINK FENCE WITH CONC. JOIST
- BARBED WIRE FENCE
- PROPERTY LINE
- GUARD RAIL
- CONCRETE SWALE
- EARTH SWALE
- BARRIER

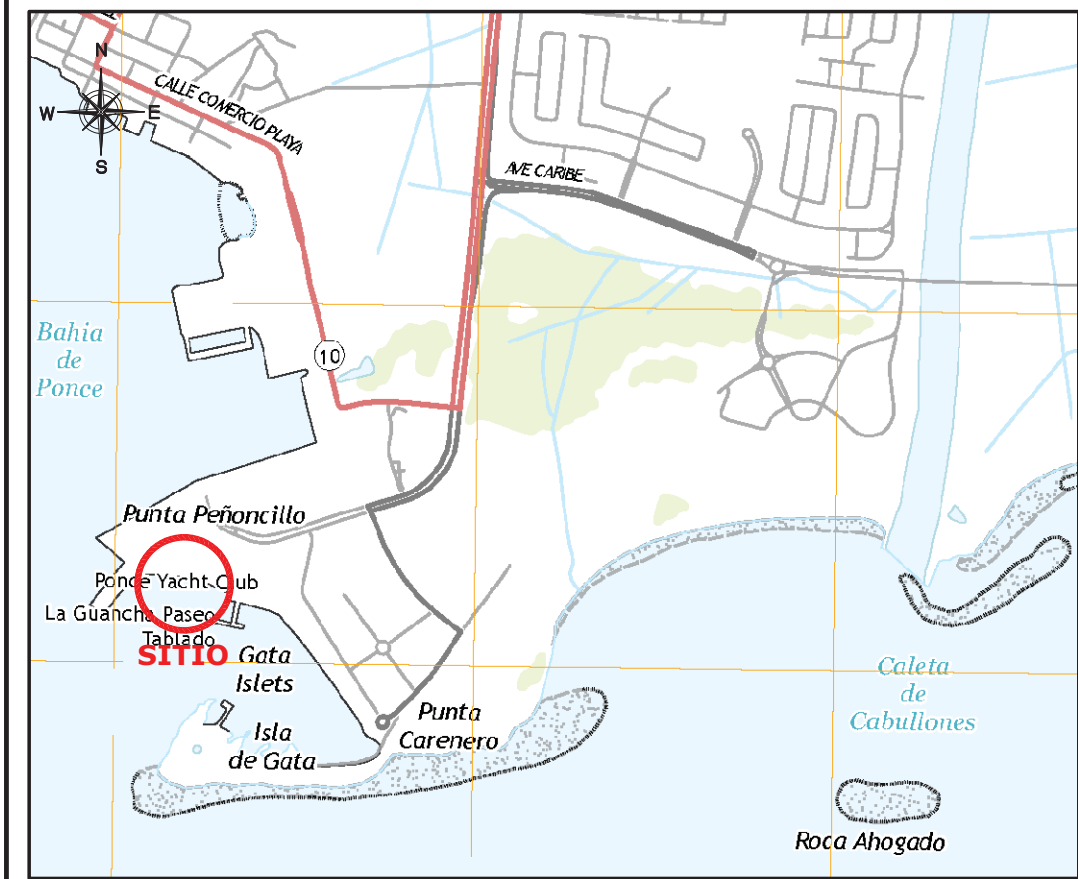
SYMBOL LEGEND:

- CONTROL POINT
- PROPERTY POINT
- SANITARY SEWER MANHOLE
- WATER MANHOLE
- ELECTRICAL MANHOLE
- TELEPHONE MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- CLEAN OUT
- WOODEN POLE
- CONCRETE POLE
- METAL POLE
- LUMINARY
- HANDICAP RAMP
- HEAD WALL
- CATCH BASIN OR INLET
- GUY CABLE
- GATE
- SIEN
- TREE
- PALM TREE
- KILOMETER POST
- TELEPHONE BOX
- ELECTRIC BOX



EXISTING STORM SEWER SYSTEM

SCALE: 1:400



TOPOGRAPHIC QUAD
LAMBERT COORDINATES (NAD83): X=241551.3559 ; Y=266654.3845



AERIAL PHOTO N.T.S.

EXISTING STORM SEWER SYSTEM
MIRADOR LAS CASAS, SAN JUAN PR

AGENCIAS Y TOPOGRAFIA
H.C. # 804-4490
INVERCOP, P.R. 00707
AGENCIAS Y TOPOGRAFIA
TEL: (787) 938-5307
EMAIL: JOSE@AGENCIAS-TOPO.COM

JGP y Asociados
Agrimensura y Topografia



SHEET:
SURV-1

CONTROL STATIONS:

STA.	NORTHING	EASTING	ELEV.	DESC.
1	266653.258	241467.15	2.064	PK NAIL
2	266668.359	241475.276	1.93	PK NAIL
3	266664.642	241530.586	1.846	PK NAIL
4	266690.047	241541.967	1.87	PK NAIL
5	266691.501	241421.586	1.512	PK NAIL
6	266642.297	241405.736	1.632	PK NAIL
7	266468.647	241325.485	2.148	PK NAIL
8	266475.468	241377.575	1.941	PK NAIL
9	266530.931	241394.355	1.773	PK NAIL
11	266544.461	241430.946	1.689	PK NAIL
12	266630.085	241459.593	1.825	PK NAIL
13	266625.522	241491.753	1.21	PK NAIL
14	266590.764	241495.024	1.144	PK NAIL
15	266626.469	241546.421	1.496	PK NAIL
16	266701.103	241575.98	2.062	PK NAIL
17	266664.499	241592.076	2.163	PK NAIL
18	266649.366	241633.043	2.255	PK NAIL
19	266635.412	241688.095	2.095	PK NAIL
20	266546.575	241660.42	1.625	PK NAIL
21	266502.809	241664.171	1.631	PK NAIL
22	266577.221	241597.082	1.994	PK NAIL
23	266692.517	241720.916	1.964	PK NAIL
32	266525.939	241475.568	1.635	PK NAIL
33	266522.148	241424.965	1.47	PK NAIL
34	266622.717	241423.788	1.88	PK NAIL
40	266685.139	241568.668	1.976	PK NAIL

ENCLOSURE 4



Fernando L. Sumaza & Company Inc.
Housing Management • Developers • Construction Managers

El Mirador Las Casas
San Juan, PR
December 9, 2016

ENCLOSURE 5