U.S. Department of Housing and Urban Development

451 Seventh Street, SW Washington, DC 20410 www.hud.govespanol.hud.gov

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

Project Information

Project Name: Infinity Advanced Healthcare Center / IPGM-00154

Responsible Entity: Puerto Rico Department of Housing (PRDOH)

Grant Recipient (if different than Responsible Entity):

State/Local Identifier: Puerto Rico

Preparer: Eng. Edwin D. Ortíz Martínez

Certifying Officer Name and Title:

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Grant Recipient (if different than Responsible Entity):

Consultant (if applicable): Infinity Advanced Healthcare Center, LLC.

Direct Comments to: Angel López Guzmán at environmentcdbg@vivienda.pr.gov

Project Location: The Infinity Advanced Healthcare Center's Street address is Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780. The cadastral number of the area, which includes the portion of land to be used for the medical offices project, is **365-059-647-15**. The project coordinates are **Latitude: 18.042667; Longitude: -66.570861.** The project is proposed on a disturbed parcel of land previously laid for the construction of a new development.

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

The objective of the Infinity Advanced Healthcare Center project is to develop a state-of-the-art, five story building in a parcel that will be acquired which is in Road 14, Km. 6.6, Cerrillos Ward, Ponce, Puerto Rico. The primary purpose of the building is to provide comprehensive health and medical services to the community of southern Puerto Rico. The project aims to enhance the accessibility and quality of healthcare in the area, offering advanced medical facilities, specialized clinics, diagnostic services, and other essential healthcare amenities, as well as comprehensive telehealth medical services. See Exhibit 18: Segregation Plan, which illustrates the spatial extent of activities performed using CDBG funds and activities included in the analysis not to be funded by CDBG funds.

Infinity Advanced Healthcare Center's site has approximately 136,010.51 square feet. The structure has a gross area of 54,973.01 square feet and is broken down as follows:

- Level one includes supporting restaurants, which occupies approximately 12,618.65 square feet.
- Level two includes supporting medical offices, which occupies 13,762.44 square feet approximately.
- Levels three to five include supporting medical offices, which occupies approximately 9,530.64 square feet per level.
- Parking lot with approximately 235 parking spaces, access roads, and infrastructure improvements.

Right of Way: The right of way will provide direct access to Infinity Advanced Healthcare Center and its parking spaces.

Activities not funded by CDBG included in the ERR:

Other activities that will not be funded by CDBG, but are being considered for a future development include the following:

- Parking areas
- Green areas- These areas include plantings and landscaping that will ambient Infinity Advanced Healthcare Center
- Freestanding Commercial Developments: South of Infinity Advanced Healthcare Center, 4 to 5 freestanding developments are being considered for a future development which vary from 1,434 to 1,510 square feet each. These could serve as supporting commercial developments.
- Retention Pond- Max. Capacity 3,432 M3

• Access roads and infrastructure improvements

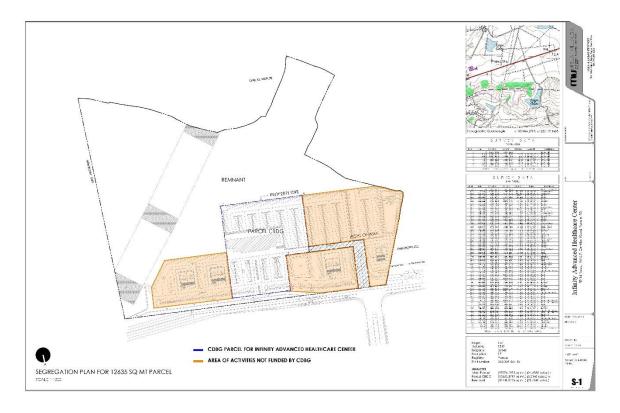
Improvements to the Site and Surrounding Areas

The Infinity Advanced Healthcare Center project prioritizes the incorporation of redundancy and reliability in the utilities infrastructure to ensure uninterrupted and dependable services. This is new infrastructure that requires under-grounding and ground disturbance. The building's footprint includes the APE and interconnection points for the utility infrastructure. The following measures will be implemented:

- a. Power Supply: The facility will have redundant power supply systems, including multiple power sources and one backup generator. This setup will ensure continuous electricity availability, minimizing the risk of power outages and enabling seamless operation of telehealth services, critical medical equipment, lighting, and HVAC systems. The interconnection of the power supply will occur through underground lines.
- b. Water Supply: The project will include redundant water supply systems to guarantee an uninterrupted water source for the facility. Backup water storage tanks or reservoirs will be installed, coupled with efficient pumping systems, to maintain a reliable water supply for essential operations, patient care, and sanitation needs. These backup supplies operate as a secondary source of water to accompany the primary water supply (PRASA).
- c. Telecommunications: Robust telecommunications infrastructure will be established to ensure reliable connectivity for telehealth communication within the facility and with external patients. Multiple service providers, redundant network connections, and backup systems will be implemented to minimize the risk of communication disruptions, enabling efficient coordination among healthcare professionals and seamless interaction with patients.
- d. Data and Information Systems: To ensure data integrity and uninterrupted access to critical information, redundant data storage and backup systems will be implemented. to record remote patient monitoring systems. This will safeguard patient records, medical databases, and other essential healthcare information from potential loss or downtime. Regular data backups and disaster recovery protocols will be established to maintain data availability and system reliability.
- e. Fire Protection Systems: The facility will be equipped with advanced fire detection and suppression systems, including redundant fire alarm systems, automatic sprinkler systems, and fire-rated construction materials. These measures will enhance the safety and security of the building, mitigating the risk of fire-related incidents and minimizing potential disruptions to healthcare services.
- f. Maintenance and Monitoring: Ongoing maintenance and monitoring programs will be implemented to ensure the continued functionality and reliability of utilities. Regular inspections, preventive maintenance, and swift response to any detected issues will be conducted to address potential failures promptly and proactively maintain reliable utilities capabilities.

By incorporating redundancy and reliability in utilities capabilities, the Infinity Advanced Healthcare Center project aims to provide a resilient healthcare facility that can withstand unforeseen challenges and maintain uninterrupted operations before, during, and after natural disasters. These measures will contribute to the facility's ability to deliver high-quality healthcare and telehealth services consistently and ensure the safety and well-being of patients, healthcare professionals, and staff.

Exhibit 18- Segregation Plan- CDBG Parcel vs. Activities Not Funded by CDBG



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

Infinity Advanced Healthcare Center, LLC, will benefit the entire southern region of Puerto Rico, including the municipalities of Ponce, Jayuya, Villalba, Guayanilla, Yauco, Juana Diaz, Santa Isabel, Coamo, Peñuelas, San German, Salinas, and Guayama. This area is home to a diverse population with a variety of medical needs and challenges. The region's aging population is generally LMI, low income, high unemployment, and loss of population have all had an impact on the availability and accessibility of quality healthcare. Additionally, the area has faced numerous natural disasters, including hurricanes Irma and Maria in 2017, and Fiona in 2021; earthquakes, and most recently, the COVID-19 pandemic, which have further strained the region's healthcare system.

Infinity Advanced Healthcare Center, LLC, will provide a wide range of medical services to the region, including telehealth medical services, primary care, specialty care and diagnostic services. These services will be provided in a state-of-the-art facility, staffed by highly trained and experienced healthcare professionals. The Complex will also serve as a hub for health education and the latest technologies in ambulatory medical treatments and procedures prioritizing the use of wearable remote patient monitoring systems devices in collaboration with North American

manufacturers as well as community outreach programs, focusing on the latest preventive medical care and wellness initiatives to promote healthy lifestyles.

The impact of Infinity Advanced Healthcare Center, LLC, will be far-reaching. By providing the most updated quality medical care services in a centralized and strategic location, the Complex will make healthcare more accessible and convenient for residents of all ages and medical conditions by incorporating the use of the most reliable and dependable remote patient monitoring devices technology. This will improve overall health outcomes and quality of life for underserved individuals and families throughout the region. Additionally, the project will create jobs and contribute to economic development, helping to revitalize and strengthen the local communities.

The project intends to achieve the following results:

- a. Improved Healthcare Services: The Infinity Advance Healthcare Center will significantly enhance the availability and accessibility of healthcare services in Southern Puerto Rico. The facility will house various medical specialties, including primary care, specialized clinics to address the multiple health conditions of its patients, diagnostics laboratory tests, as well as treatments. This comprehensive range of services, the results of which will contribute to improved health outcomes for the local population.
- b. Advanced Medical Facilities: The five-story building will be equipped with state-of-the-art medical infrastructure and cutting-edge technology. It will provide a modern and well-equipped environment for healthcare professionals to deliver high-quality medical care. The facility will house advanced medical equipment, including a state-of-the-art laboratory for human physiological testing of patients, AI information systems, and specialized treatment areas, enabling efficient diagnosis, treatment, and patient care, and will incorporate the latest patient monitoring device technology to ensure quality medical and physiological diagnosis measured thru telehealth medical services.
- c. Employment Opportunities: The construction and operation of the Infinity Advance Health Center will generate employment opportunities for the local community. During the construction phase, skilled labor will be required for building the facility. Once operational, the center will create job opportunities for healthcare professionals, support staff, and administrative personnel, contributing to the economic growth of the area.
- d. Community Development: The project aims to contribute to the overall development of the community in Southern Puerto Rico. The Infinity Advance Health Center will serve as a valuable community asset, providing essential health services, fostering health awareness, and promoting preventive care through the implementation of AI technologies. The facility may also offer educational programs, health screenings, and community outreach initiatives, positively impacting the well-being of the local population.

Infinity Advanced Healthcare Center, LLC, is designed to benefit the community and the aging population of Southern Puerto Rico in several ways, including:

- Improved Access to Healthcare: Infinity Advanced Healthcare Center will provide affordable and accessible healthcare solutions to underserved communities and lowincome families, ensuring that residents can access high-quality medical services when needed either by patient visits or by the use of telehealth technology services and remote patient monitoring devices.
- 2. Specialized Healthcare Services: Infinity Advanced Healthcare Center will have departments, each focusing on, but not limited to, specialized healthcare services, including gerontology, mental health, physical medicine and rehabilitation, heart and vascular, urogynecology, and endocrinology services as well as pain management services. These departments will provide customized treatment plans aimed at addressing the specific medical needs of patients and promoting better health outcomes for them.
- 3. Disaster Recovery Support: Infinity Advanced Healthcare Center will support disaster recovery efforts for residents impacted by hurricanes, earthquakes, and other natural disasters. The facility is designed to be resilient, technologically advanced, and sustainable, ensuring that critical medical services can continue to be provided to LMI patients and others before, during, and after major catastrophes or challenges.
- 4. Telemedicine Capabilities: Infinity Advanced Healthcare Center will have telemedicine capabilities, enabling patients to receive remote medical follow-ups, appointments for medical service, consultation services and be provided with remote patient monitoring devices, which will benefit aging populations and other LMI individuals and other underserved communities living in rural areas of southern Puerto Rico who may have difficulty traveling to the facility.
- 5. Comprehensive Urgent Care: Infinity Advanced Healthcare Center will provide urgent care, providing essential medical services to residents in need.

Overall, Infinity Advanced Healthcare Center is designed to provide comprehensive, accessible, and specialized healthcare services to underserved communities and aging populations of Southern Puerto Rico, promoting better health and well-being outcomes and improving the quality of life for residents in the region.

By implementing all of these strategies we align ourselves with the goals of the IPG-MIT program which is to target economic development funding for privately owned lifeline infrastructure to support Risk-Based Mitigation Needs. The IPG-MIT program is intended towards projects focused on private investment in lifeline infrastructure to increase stability and/or expansion of lifeline services. The project's goal is to enhance healthcare accessibility using advanced remote patient monitoring technology, improving health outcomes for underserved populations in the southern region. It will also create jobs and support economic development, strengthening local communities.

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

The Infinity Advanced Healthcare Center is proposed for development on a disturbed parcel of land previously laid for new construction, situated in the urban zone of Ponce, approximately 2.75 miles northeast of the Traditional Urban Center. The site features a flat topography at an altitude of about 230 feet above sea level and is bordered to the north by the PR-14 highway, to the south by a vacant lot, and to the east and west by an abandoned project. The PR-52 highway is located 0.78 miles southwest and 0.95 miles southeast of the site. The surrounding area has seen significant urban development, characterized by a mix of commercial, residential, and healthcare facilities. Existing infrastructure, including roads, utilities, and public services, is well-established, providing a robust foundation for the new project. The region has experienced recurring natural disasters, such as hurricanes, earthquakes, and the COVID-19 pandemic, which have strained local healthcare services. Demographic trends indicate an aging population with a high prevalence of low-to-moderate income households, underscoring the critical need for enhanced healthcare accessibility and quality. These conditions highlight the urgency and relevance of the Infinity Advanced Healthcare Center, aiming to address the region's healthcare challenges and improve overall community resilience.

Funding Information

Grant Number	HUD Program	Funding Amount
B-18-DP-72-0002	Community Development Block Grant	\$8,285,284,000
	– Mitigation (CDBG-MIT)	

Estimated Total HUD Funded Amount:

\$9,893,765.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

Financing Structure (Sources of Funds)					
CDBG-MIT Subordinated Debt	\$9,893,765.00				
Equity	\$2,687,522.27				
Commercial Bank - Senior Debt	\$9,893,765.00				
Total	\$22,475,052.27				

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

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

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?		Compliance determinations
STATUTES, EXECUTIVE ORDI	ERS, AND	REGU	LATIONS LISTED AT 24 CFR 50.4 and 58.6
Airport Hazards 24 CFR Part 51 Subpart D	Yes	No ⊠	The project is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport. within an FAA-designated civilian airport Runway Clear Zone (RCA) or Runway Protection Zone, or within the military Airfield Clear Zone (CZ) or Accident Potential Zone/Approach Protection Zone (APZ), based upon information from the airport or military airfield administrator identifying the boundaries of such zones. The project is located 11,025 feet (2.05 miles) from the Mercedita International Airport and 239,405 feet (45.34 miles) from the nearest military airport Luis Muñoz Marín International Airport (SJU) which is a combines civilian and military airport. Therefore, this factor is in compliance.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes	No ⊠	See Exhibit 1 – Airport Hazards The Coastal Barrier Resource System Mapper illustrates that the site location is not in a protected area. Measurements using the CBRS System Mapper locate the project approximately 22,710.7 feet (4.30 miles) from the PR-56 CBRS Unit. Therefore, this factor is in compliance. See Exhibit 2 – Coastal Barrier Resources Map
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001- 4128 and 42 USC 5154a]	Yes	No 🗵	As per FEMA Map Panel No. 72000C1665J effective 11/18/2009, the site is classified as an area of minimal flood hazard, Zone "X". This is an area outside of the Special Flood Hazard Area. The new medical facility has been designed to avoid flood conditions by ensuring it is located outside of FEMA

flood hazardous areas. This strategic location will provide a level of protection against natural disasters and increase the safety of the facility's occupants. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Therefore, the project is in compliance with Flood Insurance requirements. See Exhibit 3 – Flood Insurance Map STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5 Clean Air Yes No According to the EPA the project site in the municipality of Ponce is not located in an area with $|\mathsf{X}|$ Clean Air Act, as amended, any Nonattainment/Maintenance findings. The particularly section 176(c) & (d); 40 nearest non-attainment area is the municipality of CFR Parts 6, 51, 93 Salinas, located 38km away from the project location. The project includes an emergency power generator which shall be located at an appropriate distance from the project. This generator is energyefficient, certified, and approved to operate with hydrotreated vegetable oil (HVO), in compliance with EN15940 / ASTM D975 standards. The generator engine's horsepower is 820 KWm. The fuel tank capacity is 3,785 gals, considering that it is meant to run for up to 72 hours due to the medical office's needs. The generator (will comply with the PR Environmental Public Policy Act) to establish compliance with all regulating agencies. This process will require submission of the required form and documentation to the "Department of Natural and Environmental Resources (DNER)" for review and approval. Once approved, a PGE ("Permiso para Generadores de Electricidad") must be obtained. This permit provides authorization to operate the generator according to the established laws in Puerto Rico. Once the permit is granted, it can then be operated. Other emission sources include the combustion engine for the fire protection system. This is another emission source that requires an air permit. Due to the different sources of emissions a PFE ("Permiso de Fuente de Emision Atmosferica") must be obtained to ensure compliance with all

regulatory agencies.

			meet a cumulative thermal load of 208 tons of cooling. This includes 28 tons for the common areas, 100 tons for medical tenant areas across the 2nd to
			5th floors (20,100 square feet), and 80 tons for the 1st-floor food service area (9,800 square feet). As per the project's mechanical engineer's specification, the final refrigerant choice will be determined once the equipment manufacturer has been selected. The coolant will be an environmentally preferable choice that will comply with low global warming potential, and Section 608 aligning with current industry standards for new HVAC installations in commercial buildings.
			Tenants will provide their own medical equipment and will furnish and install utilities as needed. Vacuum and compressed air equipment are examples of such equipment. It is conceptualized that one (1) propane tank with a capacity of 420 lbs. will be furnished and installed by each food service tenant. Therefore, this factor is in compliance. The project will also provide a 500 gal. LPG gas tank to support restaurants and typical medical offices.
			Furthermore, the municipality of Ponce where the project is located in has an attainment status for all criteria pollutants, making the project be in compliance with the Clean Air Act.
			See Exhibit 4 – Clean Air
			See Exhibit 4.1- Emergency Power Generator Specs
			See Exhibit 4.2 CAA Non-Attainment Area
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes	No ⊠	The project is not located in the coastal zone. The project is 5.23 miles away from the coast. This puts it approximately 19,224 feet (3.6 miles) outside of the coastal zone boundary. Therefore, this factor is
			in compliance.
			See Exhibit 5 – Project Distance from Coastal Zone Management Boundary.

Contamination and Toxic			
Substances	Yes	No	The subject and adjacent properties are free of
24 CFR Part 50.3(i) & 58.5(i)(2)			hazardous materials, contamination, toxic chemicals, gases, and radioactive substances which could affect the health or safety of occupants or conflict with the intended use of the subject property. Since the project is new construction, as all previous development was minor structural components and was not completed. Furthermore, this initial work was performed in 2022, well after the use of LBP (1978) or ASB (1989) in construction, therefore, no LBP or ASB testing is required for this project.
			Using the NEPAssist app of the Environmental Protection Agency, there is one (1) Water Discharge site, one (1) Air Pollution site and one (1) Hazardous Waste site within a 3,000-foot radius. The Enforcement and Compliance History Online (ECHO) database was used to obtain information about these sites. The reports showed that no violations have been reported at these sites. Copies of the factsheets for these facilities are included in Appendix 6.1 Table 1 which shows a table with a summary of the findings. These sites are sufficiently distant to not impact the project site. Therefore, this factor is in compliance.
			The project site has been categorized according to Puerto Rico's planning board Map (PUT) as AP.4 (see Exhibit 15) this is converted using OGPe's "Reglamento Conjunto" Table 6.12 for Ponce to RG (Rural General). This zoning is an area committed to urban uses. Despite the urban designation, the project site (owned by Roadway Properties, LLC) remains undeveloped and has no previous commercial uses that might implicate the site for potential contamination due to human activity. The proposed project was initially conceptualized in the early 2000s and various environmental studies were performed for compliance with local regulations, these included geotechnical studies, archaeological study, and flora and fauna study. These activities were the only activities performed on the site until 2021. A construction permit for the initial project plan was obtained in 2021 and initial site works were conducted which included, removal of the existing vegetation, cut and fill of terrain and other typical site work tasks. Initial construction of four residential structures began between 2021 and 2022

			and were ultimately halted in 2023 when the project was proposed to be funded under the IPG-MIT program. To date, the above activities encompass all previous site uses.
			During the development of this EA, site visits were performed by ERR preparer team, biologists, and archaeologists to evaluate existing site conditions. During these various site visits, no evidence of contamination was identified on the site such as stain marks, illegal dumping, or other evidence of site use from authorized or unauthorized individuals. The partially completed structures on site consist of concrete foundations, pillars, and concrete walls, therefore, this material does not have the potential to contaminate the site. The results of the site visits identified no potential for site contamination.
			Radon is a naturally occurring gas found in nearly all soils. Attachment 12 contains a Memorandum to file with the Justification for the Infeasibility and Impracticability of Radon Testing at the project site. Therefore, this is not identified as a potential source of contamination for the project (see Exhibit 6.2 – Radon Memorandum).
			Based on the review of the surrounding area, site conditions, site history, and site visit, the project site is determined to contain no contamination concerns as a result of previous land use or as a result of this project. Therefore, the project is in compliance.
			See Exhibit 6 – NEPAssist Report
			See Exhibit 6.1 – Table 1 - Hazardous Sites - 3,000 Feet Radius See Exhibit 6.2 – Radon Memorandum
Endangered Species	Yes	No	A desktop analysis was performed using the iPac
Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	⊠ ⊠		tool (Information for Planning and Consultation), which identified Puerto Rican Boa (<i>Chilabothrus inornatus</i>). The DKeys indicate the project is a 'No Effect' however, given that the project is considered new construction bordering undeveloped land and involves ground disturbing activities, additional due diligence was conducted to evaluate the site.

Additionally a desktop review was performed to identify potential critical habitat within the project site, based on this review the nearest USFWS Critical Habitat at a 5.3 miles distance south of the project site. Informal consultation was initiated with USFWS on November 20, 2024 for concurrence with a NLAA determination and concurrence. This concurrence was received on January 16, 2025. An amendment to this informal consultation was submitted to USFWS on January 15, 2025 to include future contemplated actions occurring on the project parcel and to spatially distinguish CDBG funded vs non-CDBG funded activities in the associated map set. USFWS confirmed with PRDOH on 3/5/2025 that the concurrence provided on 1/17/2025 considered the map amendments provided on 1/15/2025, therefore, USFWS has concurred with the NLAA and the project is in compliance. See Exhibit 7.3 – PRDOH & USFWS Coordination. The project will follow the guidelines for the PR Boa, 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, in accordance with the Programmatic Biological Opinion (PBO) for the PR BOA. Terms and conditions will be followed and met. Based on the desktop review, field survey, agency consultation, and use of the guidelines for the PR boa as a mitigation measures, the project is in compliance with Sec 7 ESA. See Exhibit 7.1- Critical Habitat Map See Exhibit 7.2 – USFWS Informal Consultation See Exhibit 7.3 – PRDOH & USFWS Coordination **Explosive and Flammable** Yes No Due to the project planning on building a new Hazards structure for commercial and medical purposes, \times which involves the conversion of undeveloped land,

24 CFR Part 51 Subpart C

a 1-mile search radius was performed to identify above ground storage tanks of more than 100-gallon capacity, containing common liquid industrial fuels or of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels.

Based on aerial imagery and site visits, there are two (2) other commercial properties within a 1-mile radius of the site containing ASTs, Pan Pepin, Inc (800 gal), and El Tablajero Specialty Market (800 gal), and 1 site was field verified to contain water, Walmart Puerto Rico, Inc QRwater tank (400,000 gal). The water tank was therefore removed from analysis in this section, but remains on the map for clarification that the tank was evaluated and confirmed to not contain explosive fuels or materials.

During the site visit (See Exhibit 14.1), the ASTs were determined for size and were determined to meet NFPA 58 standards and confirmed to be less than 1,000 gals (see sizes above).

Both of the ASTs identified within the search radius are determined to support their appropriate systems with ASTs that are less than 1000 gals. As such per, 24 CFR 51C, these tanks are categorized as containers that are 1,000 gallons or less water volume capacity and in compliance with NFPA 58 (2017). Therefore, the project meets compliance requirements for ASTs within a 1-mile radius of the project site.

As part of the project, a new emergency power generator is being included. This generator is energy-efficient, certified, and approved to operate with hydrotreated vegetable oil (HVO), in compliance with EN15940 / ASTM D975 standards. Based on the list of hazards identified in Appendix I to Subpart C of Part 51, Title 24, the fuel type of this generator (HVO) is not considered an explosive or flammable hazard.

The generator engine's horsepower is 820 KWm. The fuel tank capacity is 3,785 gals, considering that it is meant to run for up to 72 hours due to the medical office's needs. Prior to the installation of the generator gas tanks a SPCC plan will be created and filled for revision, to acquire the pertinent

			permit for the generator tank. Ensuring compliance with federal, state and local regulations. A 500 gal. LPG gas tank will also be needed to support restaurants and typical medical offices. Based on 24 CFR 51.201, tanks containing 1,000 gals or less containing LPG or propane are not considered explosive hazards, therefore, the Acceptable Separation Distance (ASD) calculations are not required for the installation of this tank. Based on the review of the project within 1-mile radius of the site, evaluation of proposed generator fuel type, and analysis of ASDs for the 500 gal LPG tank, the project is in compliance with Explosive and Flammable Hazards. See Exhibit 14- Visible AST's Map-1-Mile
			Radius See Exhibit 14.1 – AST Site Visit Report
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes	No 🗵	According to the Puerto Rico Planning web tool the project site is located in a general area classified as farmland of statewide importance identified as FtC2 but is located in an area committed to urban uses. According to Puerto Rico's planning board Map (PUT) the area is classified as AP.4 (see Exhibit 15) this is converted using OGPe's "Reglamento Conjunto" Table 6.12 for Ponce to R-G (Rural General). This zoning allows for the construction of healthcare services, commerce, and others (see Exhibit 8.1). The Infinity Advanced Healthcare Center is within the zoning parameters for the area and does not affect protected farmland areas. The nearest Prime Farmland (classified as YcC), which is a special distinction of agricultural lands, is located 3,141 feet South of the project's location. As stated in the PUT, the land is already committed to urban use it is not subject to FPPA regulations. therefore, is in compliance. See Exhibit 8- Farmlands Protection Map
			See Exhibit 8.1- Land Use & Parameters
			See Exhibit 15 – Plan de Ordenacion Territorial Ponce

Floodplain Management	*7		
Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes	No ⊠	The project is not located within the FFRMS floodplain and determined by the 0.2 annual chance (PFA) approach. The project is a critical action, however, is not within the FFRMS, therefore, elevation or floodproofing measures are not required. As per FEMA Map No. 72000C1665J, the site is classified as an area of minimum flood hazard zone "X". Therefore, elevation or flood proofing is not required, and the project is in compliance. Based on the Advisory Base Flood Elevation (ABFE) map the project site is located within Zone X. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canóvanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Ponce; therefore, PFIRM information was not available for the area and therefore not considered in the review.
			The new medical facility has been designed to avoid flood conditions by ensuring it is located outside of FEMA flood hazardous areas. This strategic location will provide a level of protection against natural disasters and increase the safety of the facility's occupants. Therefore, the project is in compliance for floodplain management.
			See Exhibit 3 - FIRM
			See Exhibit 3.1 - ABFE Map
			See Exhibit 3.2- PFIRM Map
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes □	No ⊠	The project area is located on the border between urban and rural Ponce. Development in the surrounding area began in the 1980s. By 1993, housing developments had expanded in multiple directions. In 2003, another housing development appeared to the north of the project. Changes in the project area itself began in 2014, with aerial photos from 2014 to 2020 showing vegetation and soil removal by heavy machinery.
			Infinity Advanced Healthcare Center is located on a previously disturbed land designated for urban use. The excavations for the building foundations were previously made by Roadway Properties in 2022. The foundations were built with the following dimensions: • There were two foundations 13'-7" x 44'-0" with a depth of 24", one for each stair structure.

- The primary foundation is in a "U" shaped form, with a length of 194'-6" and a width of 35'-0". The width of the foundation along this line is 7'-0". The "U" shape finalizes on each side with a 14' x 14' foundation. All depths are 24".
- There are two 18'-0" by 18'-0" foundations with 28" depths.
- There is a central foundation measuring 74'-8" by 18'-0". This is 28" deep.
- To the north of the building (front) there are four foundations 6'-0'' by 6'-0''.
- There are an additional 8 foundations with the following dimensions: 6'-0" by 15'-0" with a 24" depth.

The corresponding form "Section 106 NHPA Effect Determination - Archaeology" was realized by Jaqueline López, SOI qualified professional by PRDOH.

Consultation was originally initiated for Case PR-IPGM-00154: Infinity Advanced Healthcare – Infinity Advanced Healthcare Center Project on September 4, 2024. In a letter dated September 25, 2024, the Puerto Rico State Historic Preservation Office (SHPO) supported PRDOH's finding of No Historic Properties Affected. However, during the initial case review, the portion of the project area that is segregated from the CDBG-funded activities was not included in the original APE. On January 29, 2025, the case re-initiated consultations with SHPO as the revised APE had been expanded to include both the CDBG-funded activities and the proposed future developments that are not funded by CDBG. The full scope of the project, which includes revised mapping, photographs, and construction plans, as described in the submitted documentation. Based on the provided documentation, the Program requested a concurrence with a determination that no historic properties affected are appropriate for this undertaking. On February 10, 2025, we received a communication from SHPO concurring once again with their determination of No Historic Properties Affected. Due to this determination the

project doesn't require any type of motoring additional conditions or mitigations.

			Exhibit 10- SHPO Letter of No Historic Properties Affected.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes	No ⊠	The project is considered to be a new noise-sensitive use as it involves the construction of a health care facility. Therefore, it is subject to noise considerations. As part of the evaluation, potential noise sources in the surrounding area were assessed, including major roadways within 1,000 feet, railroads within 3,000 feet, and FAA-regulated military airfields within 15 miles of the project site. Notably, the proposed project is located 5,000 ft. from major roadways. The closest major roadway, PR-10, is approximately 0.8 miles southwest of the project site. Additionally, the nearest railroad is situated roughly 41.06 miles to the Northeast. There is one airport located within 15 miles of the project parcel that is being considered for noise calculation. Mercedita Airport (TJPS) is located 3.91 miles in the South direction. There are no noise contour maps available for this airport; however, based on Airport Noise Worksheet Handout from HUD exchange, if annual air carrier operations are less than 9000, annual military operations is less than 18,000, and annual general aviation operations are less than 72,000, it is assumed that the noise attributed to the airplanes will not extend beyond the boundaries of the airport. According to the secretary from the Ports Authority, the numbers are Air Carrier: 2,143; Air Taxi: 0, G A Local: 2,321, G A Itnrnt: 0, Military: 121, Total: 4,585. See Exhibit 13.4 for Airports Worksheet. Based on the information above, it is determined that the project site is within an Acceptable noise zone, not exceeding 65 dB(A) based on HUD criteria.
			During the construction process Noise levels are expected to increase temporarily due to the use of heavy machinery and equipment. However, these impacts will be mitigated by complying with local noise control regulations and BPMs will be implemented. This project is in compliance for Noise Abatement Control.
			See Exhibit 1 – Airport Hazards

Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes	No ⊠	See Exhibit 13.1 – Major Roadway Locations Map See Exhibit 13.2 – Railroads Locations Map See Exhibit 13.3 – Airports Worksheet and Port Authority Correspondence There are no Sole Source Aquifers in Puerto Rico, therefore the project is not located within a U.S. EPA-designated sole source aquifer watershed area (including stream flow source areas). The nearest Sole Source Aquifer is located in Florida, 5,411,187.9 feet (1,024.8 miles) from the project's location. Therefore, this factor is in compliance. See Exhibit 11- Sole Source Aquifers
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes	No ⊠	According to the U.S. Fish and Wildlife Service National Wetlands Inventory the project site is not located in any identified wetland's location. To further address this factor, we've conducted a visual assessment on October 30, 2024, to confirm the absence of wetlands characteristics in the lot. This visual assessment was carried out by Edwin Ortiz Martinez. Based on the results of the hydrology, vegetation, and soils assessments, we conclude that the parcel does not exhibit any characteristics of wetlands. The site was previously filled and is now partially developed, with no hydrological features, hydrophilic vegetation, or hydric soils. While the National Wetlands Inventory does not indicate the presence of wetlands, we have further evaluated the site per the requirements of 24 CFR 55.9 and confirmed no wetland characteristics exist on site or near the site. Thus, no impacts to offsite wetlands or indirect impact to wetlands is anticipated. Please refer to "Exhibit 9.1- Wetlands Visual Assessment Report" for more information. Therefore, this factor is in compliance.
			Map See Exhibit 9.1- Wetlands Visual Assessment Report
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes	No ⊠	The project is not located within one mile of a listed Wild and Scenic River. According to the Nationwide River Inventory the only scenic rivers in Puerto Rico are in the El Yunque area on the east of the island. The three designated rivers are Rio de la Mina, Rio Icacos, and Rio Mameyes. This is

			approximately 283,039 feet (53.61 miles) from the project location. Therefore, this factor is in compliance.
			See Exhibit 12- Nationwide River Inventory Map
ENVIRONMENTAL JUST	ГІСЕ		
Environmental Justice	Yes	No	On January 21, 2025, President Donald Trump
Executive Order 12898			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.
			See Exhibit 16: Environmental Justice (EO 14173)

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

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

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

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
LAND DEVELO	PMENT	

Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The project complies with the qualification and classification of soils established in the Ponce Land Use Plan; therefore, it does not require zoning approvals from the PR Planning Board or the OGPe. The program complies with the zoning and character of the area. The building is strategically located in PR-14 and has a total of 5 levels. The project is not only focused on meeting the immediate needs of the communities but also takes a proactive stance in battling the effects of climate change and promoting sustainable development. Infinity Advanced Healthcare Center, LLC. is committed to employing building standards throughout the project's design and construction phases. Although the project is currently located in an area within farmland of statewide importance according to NRCS, it has been determined that no land conversion is needed due to the previous land disturbance, therefore this land is NOT considered Farmland. See Exhibit 15- Plan de Ordenación Territorial
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The existing site is located on a previously disturbed plot of land bordered to the north by PR-14, to the west by Pan Pepín, Inc., to the south by a vacant lot, and to the east by Urb. Haciendas del Monte. Towards the north on the other side of the street is the Mansion del Sur urbanization. The soil in the area is classified as Fraternidad Clay (FtC2) (Please see "Exhibit 8- Farmlands Protection Map" and "Exhibit 17- Geotechnical Exploration" for soil classification). The nearest water feature is the Gely Lake to the north and Guiles Lake, south-east of the project's site. The project is not located in a restricted Karst zone and would not require any additional permit. Infinity Advanced Healthcare Center will impact a area of 3 acres which will require an NPDES Construction General Permit to be filed. A Notice of Intent will be filed with the EPA 14 days prior to the start of construction complying with all the regulations set by the agency. See Exhibit 17- Geotechnical Exploration
Hazards and Nuisances including Site Safety and Noise	2	The project is located 1,810.59 feet from ESSO Standard Oil Co which is a hazardous waste site and 2,579.12 feet from Estancias del Monte which is an NPDES Site. Due to the distance from the project this does not affect the project site. The project also takes into consideration natural hazards that may occur in the area to minimize the potential risk to the public and projects users. The building structural system was designed by an engineering professional to help ensure a stable structure to help withstand earthquakes. Taking into consideration the material and structure system to be used. The project also considered adequate water storage for cases where drought happens in the area. While

making	sure	the	project	complies	with	adequate	lighting,
ventilatio	on, der	nsity	and stru	ctural integ	rity.	-	

Environmental	Impact			
Assessment Factor	Code	Impact Evaluation		
SOCIOECONOMIC				
Employment and Income Patterns	1	The Infinity Advanced Healthcare Center is expected to provide diverse employment opportunities. The construction and operation of the Infinity Advanced Health Center will generate employment opportunities for the local community. During the construction phase, skilled labor will be required for building the facility. Once operational, the center will create job opportunities for healthcare professionals, support staff, and administrative personnel, contributing to the economic growth of the area.		
		These professions are varied and provide opportunities for a diversity of roles. The expected amount of jobs to be created is approximately 126 jobs.		
		The Infinity Advanced Healthcare Center's investment will positively impact the socioeconomic conditions of individuals and families with low and moderate incomes. According to the 2020 Census, Ponce evidenced a demographic reduction of 20.7% for a total population of 137,491 people, with a median income of \$17,069.00 and a per capita of \$11,393.00. Ponce reflects 51.4% of the population living in poverty. The creation of 126 new jobs will benefit low and middle-income individuals and families in the communities and neighborhoods of the city of Ponce and southern Puerto Rico.		
		Infinity Advanced Healthcare Center, LLC, will benefit the entire southern region of Puerto Rico, including the municipalities of Ponce, Jayuya, Villalba, Guayanilla, Yauco, Juana Diaz, Santa Isabel, Coamo, Penuelas, San German, Salinas, and Guayama. This area is home to a diverse population with a variety of medical needs and challenges. The region's aging population is generally LMI, low income, high unemployment, and loss of population have all had an impact on the availability and accessibility of quality healthcare. Infinity Advanced Healthcare Center will provide affordable and accessible healthcare solutions to underserved communities and low-income families, ensuring that residents can access high-quality medical services when needed either by patient visits or by the use of telehealth technology services and remote patient monitoring devices. Additionally, the area has faced numerous natural disasters, including hurricanes Irma and Maria in 2017, and Fiona in 2021; earthquakes, and most recently, the COVID-19 pandemic, which have further strained the region's healthcare system.		

Infinity Advanced Healthcare Center, LLC, will provide a wide range of medical services to the region, including telehealth medical services, primary care, specialty care and diagnostic services. These services will be provided in a state-of-the-art facility, staffed by highly trained and experienced healthcare professionals. The complex will also serve as a hub for health education and the latest technologies in ambulatory medical treatments and procedures prioritizing the use of wearable remote patient monitoring systems devices in collaboration with North American manufacturers as well as community outreach programs, focusing on the latest preventive medical care and wellness initiatives to promote healthy lifestyles.

The Infinity Advanced Healthcare Center's creation of 126 jobs will have a substantial impact on Ponce's economy, where median and per capita incomes are \$17,069 and \$11,393, respectively. The roles span healthcare professionals, administrative, and support staff, likely providing wages above local median income levels and stabilizing households. This employment boost is expected to reduce poverty rates by offering income opportunities to low- and moderate-income residents, enhancing consumer spending, and creating additional jobs through the multiplier effect. Furthermore, accessible healthcare and wellness programs will promote community health, supporting long-term economic resilience across Ponce and the broader southern Puerto Rico region.

The impact of Infinity Advanced Healthcare Center, LLC, will be far-reaching. By providing the most updated quality medical care services in a centralized and strategic location, the Complex will make healthcare more accessible and convenient for residents of all ages and medical conditions by incorporating the use of the most reliable and dependable remote patient monitoring devices technology. This will improve overall health outcomes and quality of life for underserved individuals and families throughout the region. Its job creation and contribution to economic development will help revitalize and strengthen the local communities.

Demographic Character Changes, Displacement

2

The proposed project does not affect negatively the demographic character of the area and is not expected to negatively affect the neighboring areas outside of the project. The existing site is located on a plot of vacant land, therefore, there will be no displacement related to the realization of the project. The project shall not destroy or relocate any existing jobs, or any business establishments. The project will create jobs and provide spaces for local businesses inside the building.

The proposed project requiring skilled healthcare professionals such as nurses, doctors, and medical technicians, has the potential to significantly influence the demographic profile of the area. Here's a breakdown of the anticipated changes:

1. Increased arrival of Skilled Professionals

- Population Growth: The demand for healthcare professionals could attract individuals and families to relocate to the area for employment opportunities. This migration would lead to population growth, diversifying the local demographic profile.
- Age Distribution Shifts: Many healthcare professionals fall within the 25-45 age range, which may result in a younger average population, bringing fresh energy and consumer activity to the area.

2. Enhanced Socioeconomic Profile

- *Income Levels*: With healthcare professionals typically earning higher wages, the overall income level in the community could rise. This shift would increase spending power in the area, promoting economic growth and supporting local businesses.
- Educational Attainment: Higher-skilled professionals often have advanced education, which may result in an increase in the area's average educational attainment levels, promoting a culture of learning and potentially attracting better educational services and institutions.

3. Development of Related Sectors

- Supporting Services and Employment: The increase in healthcare professionals will likely attract additional support industries, such as specialized pharmacies, medical equipment suppliers, and service providers, adding diversity to the local job market.
- Community Resources: An increase in population could lead to investments in housing, public transportation, and community amenities, further transforming the area into a vibrant hub.

4. Long-Term Impact on Population Health and Services

- Enhanced Health Services: With a more substantial healthcare workforce, residents would have better access to medical services, improving overall community health.
- Aging Population Accommodation: If the area begins to attract older patients seeking advanced medical care, this could contribute to an increase in the senior population, resulting in further demand for specialized healthcare and senior living facilities.

	In essence, the project could turn the area into a regional healthcare hub, shifting the demographic, social, and economic landscape and fostering growth that benefits both incoming residents and the existing community.
Environmental Justice	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. See Exhibit 16: Environmental Justice (EO 14173)

Environmental Assessment Factor	Impact Code	Immost Evolvetion
		Impact Evaluation S AND SERVICES
Educational and Cultural Facilities	2	Infinity Advanced Healthcare Center, LLC, will provide a wide range of medical services to the region, including telehealth medical services, primary care, specialty care and diagnostic services. These services will be provided in a state-of-the-art facility, staffed by highly trained and experienced healthcare professionals. The Complex will also serve as a hub for health education and the latest technologies in ambulatory medical treatments and procedures prioritizing the use of wearable remote patient monitoring systems devices in collaboration with North American manufacturers as well as community outreach programs, focusing on the latest preventive medical care and wellness initiatives to promote healthy lifestyles. The nearest educational facility to the proposed project area is Ponce Health Sciences University (PHSU).
Commercial Facilities	2	The inclusion of two supporting restaurants within the Infinity Advanced Healthcare Center will provide substantial benefits to the project by enhancing convenience and support for patients, staff, and visitors. These amenities on the first level will create a more comfortable and accommodating environment, fostering a sense of community and well-being. They will offer essential services, promote social interaction, and potentially attract more visitors to the facility, thus boosting the local economy. Additionally, the presence of these commercial spaces can contribute to the overall financial sustainability of the healthcare center by generating additional revenue streams, ensuring the long-term viability and success of the project.
Health Care and Social Services	1	The Infinity Advanced Healthcare Center will positively impact existing healthcare facilities and social services by fostering a collaborative environment that enhances the overall healthcare

		network in Ponce, Puerto Rico. By complementing the services of established institutions such as Ponce Health Sciences University, Med Centro, and local hospitals, the center will help distribute the patient load more effectively, reducing strain on these facilities. This partnership approach will lead to improved resource allocation, enhanced specialized care, and more comprehensive health services for the community. Additionally, the center's advanced telehealth capabilities and focus on preventive care will extend the reach of social services, providing critical support to underserved populations and contributing to the well-being and resilience of the entire region.
		The medical center is approximately 7.09 km drive away from the Damas Hospital, 6.02 km drive away from Metropolitan Hospital Dr. Pila, and 2.86 km drive away from the San Lucas Hospital, three primary healthcare facilities in Ponce.
Solid Waste Disposal / Recycling	2	Existing solid waste removal services are available to the surrounding neighborhood. The proposed project will be integrated into the municipal solid waste disposal service route.
		During the construction period the project will follow all the typical construction practices following the regulations of the federal, state and local agencies. This project will carefully manage construction waste through effective segregation and recycling. Estimated waste includes manageable volumes of C&D materials, non-hazardous waste, and no hazardous waste is expected to be generated during the construction. Waste reduction strategies, such as recycling concrete and metals, using prefabricated parts, and donating usable materials, will reduce landfill impact. By coordinating with local waste facilities and utilizing lean construction practices, the project aims to minimize environmental impact and ensure a sustainable building process.
Waste Water / Sanitary Sewers	2	Infinity Advanced Healthcare Center plans to connect to the Puerto Rico Aqueduct and Sewer Authority (PRASA) sanitary sewer system. The proper permits with PRASA will be obtained prior to construction. Sanitary services shall be discharged to the existing connection point as indicated by the AAA (Puerto Rico Water & Sewage Authority). The estimated wastewater generation for the Infinity Advanced Healthcare Center is approximately 16,500 GPD. Grease traps will be included to reduce pollution and/or obstructions in the wastewater sewer lines due to the supporting restaurants. These grease traps will comply with all the regulations stated by the FOG/POG programs under 40 CFR 63 Administered by PRASA and as requested by the EPA. Businesses are required and are responsible for operating and providing proper maintenance of oil and grease control equipment. This facility will obtain an industrial permit (Permiso Industrial) from PRASA for water and sewer: Permiso de Conexión de Agua y Alcantarillado (Water and Sewer Connection Permit).

Water Supply	2	The Infinity Advanced Healthcare Center is committed to ensuring a reliable and uninterrupted water supply as part of its utility's infrastructure. The project will incorporate the uses of redundant water supply systems, including the use of backup water storage tanks and efficient pumping systems, to guarantee a continuous water source for the facility. The project will primarily be connected to the Puerto Rico Aqueduct and Sewer Authority this in term will be resupplying the buildings' water storage tanks to ensure they are always full. The storage system will seamlessly integrate with the building's plumbing and fire suppression systems to comply with local regulations, ensuring reliable operations even during extended droughts.
		This setup will support essential operation and sanitation needs, minimizing the risk of water shortages. By implementing these measures, the center aims to maintain a high standard of hygiene and operational efficiency, crucial for delivering quality healthcare services consistently, even during emergencies or disruptions in the primary water supply.
		As per local regulations the minimum domestic water storage capacity that must be provided to the building is 10,300 gallons. That is half of the average daily consumption. The design calls for a total domestic water storage capacity of 20,600 gallons, or a full day. This demand will guide pipe sizing, pressure requirements, and backflow prevention measures to ensure reliable and safe water supply throughout the facility.
		This capacity ensures resilience during droughts or supply disruptions. Regular water quality monitoring will be conducted to prevent stagnation or contamination. This facility will obtain an industrial permit (Permiso Industrial) from PRASA for water and sewer: Permiso de Conexión de Agua y Alcantarillado (Water and Sewer Connection Permit) prior to construction in order to ensure the facility meets all local requirements and to ensure PRASA can support the water supply demands required by the design.
Public Safety - Police, Fire and Emergency Medical	2	Public safety is a top priority for the Infinity Advanced Healthcare Center, which will ensure seamless coordination with local police, fire, and emergency medical services. The facility will be equipped with advanced security systems, including surveillance cameras and controlled access points, to enhance safety and security for patients, staff, and visitors that automatically alert local responders. Additionally, the center will feature fire detection and suppression systems to mitigate fire-related risks. According to NFPA and IBC-2018, for ordinary Hazard Group-I the reserve of firewater required is 30,525 gallons. The storage consists of an underground cast-in-place concrete tank with a pump room immediately above the cistern. This tank will have a separate water line and flow meter that will supply water to this tanks to ensure

		it's always at capacity. Firewater is served to the building by means of a vertical turbine type pump with a diesel driven engine motor. Close collaboration with local emergency medical services will ensure rapid response times and efficient handling of medical emergencies. These measures collectively aim to create a safe and secure environment, fostering trust and confidence within the community. The Infinity Advanced Healthcare Center will ensure safety through close coordination with local police, fire, and EMS via direct communication channels, regular training, and integrated emergency protocols.
		The nearest local police station to the project is the "Policia Municipal de Ponce- Precinto de Coto Laurel" (2.32 km away driving). The nearest fire station is the "Mercedita Fire Station", at a 3.69 km drive away from the project. The medical center is approximately 7.09 km drive away from the Damas Hospital, 6.02 km drive away from Metropolitan Hospital Dr. Pila, and 2.86 km drive away from the San Lucas Hospital, three primary healthcare facilities in Ponce. The project will increase the current supply of medical and emergency workers of the area.
Parks, Open Space and Recreation	2	The integration of natural elements and outdoor seating areas will promote a sense of community and encourage outdoor activities, enhancing the healing experience.
Transportation and Accessibility	2	The project is located in a strategic location namely Road PR 14 Km 6.6, Bo. Cerillos within five minutes each of Hospital San Lucas, Hospital Menonita, and Veterans Administration Outpatient Clinic ample and convenient access thru two major exits from highway #52, Autopista San Juan to Ponce and one exit thru highway PR #10 to the municipalities of Ponce to Adjuntas, Jayuya and Utuado thereby the access to the property is within five minutes from both before mentioned highways. The project also prioritizes access to 235 comfortable and secure parking spaces, pedestrian-friendly pathways, and is accessible to public transportation such as SITRAS.

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
NATURAL FEATUR	ES	
Unique Natural	2	The nearest water feature is the Gely Lake approximately
Features,		1,254.29 feet north from the project's site, and Giles Lake
Water Resources		approximately 2,446.89 feet south-east from the project's site, but
		the building will not be impacting it negatively. Potable water in
		the area is supplied and distributed to the citizens and population
		by PRASA. There are currently no unique natural features such

		as sand dunes, waterfalls, unique rock outcroppings, caves, canyons, fossil beds/petrified forests, endemic plant/animal communities, disjunct communities, coral reefs, unique stands of trees, or unique colonies of animals present or affected by this project.
Vegetation, Wildlife	2	The Infinity Advanced Healthcare Center project is designed to ensure that there are no adverse effects on protected vegetation or wildlife in the area. The project is located on a plot of previously disturbed land. This careful site selection avoids disturbing existing natural habitats or protected areas. No protected, threatened, and/or endangered tree species are observed in the areas included in the project.
Other Factors		N/A

Environmental	Impact	
Assessment Factor	Code	Impact Evaluation
CLIMATE AND ENE	RGY	
Climate Change Impacts		On January 20, 2025, President Donald Trump issued the Executive Order 14148 titled "Initial Rescissions of Harmful Executive Orders and Actions", which revoked Executive Order 14008 and eliminated federal mandates requiring agencies to assess climate change impacts. Consequently, there is no longer a federal requirement to address climate change concerns in the environmental compliance review process. See Exhibit 17: Climate Change (EO 14148).
Energy Efficiency	1	Infinity Advanced Healthcare Center, LLC., will prioritize energy-efficient technologies and practices within the project. This includes the use of energy-efficient building materials, LED lighting systems, and advanced insulation systems to reduce energy consumption and dependency on fossil fuels. The electric generator is energy-efficient, certified, and approved to operate with hydrotreated vegetable oil (HVO), in compliance with EN15940 / ASTM D975 standards. LUMA will be serving the electricity needs for the building.

Additional Studies Performed:

Geotechnical Exploration
By: Victor E. Rivera Associates
(Geotechnical Engineers)
Date: January 12, 2010

Wetlands Visual Assessment

By: Edwin D. Ortiz Martinez

Date: October 17, 2024

NLAA-Not Likely to Adversely Affect Determination

By: Quantum Consulting Group

Date: October 18, 2024

Field Inspection (Date and completed by):

A field inspection was conducted for an Archeological Report by Jaqueline López on March 2, 2024. Quantum Consulting Group also conducted a field inspection for the "NLAA- Not Likely to Adversely Affect Determination" for the Puerto Rican Boa, on October 18, 2024.

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

- Google Maps
- Google Earth
- National Plan of Integrated Airport Systems, 2019-2023, Report to Congress (Appendix B), October 2018
- Coastal Barrier Resource System Mapper
- Panel 72000C1665J, Advisory FEMA Flood Maps
- Air Quality Information https://www3.epa.gov/airquality/greenbook/anayo_pr.html
- Gobierno de Puerto Rico. Departamento de Desarrollo Económico y Comercio, Oficina de Gerencia de Permisos (OGPe)
- Puerto Rico Coastal Zone Management Program. Revision and update. September 2009
- Gobierno de Puerto Rico, Oficina del Gobernador, Departamento de Recursos Naturales y Ambientales (DRNA) (Antes Junta de Calidad Ambiental)
- IPaC Species List- https://ipac.ecosphere.fws.gov/
- MIPR Portal de la Junta de Planificación de Puerto Rico
- EPA's Environmental Justice Screening Mapping Tool https://ejscreen.epa.gov/mapper/index.html?wherestr=ponce%2C+pr
- National Wetlands Inventory Maps https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

- Sole Source Aquifers Map https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31 356b
- Nationwide Rivers Inventory Map https://www.nps.gov/maps/full.html?mapId=8adbe798-0d7e-40fb-bd48-225513d64977
- Estado Libre Asociado de Puerto Rico, Autoridad de Energía Eléctrica de Puerto Rico
- Estado Libre Asociado de Puerto Rico, Autoridad de Acueductos y Alcantarillados
- Government of Puerto Rico, State Historic Preservation Office (SHPO).
- Quantum Consulting Group

List of Permits Obtained:

Additional Permits are required. These are currently being prepared and will be submitted
to the proper agency before commencing construction. None have been obtained at the
time of this EA.

Public Outreach [24 CFR 50.23 & 58.43]:

At this moment, no public notices about the Infinity Advanced Healthcare Center project have been published. The Finding of No Significant Impact (FONSI) shall be published in accordance with 24 CFR 58.43 as a form of public outreach, allowing for the appropriate comment period to ensure community involvement and transparency in the project's development.

Cumulative Impact Analysis [24 CFR 58.32]:

The cumulative impact of the Infinity Advanced Healthcare Center project on the environment must be considered in the context of past, present, and reasonably foreseeable future actions in the area. Cumulative impacts can result from individually minor but collectively significant actions over time. Here is an analysis of these impacts:

Past Actions:

• Existing Medical Facilities: The development and operation of existing medical facilities in Ponce, such as hospitals and clinics, have already altered the local environment by introducing built infrastructure and increasing human activity. This has established a foundation for further healthcare-related development, contributing to urbanization.

• Infrastructure Improvements: Previous improvements to roads, utilities, and public services have prepared the area for additional projects like the Infinity Advanced Healthcare Center, ensuring connectivity to existing systems without significant new disruptions.

Present Actions:

- Current Urban Development: Ongoing urban development in Ponce, including healthcare, commercial, and residential projects, contributes to the cumulative environmental footprint. Each project adds to the demand for resources such as water, energy, and public services while also increasing traffic and waste generation.
- Infrastructure Enhancements: Continued enhancements to local infrastructure, such as road expansions and utility upgrades, support new developments but also contribute to environmental changes such as habitat disruption and increased pollution.

Reasonably Foreseeable Future Actions:

- Additional Healthcare and Commercial Projects: Future healthcare and commercial
 projects are likely, given Ponce's strategic importance as a regional hub. These projects
 will collectively increase the cumulative impact on resources, waste management systems,
 and traffic.
- Urban Expansion: Anticipated urban expansion to accommodate a growing population will lead to more land being developed, further altering the landscape.
- Sustainable Development Initiatives: Efforts to introduce sustainable development practices, such as green building standards and renewable energy projects, are expected to mitigate some negative impacts but will need widespread adoption to be fully effective.

Infinity Advanced Healthcare Center will contribute to a positive impact on the human environment through public health, safety improvements, and economic stability; and a neutral to positive impact on the natural environmental by minimizing environmental impact and stabilizing a previously disturbed parcel of land. The project incorporates sustainable practices to support the long-term sustainability of Ponce's development. Future actions will also include the generation increase of hazardous, non-hazardous and biohazard waste and the increase of fuel storage sources. Infinity Advanced Healthcare Center will be sure to obtain all waste management permits required by law and regulations.

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

The proposed alternative for the Infinity Advanced Healthcare Center project is to develop the medical facilities on a previously disturbed plot of land located on PR-14. No other sites were considered as the chosen location aligns with the project's objectives of supporting the existing

medical facilities, providing a wide range of medical services to the region, and leveraging existing infrastructure. Furthermore, the site was strategically selected to minimize impact to environmental factors such as floodplains, wetlands, critical habitat, or otherwise undisturbed natural habitat or green space. In the early stages of the project its was conceptualized the construction of a multi-family residential complex accompanying the Infinity Advanced Healthcare center. But due to the impact that the Hurricane's Irma and Maria had while also surviving the impact of COVID- 19, the project decided to focus its effort on the construction of a building that focuses on providing a more accessible facility that proved medical services to the community and southern region, While also boosting the economy of the area by providing more jobs.

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

The no action alternative would result in the Infinity Advanced Healthcare Center not being constructed. This would mean continued limitations in healthcare accessibility and quality for residents of southern Puerto Rico, particularly in underserved and rural areas. The absence of this facility would perpetuate existing strains on local healthcare services, hindering efforts to improve public health outcomes and emergency preparedness. Moreover, economic opportunities related to construction and ongoing operations, as well as potential community development benefits, would be lost, negatively impacting the overall growth and resilience of the region. This alternative would have the potential for negative impacts on the human and natural environment through erosion, destabilization of existing incomplete structures (human and wildlife safety risk), and result in loss of the functional use of a disturbed low-quality habitat.

Summary of Findings and Conclusions:

The Infinity Advanced Healthcare Center project promises significant benefits to the Southern Puerto Rico by enhancing healthcare services, promoting economic growth, and supporting community development. The facility's integration of sustainable practices, advanced infrastructure, and collaboration with existing healthcare institutions ensures minimal adverse effects while fostering resilience and improved public health outcomes. The project aligns with environmental regulations and emphasizes continuous monitoring and adaptive management to maintain sustainability. Overall, the Infinity Advanced Healthcare Center will be a pivotal addition to Ponce, providing essential healthcare services and contributing positively to the region's social, economic, and environmental landscape.

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

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

- A .5 A	
Law, Authority, or Factor	Mitigation Measure

Endangered Species	If a Puerto Rican Boa is encountered, work will cease until it moves off the site or, failing that, the Puerto Rico Department
Endangered Species Act of 1973,	of Natural and Environmental Resources (PRDNER) Rangers
particularly section 7; 50 CFR Part 402	will be notified for safe capture and relocation of the animal, in accordance with the USFWS Puerto Rican Boa Conservation Measures guidelines.
Explosive and Flammable	Prior to the installation of the generator gas tanks a SPCC plan
Hazards	will be created and filled for revision, to acquire the pertinent
24 CFR Part 51 Subpart C	permit for the generator tank. Ensuring compliance with federal, state and local regulations.
Clean Air	The proposed project will be required to prepare a "Emission Permit or PGE" for been considered a "generator" of Internal
Clean Air Act, as amended,	Combustion emissions which includes Construction and
particularly section 176(c) & (d); 40	Operation permits. The project will obtain all the required
CFR Parts 6, 51, 93	permits prior to the construction phase begins.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	The proposed project will impact an area of 3 acres which will require an NPDES Construction General Permit to be acquired. A Notice of Intent will be filed with the EPA 14 days prior to the start of construction complying with all the regulations set by the agency.
Wastewater / Sanitary Sewers	Facility will obtain an industrial permit (Permiso Industrial) from PRASA for water and sewer: Permiso de Conexión de Agua y Alcantarillado (Water and Sewer Connection Permit).
Water Supply	Facility will obtain an industrial permit (Permiso Industrial) from PRASA for water and sewer: Permiso de Conexión de Agua y Alcantarillado (Water and Sewer Connection Permit) prior to construction in order to ensure PRASA can support the water supply demands required by the design.
Local Environmental Compliance	The facility will obtain all necessary permits and compliance documentation from local agencies to ensure local level environmental compliance prior to construction.

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]		
The project will not result in a significant impact on the quality of the human environment.		
☐ Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]		
The project may significantly affect the quality of the human environment.		

Preparer Signature:	Epper	- H OO-	Date: 03/25/2025
1 0 -		/	

Name/Title/Organization: Eng. Edwin D. Ortíz Martínez, PE, Principal (Edwin D. Ortíz PE & Associates)

Certifying Of	fficer Signature:	Date: April 4, 202
	-	
Name/Title:	Sally Z. Acevedo Cosme- Permits and Environmental Compliance Speci	alist

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

Exhibit Reference List

The following table provides a summary of the exhibits included in the following section of the document with their corresponding compliance factor referenced.

Number	Exhibit Title	Compliance Factor
Exhibit 1	Airport Hazards Map - Civilian	Airport Hazards - 24 CFR Part 51 Subpart D
Exhibit 1.2	Airport Hazards Map - Military	Airport Hazards - 24 CFR Part 51 Subpart D
Exhibit 2	Coastal Barrier Resources Map	Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]
Exhibit 3	FIRM	Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]
Exhibit 4	Clean Air	Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93
Exhibit 4.1	Emergency Power Generator Specs	Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93
Exhibit 4.2	CAA Non -Attainment Area	Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93

Exhibit 5	Project Distance from Coast	Coastal Zone Management Act, sections 307(c) & (d)
Exhibit 6	NEPAssist Report	Contamination and Toxic Substances 24 CFR Part 58.5(i)(2)
Exhibit 6.1	Table 1 - Hazardous Sites - 3,000 Feet Radius	Contamination and Toxic Substances 24 CFR Part 58.5(i)(2)
Exhibit 6.2	Radon Memorandum	Contamination and Toxic Substances 24 CFR Part 58.5(i)(2)
Exhibit 7.1	Critical Habitat Map	Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402
Exhibit 7.2	USFWS Informal Consultation Package	Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402
Exhibit 7.3	PRDOH & USFWS Coordination	Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402
Exhibit 8	Farmlands Protection Map	Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658
Exhibit 8.1	Land and Use Parameters	Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658
Exhibit 9	National Wetlands Inventory Map	Wetlands Protection Executive Order 11990, particularly sections 2 and 5
Exhibit 9.1	Wetlands Survey Memo	Wetlands Protection Executive Order 11990, particularly sections 2 and 5
Exhibit 10	SHPO Letter of No Historic Properties Affected	National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800
Exhibit 11	Sole Source Aquifers	Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149
Exhibit 12	Nationwide River Inventory	Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)
Exhibit 13.1	Major Roadway Locations Map	Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B

Exhibit 13.2	Railroads Distance Map	Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B
Exhibit 13.3	Airports Worksheet and Port Authority Correspondence	Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B
Exhibit 14	Visible AST's Map – 1-Mile Radius	Explosive and Flammable Hazards 24 CFR Part 51 Subpart C
Exhibit 14.1	AST Site Visit Report	Explosive and Flammable Hazards 24 CFR Part 51 Subpart C
Exhibit 15	Plan de Ordenación Territorial Ponce	Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design
Exhibit 16	Environmental Justice (EO 14173)	Executive Order 14173
Exhibit 17	Climate Change (EO 14148)	Executive Order 14148
Exhibit 18	Geotechnical Exploration	Additional Studies Performed
Exhibit 19	Segregation Plan- CDBG Parcel vs. Activities Not Funded by CDBG	Description of the Proposed Project

Exhibit 1 - Airport Hazards

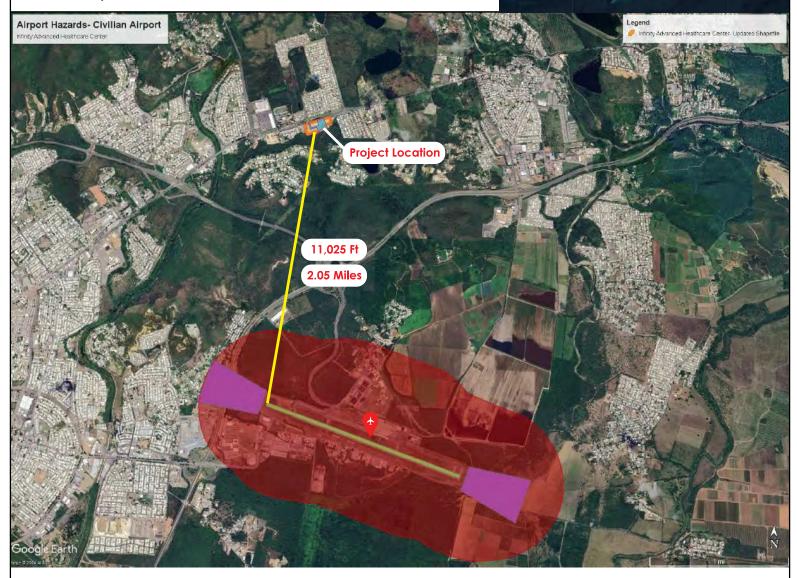
Airport Hazards - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates



Legend:

Civilian Airports 2,500ft Buffer

Airport Runways

Runway Protection Zones (RPZ)

Mayor



funded by CDBG

Area of activities not



CDBG Parcel For Infinity Advanced Healthcare Center

Database Used: Google Earth

Sources: Google Earth Desktop Application

Web Address:

https://earth.google.com/web/@18.2597127,-66.41957624,576.95368494a,139839.15391445d,30.00 032739y,-0h,0t,0r/data=CgRCAggBOgMKATBKCAjK9p3BAxAA

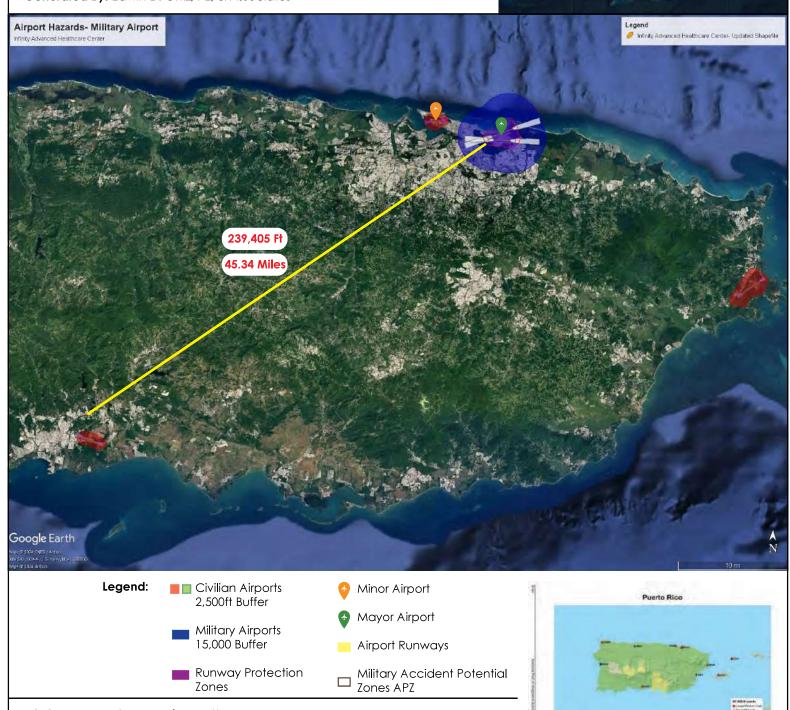
Airport Hazards - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates



Database Used: Google Earth

Web Address:

https://earth.google.com/web/@18.2597127,-66.41957624,576.95368494a,139839.15391445d,30.00032739y,-0 h,0t,0r/data=CgRCAggBOgMKATBKCAjK9p3BAxAA

Sources: Google Earth Desktop Application

National Plan of Integrated Airport Systems, 2019-2023, Report to Congress

(Appendix B), October 2018



Exhibit 2 - Coastal Barrier Resources

Coastal Barrier Resources - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates





U.S. Fish and Wildlife Service Coastal Barrier Resources System

Infinity Advanced Healthcare Center



July 17, 2024

CBRS Buffer Zone

CBRS Units

Otherwise Protected Area

System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (https://www.fvs.gov/service/coastal-barrier-resources-system-property-documentation) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

This page was produced by the CBRS Mapper

Database Used: U.S. Fish and Wildlife Service

Sources: CBRS Mapper

Web Address: https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands

FIPS 5200 Feet



Exhibit 3 – Effective FIRM

Flood Insurance - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates



National Flood Hazard Layer FIRMette



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE) With BFE or Depth Zone AE, AO, AH, VE, AR SPECIAL FLOOD HAZARD AREAS Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas

of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zor Area with Reduced Flood Risk due to OTHER AREAS OF FLOOD HAZARD Levee. See Notes. Z Area with Flood Risk due to Levee Zone D

NO SCREEN Area of Minimal Flood Hazard Zone X ■ Effective LOMRs

OTHER AREAS - - - Channel, Culvert, or Storm Sewe STRUCTURES | LITTI Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation - - Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline OTHER Profile Baseline Hydrographic Featur

Digital Data Available No Digital Data Availab MAP PANELS

an authoritative property location. This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap

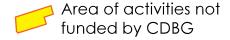
accuracy standards

The pin displayed on the map is an approximate point selected by the user and does not represent

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/22/2024 at 4:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Legend:



2,000

1,500



Basemap Imagery Source: USGS National Map 2023

1:6,000

CDBG Parcel For Infinity Advanced Healthcare Center

Database Used: FEMA National Floor Hazard Mapper

Sources: USGS National Map 2023

1.000

Web Address: https://www.fema.gov/flood-insurance



Flood Insurance - IPGM-00154

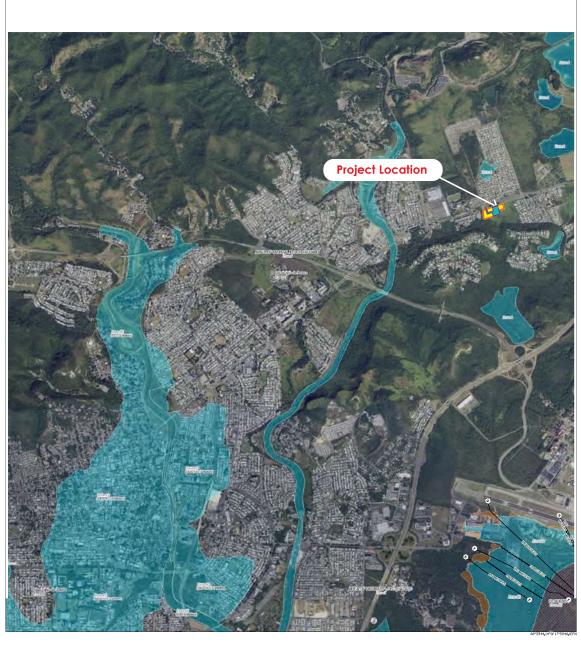
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.0422667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Edwin D. ortiz, PE, & Associates





Legend:



Area of activities not funded by CDBG

CDBG Parcel For Infinity Advanced Healthcare Center



Database Used: FEMA National Floor Hazard Mapper

Sources: USGS National Map 2023

Web Address:

https://www.fema.gov /flood-insurance

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

FLOOD HAZARD INFORMATION SEE IIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT



NOTES TO USERS

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SCALE My Projection OC. Greatest Information System 1990. OC. Greatest Information System 1990. OC. Greatest Information Solution Information Informa

NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

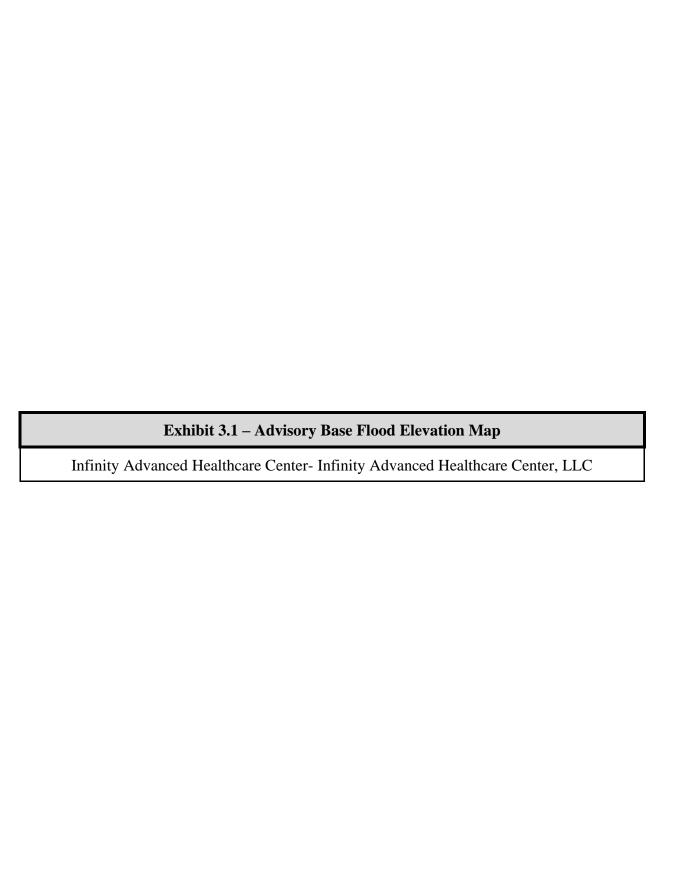
FAMEL 1.665 or 2160

Paul Continues

COMMUNITY

Paul Continues

France Continue



ABFE Map - IPGM-00154

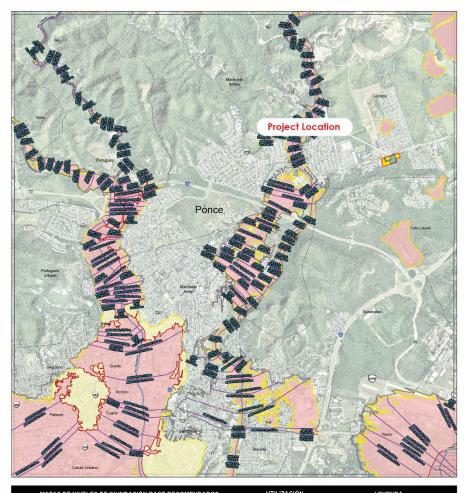
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend:



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center

False negacy de rische de machine de machine in montre de la contraction de la contr

Database Used: MIPR (Junta de Planificacion de PR)

Sources:

https://gis.jp.pr.gov/A dvisoryMaps/PANEL_72 000C2030J.pdf

Spatial Reference:

NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

Exhibit 3.2– Preliminary FIRM Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

PFIRM Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

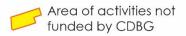
Generated By: Edwin D. Ortiz, PE, & Associates





No Preliminary FIRM Data is available for this project's site.

Legend:





CDBG Parcel For Infinity
Advanced Healthcare Center

Database Used: FEMA National Floor Hazard Mapper

Sources: USGS National Map 2023

Web Address: https://www.fema.gov/flood-maps/products-tools#preliminary



Exhibit 4 - Clean Air

Clean Air - IPGM-00154

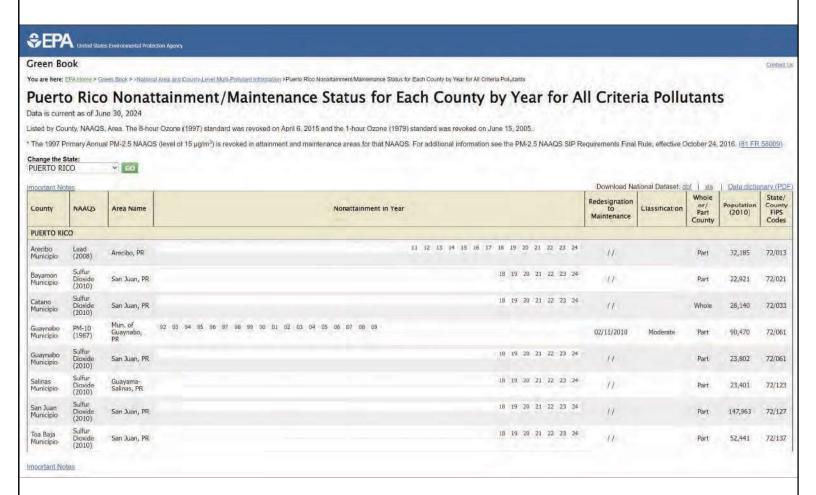
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Database Used: EPA

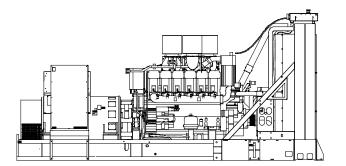
Sources:

https://www3.epa.gov/airquality/greenbook/anayo_pr.html



Exhibit 4.1 – Emergency Power Generator

Tier 2 EPA-Certified for Stationary Emergency Applications



KDxxxx designates a generator set with a Tier 2 EPA-Certified engine. KDxxxx-F designates a 60 Hz generator set with a fuel optimized engine.

Ratings Range

		60 HZ
Standby:	kW	670-750
-	kVA	835-935
Prime:	kW	600-680
	kVA	750-850



Standard Features

- Rehlko provides one-source responsibility for the generating system and accessories.
- Approved for use with certified renewable Hydrotreated Vegetable Oil (HVO) / Renewable Diesel (RD) fuels compliant with EN15940 / ASTM D975.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- cULus listing (UL 2200 and CSA C22.2 No. 100).
- The generator set accepts rated load in one step.
- The 60 Hz generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- A standard three-year unlimited-hour limited warranty for standby applications in the U.S. And Canada. Five-year basic, five-year comprehensive, and ten-year extended limited warranties are also available.
- A standard two-year or 8700-hour limited warranty for prime power applications.
- Other features:
 - Rehlko designed controllers for one-source system integration and remote communication. See Controllers on page 4.
 - The low coolant level shutdown prevents overheating (standard on radiator models only).

Conscious Care[™]**Qualified**

 Reduce operating costs, fuel consumption and greenhouse gas emissions with Conscious Care™ maintenance program.

General Specifications

Orderable Generator Model Number	GMKD750
Manufacturer	Rehlko
Engine: model	KD18L06
Alternator Choices	KH02970TO4D KH03450TO4D
Performance Class	Per ISO 8528-5
One Step Load Acceptance	100%
Voltage	Wye or 600 V
Controller	APM603, APM802
Fuel Tank Capacity, L (gal.)	2028-19021 (550-5025)
Fuel Consumption, L/hr (gal./hr) 100% at Standby	191 (50.5)
Fuel Consumption, L/hr (gal./hr) 100% at Prime Power	171 (45.2)
Emission Level Compliance (KDxxxx)	Tier 2
Open Unit Noise Level @ 7 m dB(A) at Rated Load	93

Generator Set Ratings

				150°C I Standby		130°C Standby		125°C Prime R		105°C Prime R	
Alternator	Voltage	Ph	Hz	kW/kVA	Amps	kW/kVA	Amps	kW/kVA	Amps	kW/kVA	Amps
	120/208	3	60	750/935	2603	720/900	2499	680/850	2360	655/815	2273
	127/220	3	60	750/935	2461	750/935	2461	680/850	2231	680/850	2231
	139/240	3	60	750/935	2256	750/935	2256	680/850	2045	680/850	2045
	220/380	3	60	700/875	1330	670/835	1273	670/835	1273	610/760	1159
KH02970TO4D	230/400	3	60	725/905	1309	695/865	1254	680/850	1227	640/800	1155
	240/416	3	60	750/935	1302	720/900	1250	680/850	1180	655/815	1137
	254/440	3	60	750/935	1231	750/935	1231	680/850	1116	680/850	1116
	277/480	3	60	750/935	1128	750/935	1128	680/850	1023	680/850	1023
	347/600	3	60	750/935	903	750/935	903	680/850	818	680/850	818

RATINGS: All three-phase units are rated at 0.8 power factor. Standby Ratings: The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Prime Power Ratings: At varying load, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Ratings are in accordance with ISO-8528-1 and ISO-3046-1. For limited running time and continuous ratings, consult the factory. Obtain technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition derates. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

Tier 2 EPA-Certified for Stationary Emergency Applications

Generator Set Ratings, continued

				150°C I	Rise	130	°C	125°	С	105°C	Rise
				Standby I	Rating	Standby	Rating	Prime R	ating	Prime R	ating
Alternator	Voltage	Ph	Hz	kW/kVA	Amps	kW/kVA	Amps	kW/kVA	Amps	kW/kVA	Amps
	120/208	3	60	750/935	2603	750/935	2603	680/850	2360	680/850	2360
	127/220	3	60	750/935	2461	750/935	2461	680/850	2231	680/850	2231
	139/240	3	60	750/935	2256	750/935	2256	680/850	2045	680/850	2045
	220/380	3	60	750/935	1425	750/935	1425	680/850	1292	680/850	1292
KH03450TO4D	230/400	3	60	750/935	1354	750/935	1354	680/850	1227	680/850	1227
	240/416	3	60	750/935	1302	750/935	1302	680/850	1180	680/850	1180
	254/440	3	60	750/935	1231	750/935	1231	680/850	1116	680/850	1116
	277/480	3	60	750/935	1128	750/935	1128	680/850	1023	680/850	1023
	347/600	3	60	750/935	903	750/935	903	680/850	818	680/850	818

Engine Specifications	60 Hz
Engine: model	KD18L06
Engine: type	4-Cycle, Turbocharged, Charge Air Cooled
Cylinder arrangement	6 Inline
Displacement, L (cu. in.)	17.960 (1096)
Bore and stroke, mm (in.)	148 x 174 (5.8 x 2.9)
Compression ratio	16.5:1
Piston speed, m/min. (ft./min.)	626 (2055)
Main bearings: quantity, type	7, Precision Half Shells
Rated rpm	1800
Max. power at rated rpm, kWm (BHP)	820 (1100)
Cylinder head material	Cast Iron
Crankshaft material	Steel
Valve (exhaust) material	Steel
Governor: type, make/model	KODEC Electronic Control
Frequency regulation, no-load to full-load	Isochronous
Frequency regulation, steady state	±0.25%
Frequency	Fixed
Air cleaner type, all models	Dry
Lubricating System	60 Hz
Туре	Full Pressure
Oil pan capacity with filter initial filling,	
L (qt.) §	97 (102.4)
Oil filter: quantity, type §	2, Cartridge
Oil cooler	Water-Cooled
§ Rehlko recommends the use of Rehlko	Genuine oil and filters.
Fuel System	60 Hz
Fuel supply line, min. ID, mm (in.)	12 (0.47)
Fuel return line, min. ID, mm (in.)	8 (0.31)
Max. fuel flow, Lph (gph)	288 (76)
Min./max. fuel pressure at engine supply	
connection, kPa (in. Hg)	-30/30 (-8.8/8.8)
Max. return line restriction, kPa (in. Hg)	30 (8.9)
Fuel filter: quantity, type	1, Primary Engine Filter 1, Fuel/Water Separator

Fuel Consumption**	60 Hz
Diesel, Lph (gph) at % load	Standby Rating
100%	188 (49.7)
75%	151 (39.8)
50%	102 (27.0)
25%	52 (13.9)
Diesel, Lph (gph) at % load	Prime Rating
100%	167 (44.2)
75%	124 (32.8)
50%	85 (22.3)
25%	47 (12.5)
** Volumetric fuel consumption is up to 4% hig HVO/RD than #2 ULSD.	her when using
Radiator System	60 Hz
Ambient temperature, °C (°F) *	50 (122)
Radiator system capacity, including engine,	
L (gal.)	75.7 (20)
	1011 (20)
Engine jacket water capacity, L (gal.)	39.5 (10.4)
. , ,	` '
Engine jacket water flow, Lpm (gpm) Charge cooler air inlet temperature at	39.5 (10.4) 780 (206.1)
Engine jacket water flow, Lpm (gpm) Charge cooler air inlet temperature at 25°C (77°F) ambient, °C (°F)	39.5 (10.4)
Engine jacket water flow, Lpm (gpm) Charge cooler air inlet temperature at 25°C (77°F) ambient, °C (°F) Heat rejected to cooling water at rated kW,	39.5 (10.4) 780 (206.1) 238 (460)
Engine jacket water flow, Lpm (gpm) Charge cooler air inlet temperature at 25°C (77°F) ambient, °C (°F) Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.)	39.5 (10.4) 780 (206.1)
Engine jacket water flow, Lpm (gpm) Charge cooler air inlet temperature at 25°C (77°F) ambient, °C (°F) Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.) Heat rejected to charge air cooler at rated	39.5 (10.4) 780 (206.1) 238 (460) 261 (14843)
Engine jacket water flow, Lpm (gpm) Charge cooler air inlet temperature at 25°C (77°F) ambient, °C (°F) Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.) Heat rejected to charge air cooler at rated kW, dry exhaust, kW (Btu/min.)	39.5 (10.4) 780 (206.1) 238 (460) 261 (14843) 208 (11840)
Engine jacket water capacity, L (gal.) Engine jacket water flow, Lpm (gpm) Charge cooler air inlet temperature at 25°C (77°F) ambient, °C (°F) Heat rejected to cooling water at rated kW, dry exhaust, kW (Btu/min.) Heat rejected to charge air cooler at rated kW, dry exhaust, kW (Btu/min.) Turbocharger boost (abs), bar (psi) Water pump type	39.5 (10.4) 780 (206.1) 238 (460) 261 (14843)

discharge side of radiator, kPa (in. H₂O) 0.125 (0.5)

* Enclosure with enclosed silencer reduces ambient temperature capability by 5°C (9°F).

Remote Radiator System [†]	60 Hz
Exhaust manifold type	Dry
Water inlet/outlet, mm (in.)	76 (3)
Charge air cooler inlet/outlet (pipe dia. of flange), mm (in.)	127 (5)
Static head allowable above engine, kPa (ft. H ₂ O)	150 (50.2)

[†] Contact your local distributor for cooling system options and specifications based on your specific requirements.

24 (32.2)

Recommended fuel

#2 Diesel ULSD/HVO/RD

Fan, kWm (HP)

Max. restriction of cooling air, intake and



Tier 2 EPA-Certified for Stationary Emergency Applications

Exhaust System	60 Hz
Exhaust flow at rated kW,	
m³/min. (cfm)	135 (4757)
Exhaust temperature at rated kW at 25°C (77°F) ambient, dry exhaust, °C (°F)	512 (954)
Maximum allowable back pressure,	312 (334)
kPa (in. Hg)	8.5 (2.5)
Exh. outlet size at eng. hookup, mm (in.)	See ADV drawing
Electrical System	60 Hz
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	24
Ampere rating	140
Starter motor qty. at starter motor power rating, rated voltage (DC)	Standard: 1 @ 8 kW, 24
Battery, recommended cold cranking amps	Standard. 1 @ 6 KVV, 24
(CCA):	
Quantity, CCA rating each, type (with	
standard starter)	2,925, WET
Battery voltage (DC)	12
Air Requirements	60 Hz
Radiator-cooled cooling air,	
m³/min. (scfm) [‡]	876 (30900)
Cooling air required for generator set when	
equipped with city water cooling or remote radiator, based on	
14°C (25°F) rise, m³/min. (scfm) ‡	457 (16139)
Combustion air, m³/min. (cfm)	53.1 (1875)
Heat rejected to ambient air:	
Engine, kW (Btu/min.)	90 (5123)
Alternator, kW (Btu/min.) ‡ Air density = 1,20 kg/m³ (0,075 lbm/ft³)	39 (2220)

Alternator Specific	ations	60 Hz
Туре		4-Pole, Rotating-Field
Exciter type		Brushless, Permanent- Magnet Pilot Exciter
Voltage regulator		Solid-State, Volts/Hz
Insulation:		NEMA MG1, UL 1446, Vacuum Pressure Impregnated (VPI)
Material		Class H, Synthetic, Nonhygroscopic
Temperature rise		130°C, 150°C Standby
Bearing: quantity, typ	oe	1, Sea l ed
Coupling type		Flexible Disc
Amortisseur winding	s	Full
Alternator winding ty	ре	Random Wound
Rotor balancing		125%
Voltage regulation, n	o-load to full-load	±0.25%
One-step load accep	tance	100% of Rating
Unbalanced load cap	oability	100% of Rated Standby Current
Peak motor starting	kVA:	(35% dip for voltages below)
480 V	KH02970TO4D	2717
480 V	KH03450TO4D	3136

Alternator Standard Features

- The pilot-excited, permanent magnet (PM) alternator provides superior short-circuit capability.
- All models are brushless, rotating-field alternators.
- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and dripproof construction.
- Superior voltage waveform from two-thirds pitch windings and skewed stator.
- Brushless alternator with brushless pilot exciter for excellent load response.

NOTE: See TIB-102 Alternator Data Sheets for alternator application data and ratings, efficiency curves, voltage dip with motor starting curves, and short circuit decrement curves.

Tier 2 EPA-Certified for Stationary Emergency Applications

Controllers



APM802 Controller

Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.

- 12-inch graphic display with touch screen and menu control provide easy local data access
- · Measurements are selectable in metric or English units
- User language is selectable
- Two USB ports allow connection of a flash drive, mouse, or keypad
- Electrical data, mechanical data, and system settings can be saved to a flash drive
- Ethernet port allows connection to a PC type computer or Ethernet switch
- The controller supports Modbus® RTU and TCP protocols
- NFPA 110 Level 1 capability

Refer to G6-152 for additional controller features and accessories.

Modbus® is a registered trademark of Schneider Electric.



APM603 Controller

Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.

- 7-inch graphic display with touch screen and menu control provides easy local data access
- · Measurements are selectable in metric or English units
- Paralleling capability to control up to 8 generators on an isolated bus with first-on logic, synchronizer, kW and kVAR load sharing, and protective relays
 - Note: Parallel with other APM603 controllers only
- Generator management to turn paralleled generators off and on as required by load demand
- · Load management to connect and disconnect loads as required
- Controller supports Modbus® RTU, Modbus® TCP, SNMP and BACnet®
- Integrated voltage regulator with ±0.25% regulation
- Built-in alternator thermal overload protection
- UL-listed overcurrent protective device
- NFPA 110 Level 1 capability

Refer to G6-162 for additional controller features and accessories.

BACnet® is a registered trademark of ASHRAE.

Codes and Standards

- Engine-generator set is designed and manufactured in facilities certified to ISO 9001.
- Generator set meets NEMA MG1, BS5000, ISO, DIN EN, and IEC standards, NFPA 110.
- Engine generator set is tested to ISO 8528-5 for transient response.
- The generator set and its components are prototype-tested, factory-built, and production-tested.

Third-Party Compliance

• Tier 2 EPA-Certified for Stationary Emergency Applications

Available Approvals and Listings

- California OSHPD Pre-Approval
- □ cULus (UL 2200 and CSA C22.2 No. 100)
- ☐ Florida Dept. Of Environmental Protection (FDEP) Compliance (fuel tank only)
- IBC Seismic Certification

Warranty Information

- A standard three-year unlimited-hour limited warranty for standby applications in the U.S. And Canada. Five-year basic, five-year comprehensive, and ten-year extended limited warranties are also available.
- A standard two-year or 8700-hour limited warranty for prime power applications.

Available Warranties for Standby Applications

- □ 5-Year Basic Limited Warranty
- ☐ 5-Year Comprehensive Limited Warranty
- ☐ 10-Year Major Components Limited Warranty

Standard Features

- · Closed Crankcase Ventilation (CCV) Filters
- Customer Connection
- Integral Vibration Isolation
- · Local Emergency Stop Switch
- Oil Drain and Coolant Drain Extension
- Operation and Installation Literature
- · Battery Rack and Cables
- Fuel/Water Separator

Tier 2 EPA-Certified for Stationary Emergency Applications

Available Options	
Circuit Breakers	Electrical System
Type Rating Magnetic Trip 80% Thermal Magnetic Trip 100% Electronic Trip (LI) Operation	 □ Battery, 2/12V, Wet □ Battery Charger □ Battery Heater; 80 W, 120 V, 1Ph □ Generator Heater
☐ Electronic Trip with Short ☐ Manual ☐ Electrically Operated	Fuel System
☐ Electronic Trip with Ground (for paralleling) Fault (LSIG)	☐ Flexible Fuel Lines ☐ Restriction Gauge (for fuel/water separator)
Circuit Breaker Mounting	Literature
□ Generator Mounted □ Remote Mounted □ Bus Bar (for remote mounted breakers)	☐ General Maintenance ☐ NFPA 110 ☐ Overhaul
Enclosed Remote Mounted Circuit Breakers	□ Production
□ NEMA 1 (15-5000 A) □ NEMA 3R (15-1200 A)	Miscellaneous
Engine Type	□ Air Cleaner, Heavy Duty□ Air Cleaner Restriction Indicator
☐ KDxxxx Tier 2 EPA-Certified Engine	Automatic Oil Replenishment System
□ KDxxxx-F Fuel Optimized Engine	☐ Centrifugal Oil Filter Assembly ☐ Rated Power Factor Testing
Approvals and Listings	
☐ California OSHPD Pre-Approval	Electrical Package (Requires Enclosure selection)
□ cULus (UL 2200 and CSA C22.2 No. 100) □ Florida Dept. of Environmental Protection (FDEP) Compliance (fuel tanks only) □ Hurricane Rated Enclosure	 □ Basic Electrical Package (select 1 Ph) □ Wire Battery Charger (1 Ph) □ Wire Block Heater (select 1 Ph) □ Wire Controller Heater (1 Ph)
□ IBC Seismic Certification	☐ Wire Generator Heater (1 Ph)
Enclosed Unit	Warranty (Standby Applications only)
□ Sound Level 1 Enclosure/Fuel Tank Package □ Sound Level 2 Enclosure/Fuel Tank Package	□ 5-Year Basic Limited Warranty
□ Sound Level 2 Enclosure/Fuel Tank Package □ Sound Level 3 Enclosure/Fuel Tank Package	5-Year Comprehensive Limited Warranty10-Year Major Components Limited Warranty
Open Unit	
□ Exhaust Silencer, Critical	Other
(kits: PA-354894 qty. 1) Exhaust Silencer, Hospital (kits: PA-354907 qty. 1)	
□ Exhaust Silencer, Residential (kits: PA-354992 qty. 1)	
☐ Flexible Exhaust Connector, Stainless Steel	
Controller	
□ Input/Output, Digital □ Load Shed (APM802 only)	
☐ Manual Key Switch	
Remote Emergency Stop Switch	Dimensions and Weights
LL Lockable Emergency Stop Switch	Pilionololo alia Melalia

- Lockable Emergency Stop Switch
- ☐ Remote Serial Annunciator Panel

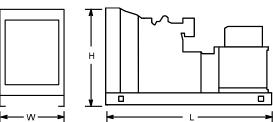
Cooling System

- □ Block Heater; 3000 W, 208 V, (select 1 Ph)*
- ☐ Block Heater; 3250 W, 240 V, (select 1 Ph) *
- Block Heater; 3000 W, 480 V, (select 1 Ph)*
 - Required for ambient temperatures below 10°C (50°F). Block heater kit includes air intake manifold grid heater.
- □ Radiator Guard and Duct Flange

Overall Size, max., L x W x H, mm (in.):

3600 x 1900 x 2151 $(141.7 \times 74.8 \times 84.7)$ 5840 (12875)

Weight, radiator model, max. wet, kg (lb.):



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

Sound Enclosures and Subbase Fuel Tank

Sound Level 1 Enclosure Standard Features

- Internal silencers with flexible exhaust connectors and exhaust elbows.
- Optional subbase fuel tank.
- Fade-, scratch-, and corrosion-resistant Power Armor™ automotive-grade textured finish.
- Acoustic insulation that meets UL 94 HF1 flammability classification.
- Aluminum construction with large access doors that are hinged for easy maintenance.
- · Lockable, flush-mounted door latches.
- Air inlet louvers reduce rain and snow entry.
- Vertical outlet hood with 90 degree angles to redirect air and reduce noise.
- Sound level 1 enclosure is designed to 150 mph (241 kph) wind load rating.

Sound Level 2 Enclosure Standard Features

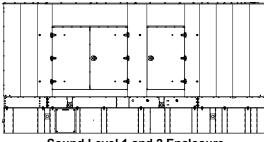
- Includes all of the sound level 1 enclosure features with the addition of up to 51 mm (2 in.) acoustic insulation material, intake sound baffles, vertical air discharge, and secondary
- Sound level 2 enclosure is certified to 200 mph (322 kph) wind load rating.

Sound Level 3 Enclosure Standard Features

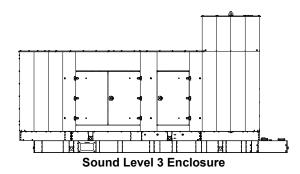
- Includes all of the sound level 1 and 2 enclosure features.
- Sound level 3 enclosure has extended intake baffles. extended discharge with sound baffles.

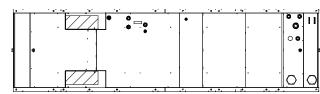
Subbase Fuel Tank Features

- The fuel tank has a Power Armor Plus[™] textured epoxy-based rubberized coating.
- The above-ground rectangular secondary containment tank mounts directly to the generator set, below the generator set skid (subbase).
- · Both the inner and outer tanks have UL-listed emergency relief vents.
- Flexible fuel lines are provided with subbase fuel tank selection.
- The containment tank's construction protects against fuel leaks or ruptures. The inner (primary) tank is sealed inside the outer (secondary) tank. The outer tank contains the fuel if the inner tank leaks or ruptures.
- The above ground secondary containment subbase fuel tank meets UL 142 requirements.
- State tanks with varying capacities are available. Florida Dept. Of Environmental Protection (FDEP) File No. EQ-634 approved.

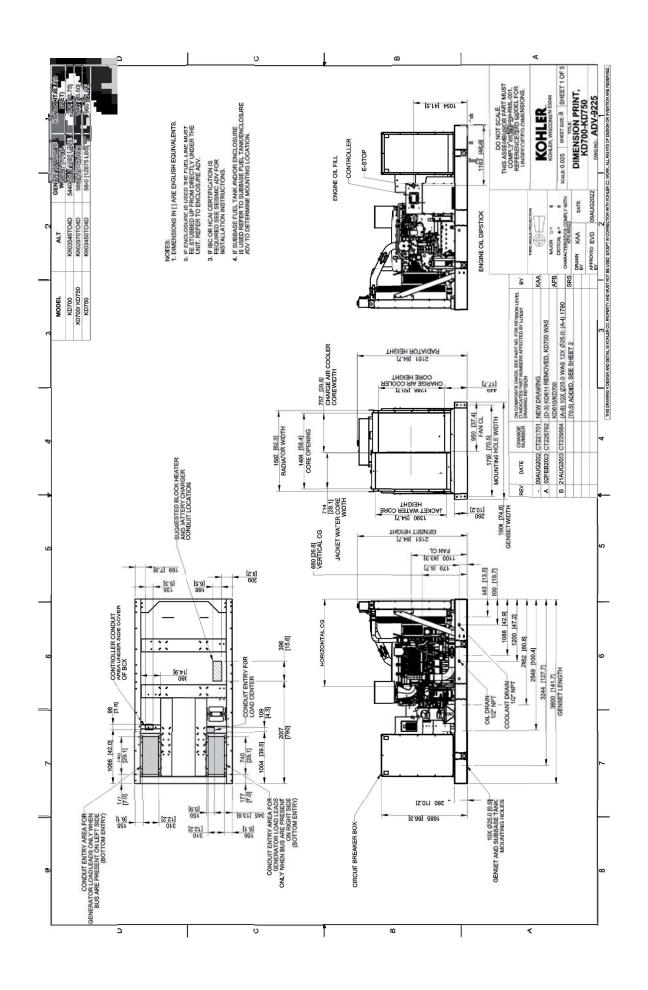


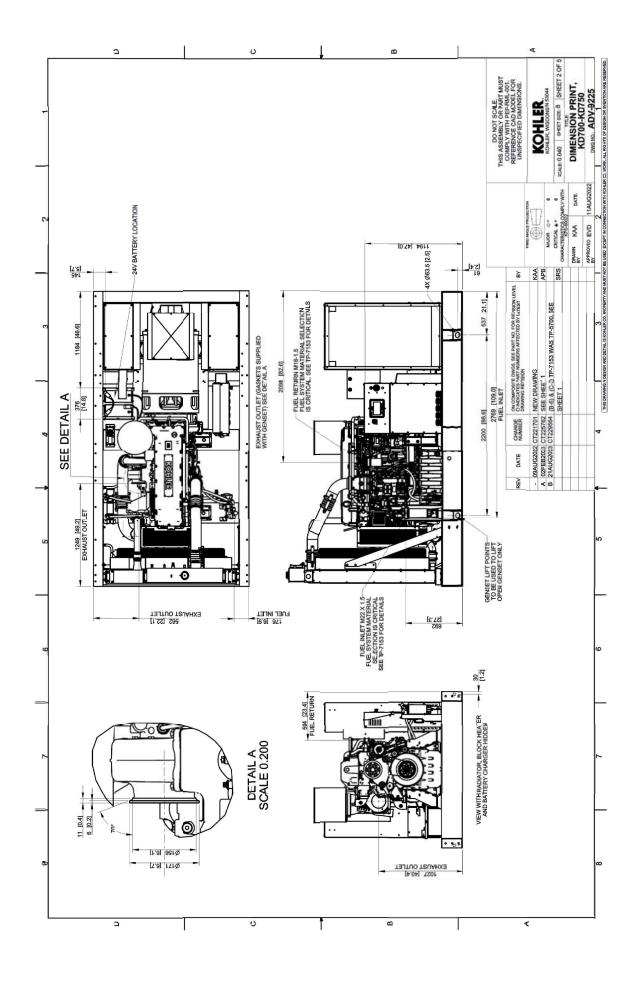
Sound Level 1 and 2 Enclosure

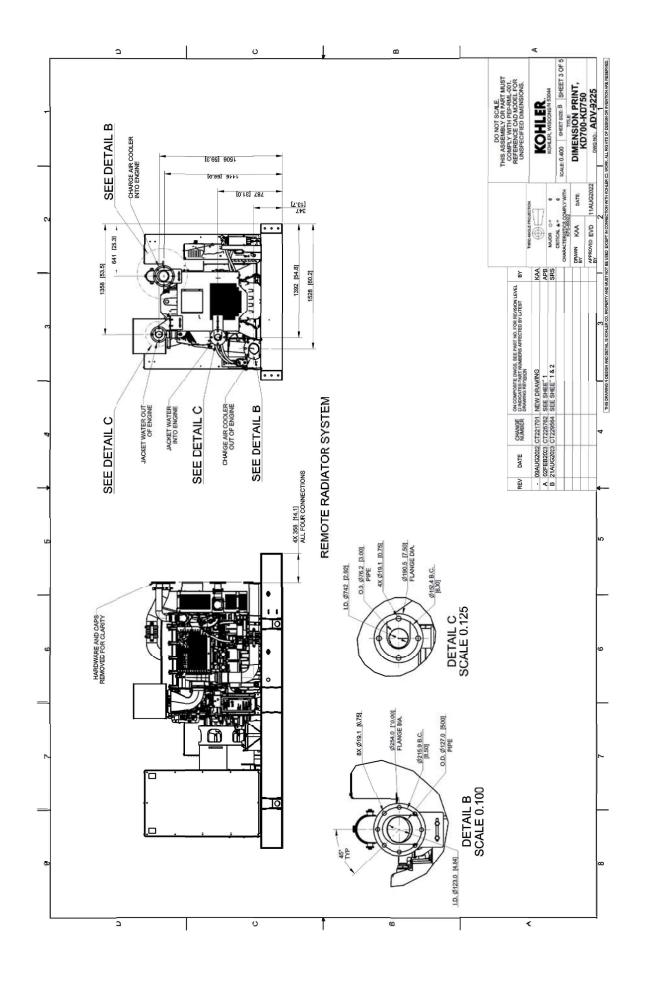


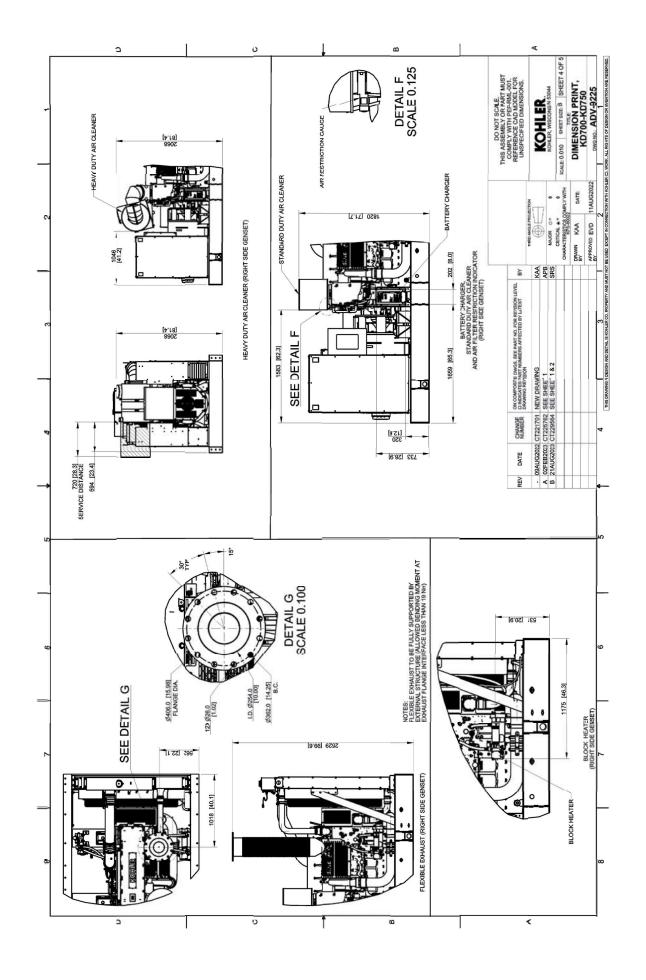


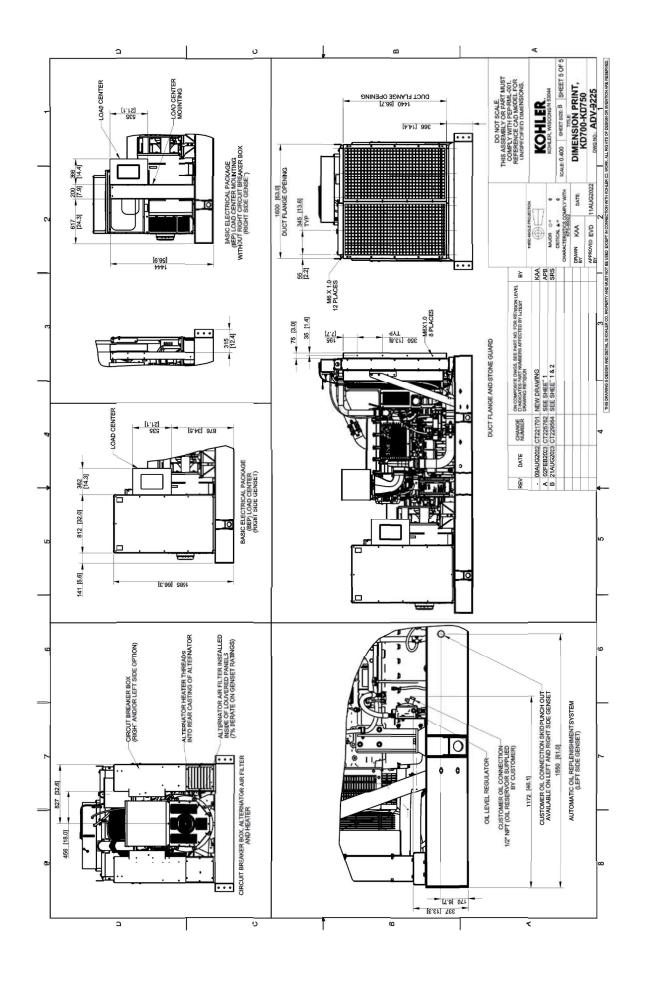
Subbase Fuel Tank (Top View)

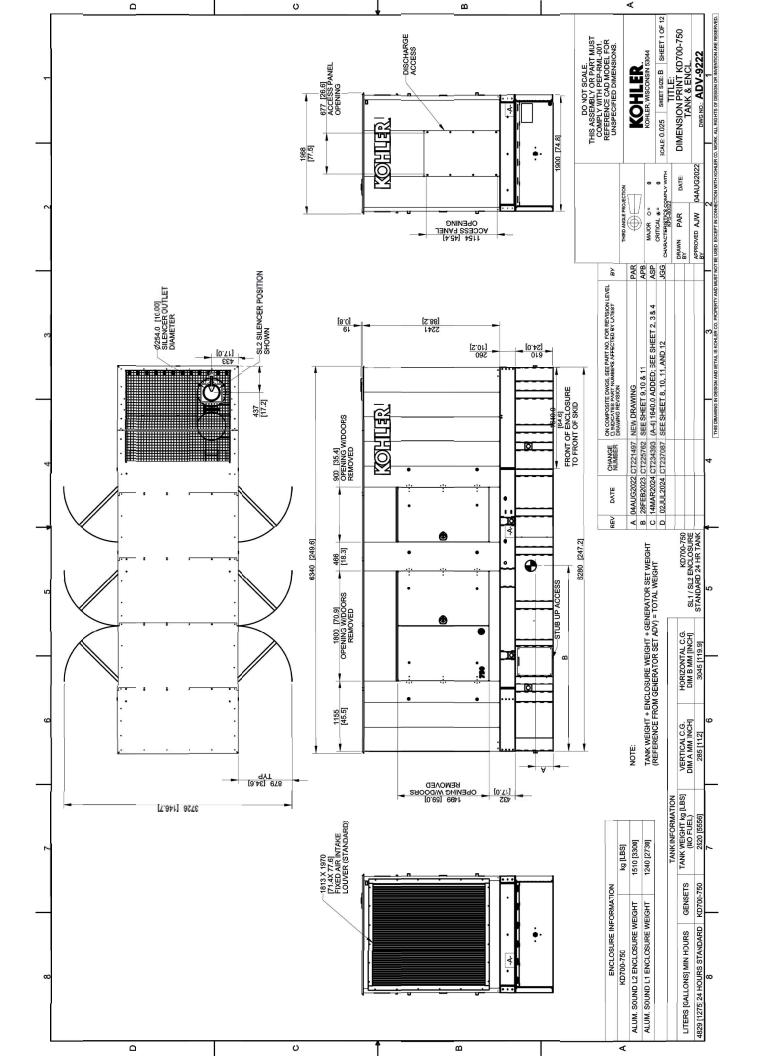


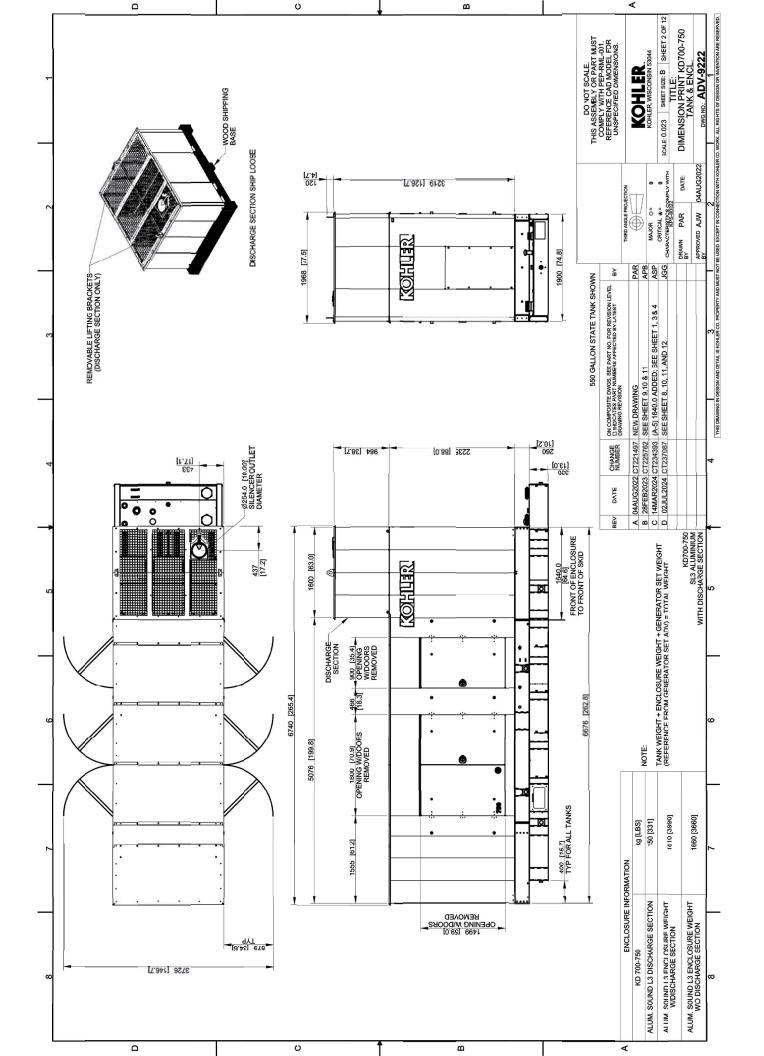


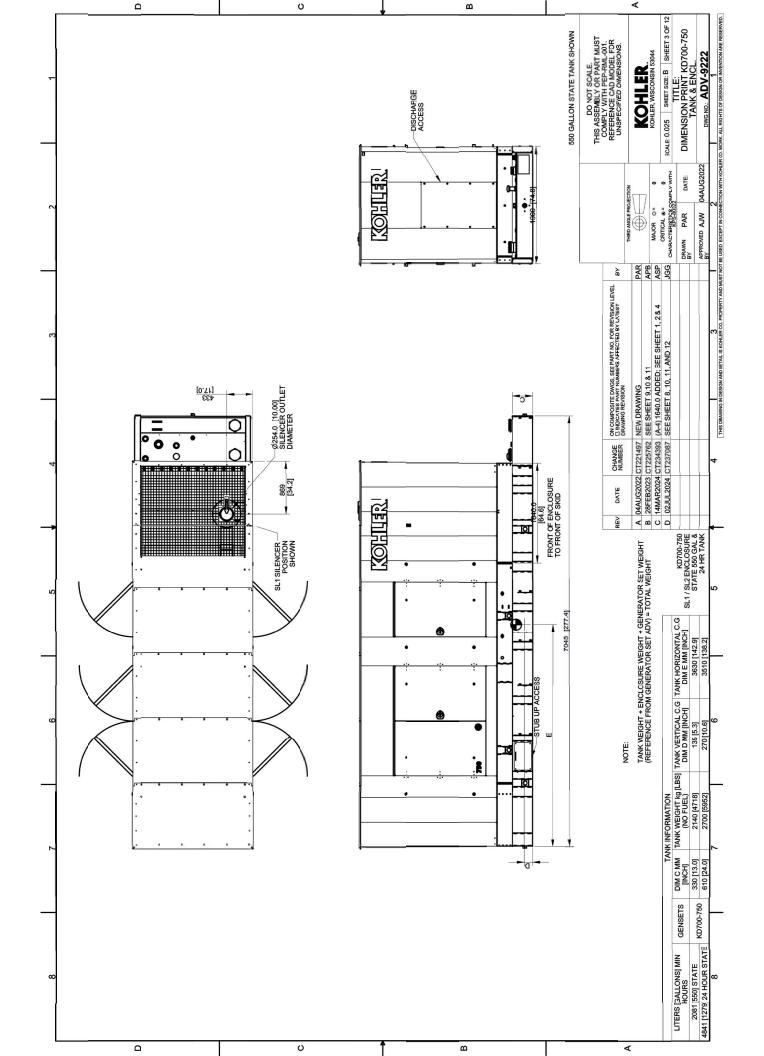


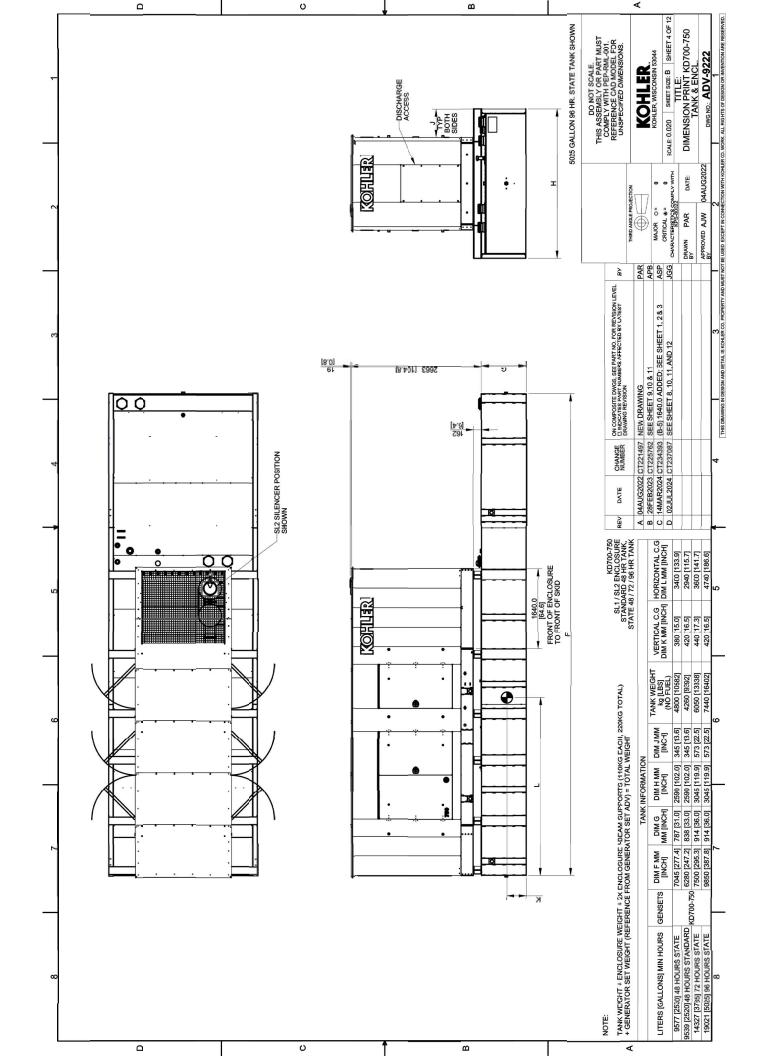


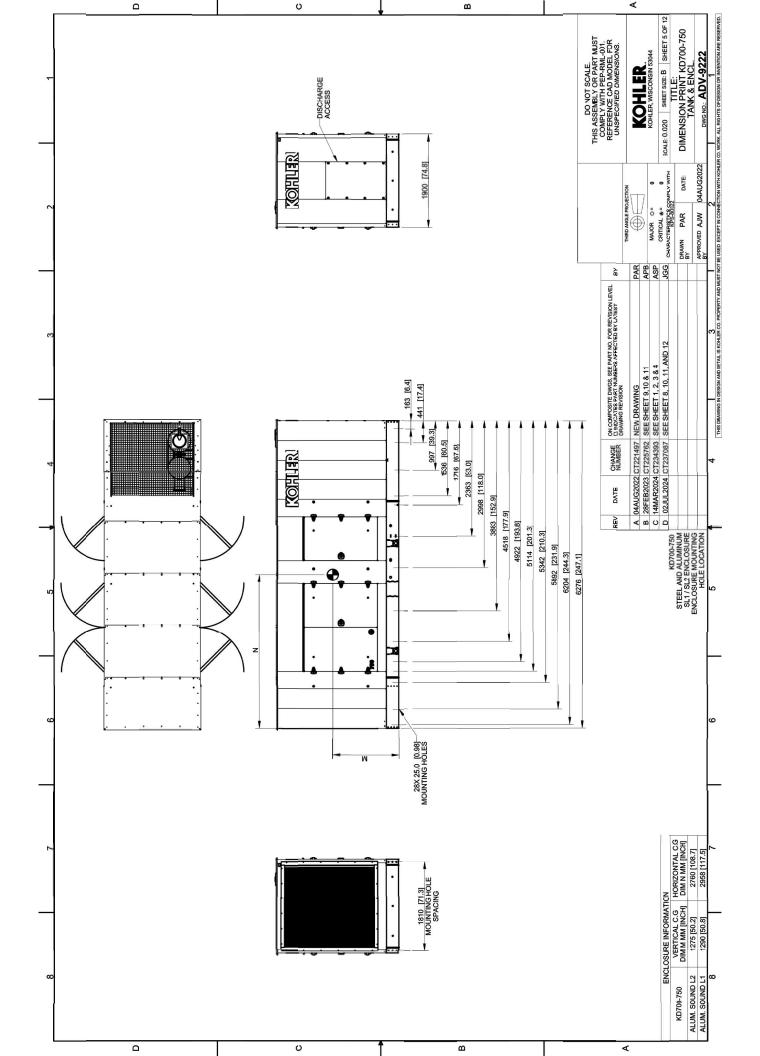


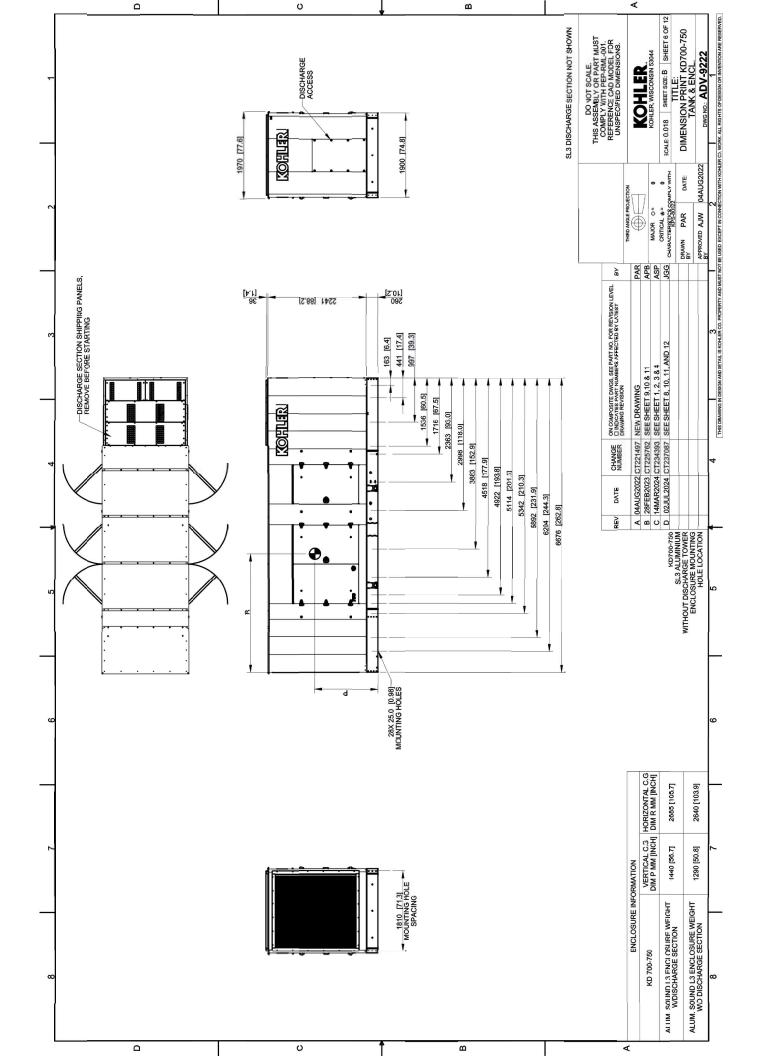


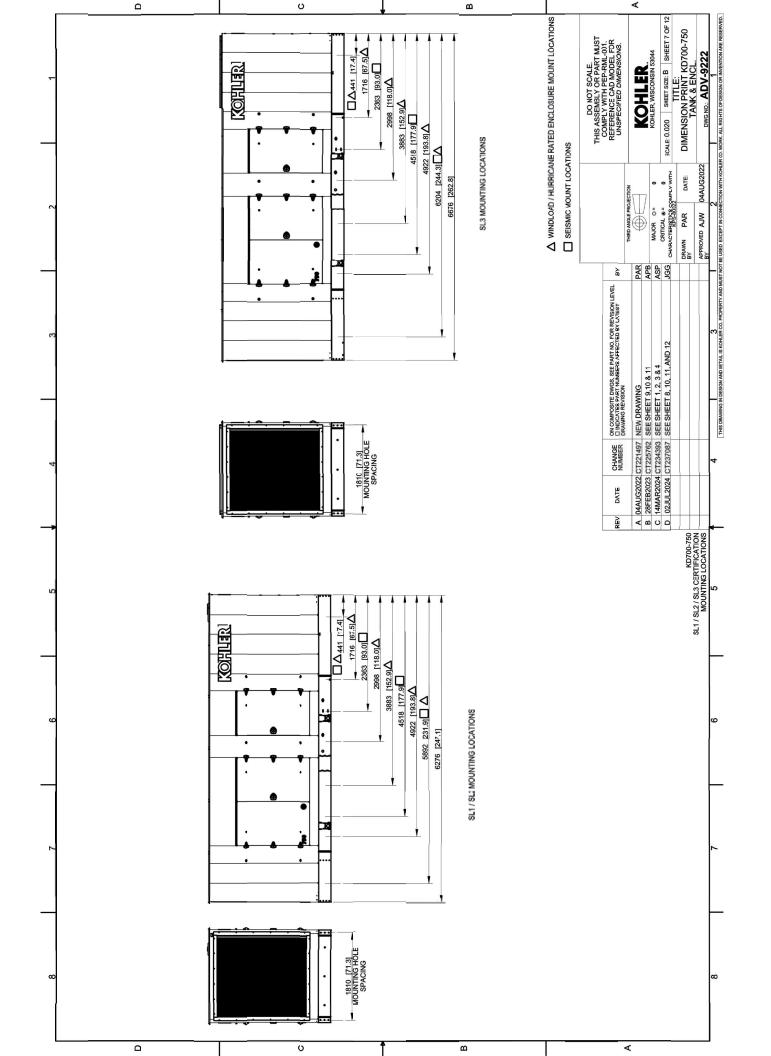


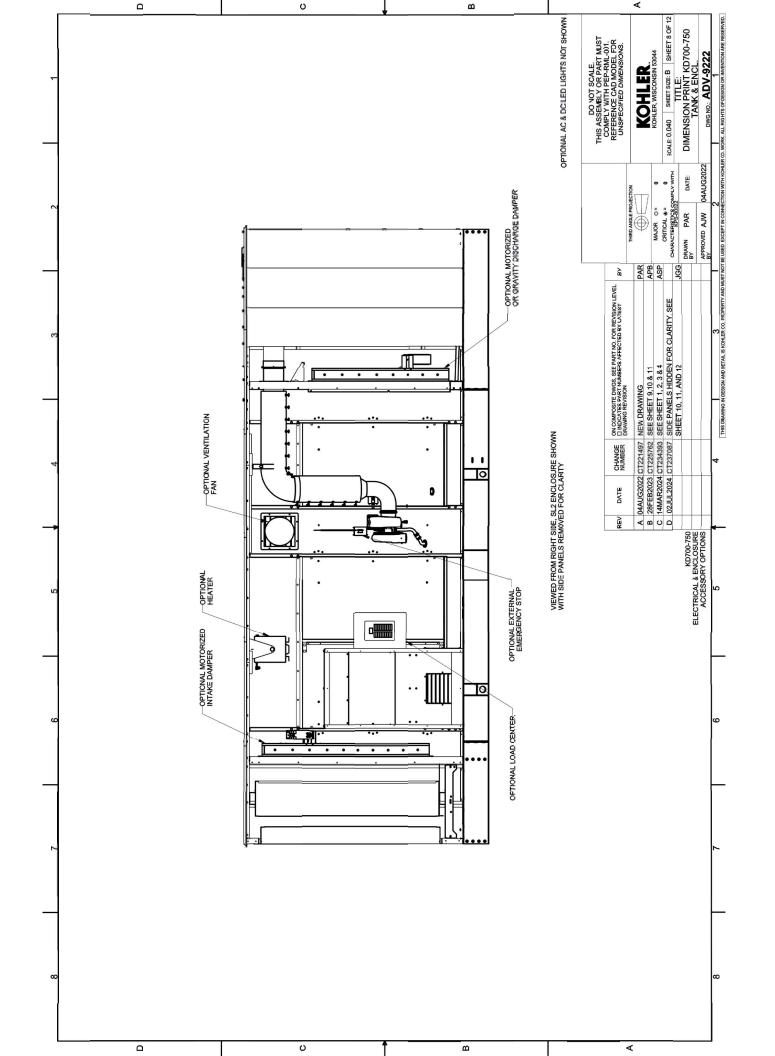


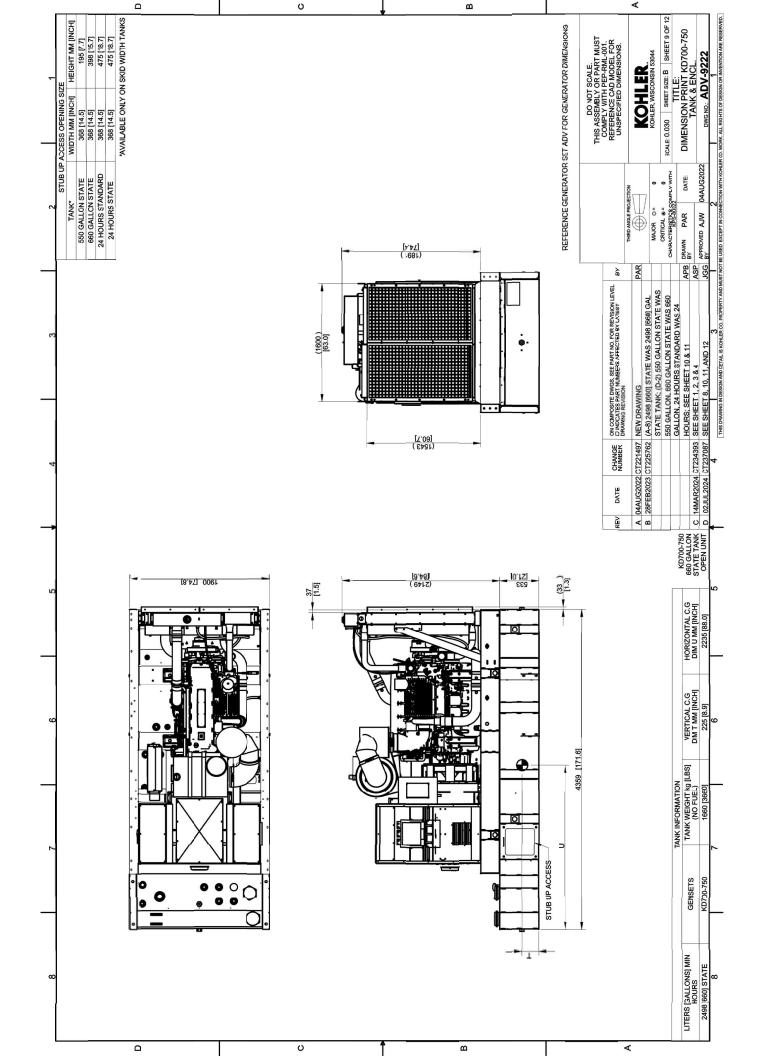


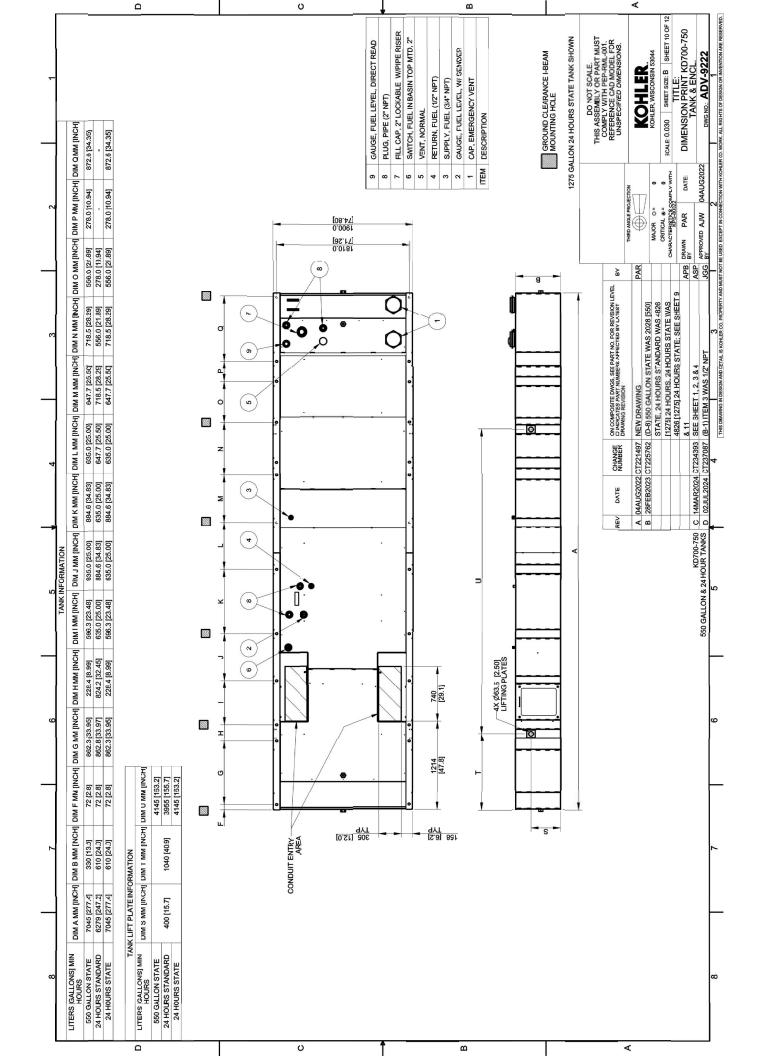


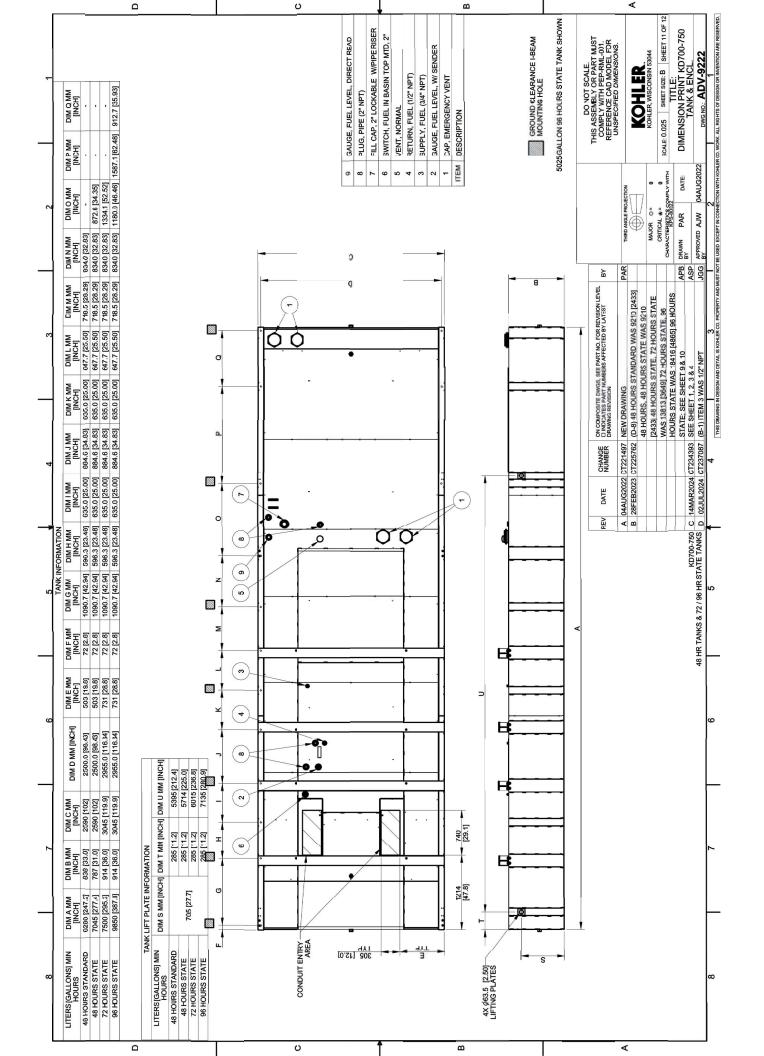


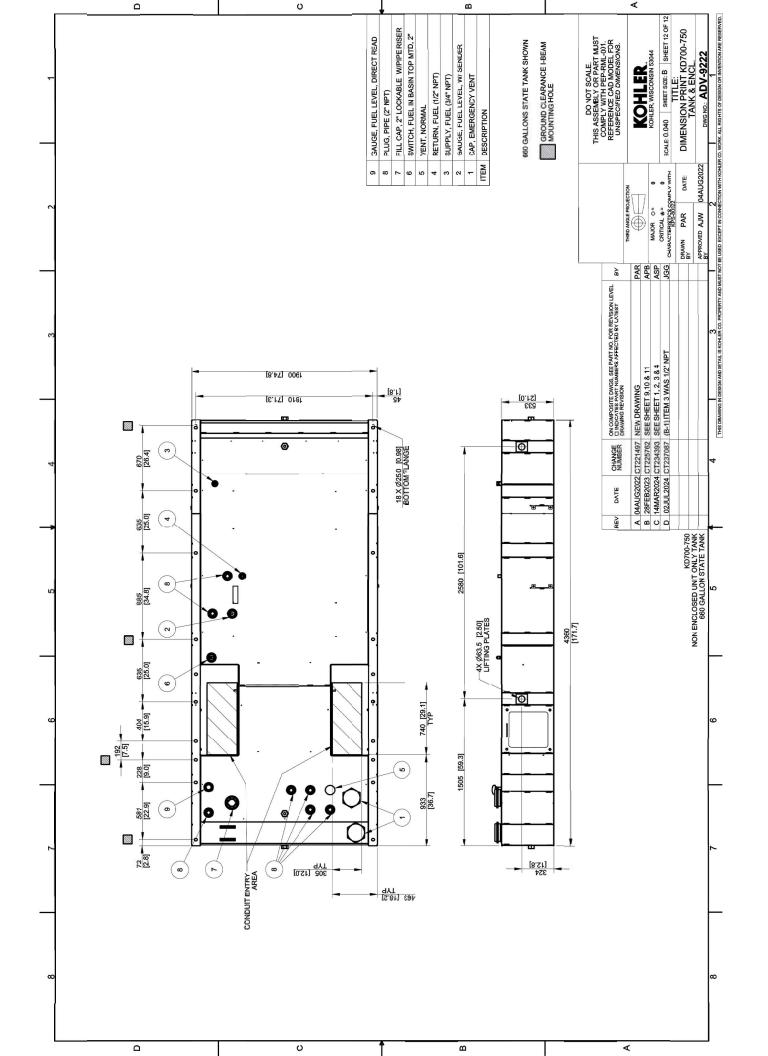








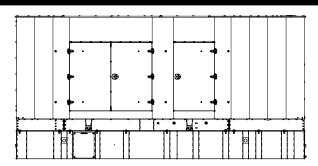




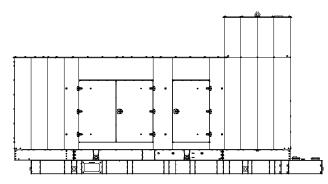


Industrial Generator Set Accessories

Sound Enclosure and Subbase Fuel Tank Package



Level 1 and Level 2 Sound Enclosure with Subbase Fuel Tank



Level 3 Sound Enclosure with Discharge Section and Subbase
Fuel Tank

Enclosure and Subbase Fuel Tank Combinations

Three enclosure configurations are available with the subbase fuel tanks:

- Sound Enclosure Level 1
- Sound Enclosure Level 2
- o Sound Enclosure Level 3

Available Approvals and Listings

- ☐ UL 2200 Listing
- ☐ UL142 Listing (fuel tanks)
- ☐ CSA Approval
- □ cUL Listing (fuel tanks only)
- ☐ Hurricane Rated Enclosure Available on aluminum
 Sound Level 2 and sound level 3 enclosures, KD700-KD750
 models

(Impact rated for Large Missile Level E and Wind load rated per Florida Building Code, tested to TAS201-94,

TAS202-94 and TAS203-94 standards)

Note: Hurricane rated enclosures are not available with emergency stop switch.

Note: Some models may have limited third-party approvals; see your local distributor for details.

Applicable to the following models:

KD700-KD750

Sound Level 1 Enclosure Standard Features

- Internal silencers with flexible exhaust connectors and exhaust elbows.
- · Optional subbase fuel tank.
- Aluminum construction with six large, hinged doors for easy maintenance.
- Fade-, scratch-, and corrosion-resistant Kohler[®] Power Armor[™] automotive-grade textured finish.
- Lockable, flush-mounted door latches.
- Air inlet louvers to reduce rain and snow entry.
- Acoustic insulation that meets UL 94 HF1 flammability classification.
- Vertical outlet hood with 90 degree angles to redirect air and reduce noise.
- Sound level 1 enclosure is designed to 150 mph (241 kph) wind load rating.

Sound Level 2 Enclosure Standard Features

- Includes all of the sound level 1 enclosure features with the addition of up to 51 mm (2 in.) acoustic insulation material, intake sound baffles, secondary silencers, and vertical air discharge with rain caps.
- Sound level 2 enclosure is certified to 200 mph (322 kph) wind load rating for KD700-KD750 models.

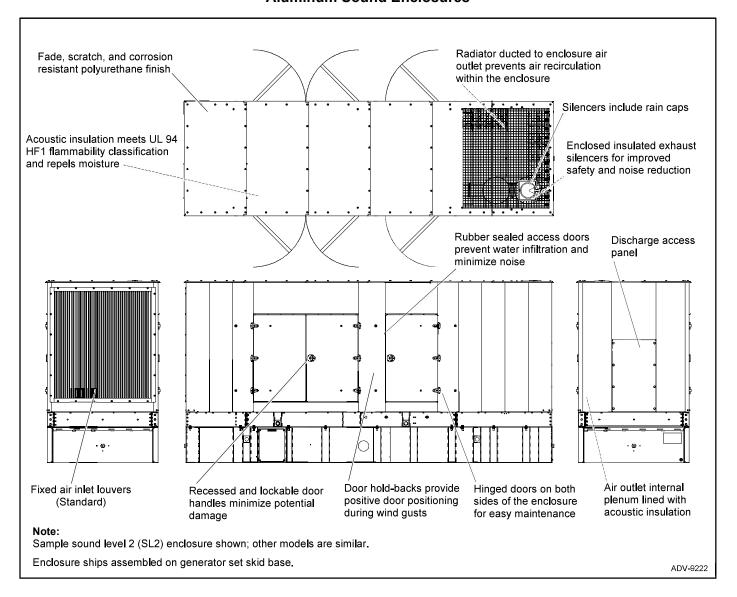
Sound Level 3 Enclosure Standard Features

- Includes all of the sound level 1 and sound level 2 enclosure features.
- Sound level 3 enclosure has extended intake baffles, extended discharge with sound baffles.

Subbase Fuel Tank Features

- The fuel tank has a Power Armor Plus[™] textured epoxybased rubberized coating.
- The above-ground rectangular secondary containment tank mounts directly to the generator set, below the generator set skid (subbase).
- Both the inner and outer tanks have UL-listed emergency relief vents.
- Flexible fuel lines are provided with subbase fuel tank selection.
- The containment tank's construction protects against fuel leaks or ruptures. The inner (primary) tank is sealed inside the outer (secondary) tank. The outer tank contains the fuel if the inner tank leaks or ruptures.
- The above ground secondary containment subbase fuel tank meets UL 142 requirements.
- State tanks with varying capacities are available. Florida Dept. of Environmental Protection (FDEP) File No. EQ-634 approved.

Aluminum Sound Enclosures

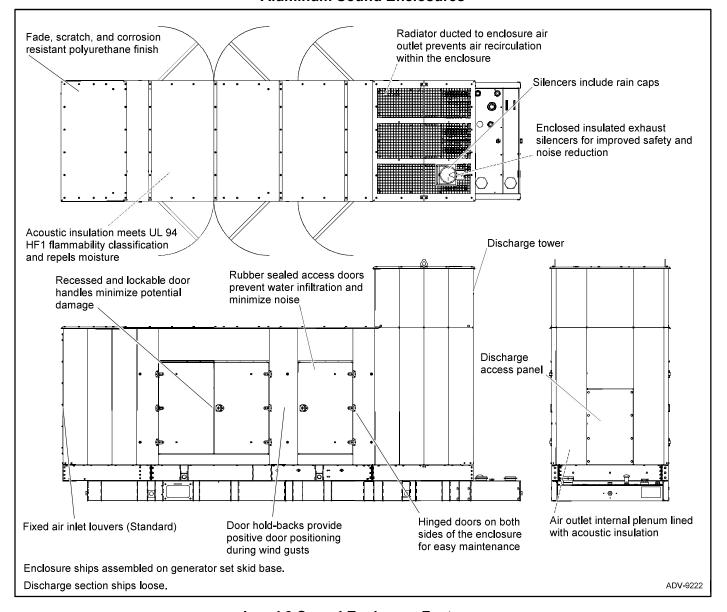


Level 1 and Level 2 Sound Enclosure Features

- Heavy-duty formed panels, solid construction.
 Preassembled package offering corrosion resistant, dent resilient structure mounting directly to lift base or fuel tank.
- Power Armor[™] automotive-grade finish resulting in advanced corrosion and abrasion protection as well as enhanced edge coverage and color retention.
- Internal exhaust silencers offering maximum component life and operator safety.
- Service access. Multiple personnel doors on both sides for easy access to generator set control and servicing of the fuel fill, fuel gauge, oil fill, and battery.

- Interchangeable modular panel construction. Allows complete serviceability or replacement without compromising enclosure design.
- Bolted panels facilitate service, future modification upgrades, or field replacement.
- · Cooling/combustion air intake. Fixed air intake louvers.
- Sound-attenuating design using additional secondary silencers and up to 51 mm (2 inches) of added acoustic insulation, UL 94 HF1 listed for flame resistance.
- Vertical air discharge. Vertical air discharge design that redirects exhaust and cooling air up and above the enclosure to reduce noise.

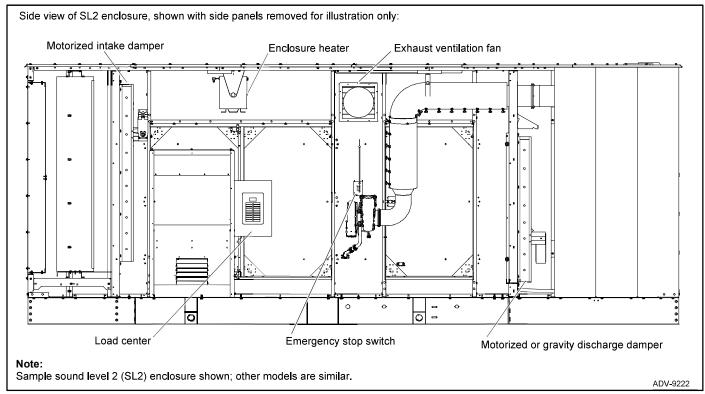
Aluminum Sound Enclosures



Level 3 Sound Enclosure Features

- Heavy-duty formed panels, solid construction. Preassembled package offering corrosion resistant, dent resilient structure
 mounting directly to lift base or fuel tank.
- Power Armor™ automotive-grade finish resulting in advanced corrosion and abrasion protection as well as enhanced edge coverage and color retention.
- Internal exhaust silencers offering maximum component life and operator safety.
- Service access. Multiple personnel doors on both sides for easy access to generator set control and servicing of the fuel fill, fuel gauge, oil fill, and battery.
- Interchangeable modular panel construction. Allows complete serviceability or replacement without compromising enclosure design.
- Bolted panels facilitate service, future modification upgrades, or field replacement.
- Cooling/combustion air intake. Fixed air intake louvers.
- Sound-attenuating design using additional secondary silencers and up to 51 mm (2 inches) of added acoustic insulation, UL 94
 HF1 listed for flame resistance.
- Extended intake baffles for additional sound-attenuation.
- Discharge tower. Sound level 3 (SL3) has a discharge tower, bolted on the top of the enclosure to redirects exhaust and cooling air up and above the enclosure to reduce noise.

Aluminum Sound Enclosure Options



Basic Electrical Package (BEP)

Distribution Panel/Load Center. Prewired AC power distribution of all factory-installed features including block heater, two GFCI-protected internal 120-volt service receptacles, internal lighting, and commercial grade wall switches. Single-phase load center powered by building source power and protected by a main circuit breaker, rated for 100 amps as noted, with capacity and circuit positions for future expansion. AC power distribution installed in accordance with NEC and all wiring within EMT thin wall conduit. LED AC lights located within UL-listed fixtures designed for wet locations.

□ BEP, single-phase, 120/208, 60 Hz or 120/240 VAC, 60 Hz. Includes 100 amp electrical panel, two 3-way switches, two LED lights, and two GFCI receptacles.

DC Light Package

DC Light Package (DLP). Prewired, internal LED DC light package offering an economical alternative light source within the enclosure, as a complement to the BEP or a source of light when AC power is not available. Battery drain limited with fuse protection and controlled through a 0-60 minute, spring-wound, no-hold timer. Available in LED.

Electrical Accessories

Wiring Kits. Electrical wiring for accessories. BEP required.

- ☐ Alternator heater wiring (KD700-KD750 only)
- ☐ Block heater wiring, single-phase
- Battery charger wiring

Emergency Stop Switch

☐ Generator set emergency stop switch, qty. 1.

NOTE: Not available with hurricane rated enclosures.

Enclosure Heater

Heater, 3.7/5 kW Ceiling Mounted. Electrical utility heater prewired to load center internal to enclosure. Rated at 13652/10239 Btu. Includes adjustable louvers offering down flow and horizontal air tuning, built-in thermostat with automatic fan delay controls.

□ Heater kit with 1 heater, single phase, 208/240 VAC, 60 Hz. BEP required.

Exhaust Fan

Exhaust Ventilation Fan. Mounted inside the enclosure.
 BEP required.

Motorized Inlet Louvers. 60 Hz only; BEP required.

☐ Galvanized construction

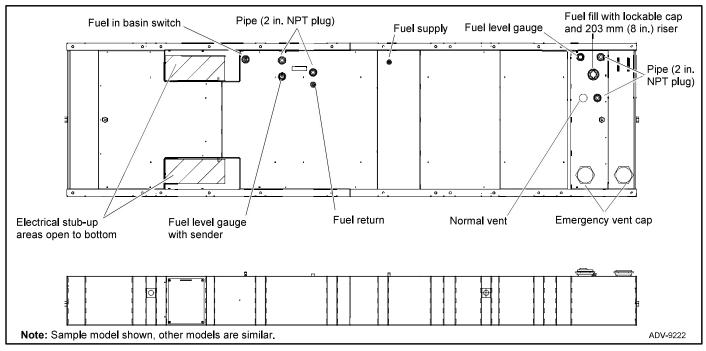
Motorized Outlet Louvers. 60 Hz only; BEP required.

Galvanized construction

Gravity Air Outlet

Galvanized construction

Subbase Fuel Tank



Subbase Fuel Tank Standard Features

- Extended operation. State tanks with various capacities for multiple hour requirements.
- UL listed. Secondary containment generator set base tank meeting UL 142 requirements.
- NFPA compliant. Designed to comply with the installation standards of NFPA 30 and NFPA 37.
- Integral external lift lugs. Enables crane with spreader-bar lifting of the complete package (empty tank, mounted generator set, and enclosure) to ensure safety.
- Emergency pressure relief vents. Vents ensure adequate venting of inner and outer tank under extreme pressure and/or emergency conditions.
- Normal vent with cap. Vent is raised above lockable fuel fill.
- Fuel level gauge with sender.
- · Mechanical fuel level gauge.
- Leak detection switch. Annunciates a contained primary tank fuel leak condition at generator set control.
- Electrical stub-up area open to bottom.
- Additional 2 in. NPT fittings for optional accessories.

Subbase Fuel Tank Options

Bottom Clearance

☐ I-beams, provide 102 mm (4 in.) of ground clearance

Fuel in Basin Options

- ☐ Fuel in basin switch, Florida Dept. of Environmental Protection (FDEP) File No. EQ-682 approved
- 100% engine fluid containment

Fuel Supply Options

- ☐ Fire safety valve (installed on fuel supply line)
- ☐ Ball valve (installed on fuel supply line)

Fuel Fill Options

- ☐ Fill pipe extension to within 152 mm (6 in.) of bottom of fuel tank
- ☐ 18.9 L (5 gallon) spill containment
- □ 18.9 L (5 gallon) spill containment with 95% shutoff
- □ 18.9 L (5 gallon) spill containment fill to within 152 mm (6 in.) of bottom of fuel tank
- 28.4 L (7.5 gallon) spill containment, Florida Dept. of Environmental Protection (FDEP) File No. EQ-345 approved
- 28.4 L (7.5 gallon) spill containment with 90% shutoff, Florida Dept. of Environmental Protection (FDEP) File No. EQ-345/EQ-257 approved
- 28.4 L (7.5 gallon) spill containment with 95% shutoff, Florida Dept. of Environmental Protection (FDEP) File No. EQ-345/EQ-257 approved

High Fuel Level Switch

- ☐ High fuel level switch, 24V
- ☐ High fuel level switch, 24V, Florida Dept. of Environmental Protection (FDEP) File No. EQ-682 approved
- Fuel tank panel, 3 alarm, 24 V
- Fuel tank panel, 3 alarm, 24 V, Florida Dept. of Environmental Protection (FDEP) File No. EQ-682 approved

Normal Vent Options

- □ 3.7 m (12 ft.) above grade (without spill containment)
- □ 3.7 m (12 ft.) above grade (with spill containment)

Freestanding Stairs

☐ Stairs with catwalk, full length of enclosure

Tank Marking Options

- ☐ Decal, Combustible Liquids Keep Fire Away (qty. 2)
- ☐ Decal, NFPA 704 identification (qty. 2)
- ☐ Decal, tank number and safe fuel fill height (qty. 2)

Enclosure and Subbase Fuel Tank Specifications

	Est. Fuel Supply	Max.	Dimensions, mn	n (in.)			Sound Pressure	
Fuel Tank Capacity, L (gal.)	Hours at 60 Hz with Full Load (nominal)	Length	Width §	Height	Max. Weight, † kg (lb.)	Fuel Tank Height, mm (in.)	Level at 60 Hz with Full Load dB(A) ‡	
KD700 Open u	nit and Standard	Subbase Fuel	Tank					
4829 (1275)	24	6356 (250)	1968 (77)	2761 (109)	8120 (17902)	610 (24)	00	
9539 (2520)	48	6356 (250)	2590 (102)	2989 (118)	9860 (21738)	838 (33)	92	
KD700 Open u	nit and State Cod	le Subbase Fu	el Tank					
No Tank	0	3600 (142)	1900 (75)	2151 (85)	5600 (12346)	-		
2081 (550)	10	7121 (280)	1968 (77)	2481 (98)	7740 (17064)	330 (13)		
2498 (660)	12	4435 (175)	1900 (75)	2684 (106)	7260 (16006)	533 (21)		
4841 (1279)	24	````	1968 (77)	2761 (109)	8300 (18298)	610 (24)	92	
9577 (2530)	48	7121 (280)	2590 (102)	2938 (116)	10400 (22928)	787 (31)	-	
14327 (3785)	72	7576 (298)	, ,	, ,	11650 (25684)	, ,	-	
19021 (5025)	96	9926 (391)	3045 (120)	3065 (121)	13040 (28748)	914 (36)		
KD700 SL1 Soi	und Enclosure wi	th Internal Sil	encer and Star	ndard Subbas	e Fuel Tank			
4829 (1275)	24	6356 (250)	1968 (77)	3130 (123)	9360 (20635)	610 (24)	0.7	
9539 (2520)	48	6356 (250)	2590 (102)	3520 (139)	11320 (24956)	838 (33)	87	
KD700 SL1 So	und Enclosure wi	th Internal Sil	encer and Stat	e Code Subba	ase Fuel Tank			
No Tank	0	6340 (250)		2520 (99)	6840 (15080)	_		
2081 (550)	10	,	1968 (77)	2850 (112)	8980 (19798)	330 (13)		
4841 (1279)	24	7121 (280)	(,,,	3130 (123)	9540 (21032)	610 (24)		
9577 (2530)	48		2590 (102)	3469 (137)	11860 (26147)	787 (31)	87	
14327 (3785)	72	7576 (298)	, ,	, ,	13110 (28903)	. ,		
19021 (5025)	96	9926 (391)	3045 (120)	3596 (142)	14500 (31967)	914 (36)		
KD700 SL2 Soi	und Enclosure wi	th Internal Sil	encer and Star	ndard Subbas	e Fuel Tank			
4829 (1275)	24	6356 (250)	1968 (77)	3130 (123)	9630 (21231)	610 (24)		
9539 (2520)	48	6356 (250)	2590 (102)	3520 (139)	11370 (25067)	838 (33)	74	
KD700 SL2 Soi	und Enclosure wi	th Internal Sil	encer and Stat	e Code Subba	ase Fuel Tank			
No Tank	0	6340 (250)		2520 (99)	7110 (15675)	_		
2081 (550)	10	,	1968 (77)	2850 (112)	9250 (20393)	330 (13)		
4841 (1279)	24	7121 (280)	, ,	3130 (123)	9810 (21627)	610 (24)		
9577 (2530)	48	(/	2590 (102)	3469 (137)	12130 (26742)	787 (31)	74	
14327 (3785)	72	7576 (298)	,	, ,	13380 (29498)			
19021 (5025)	96	9926 (391)	3045 (120)	3596 (142)	14770 (32562)	914 (36)		
KD700 SL3 Soi	und Enclosure wi	th Internal Sil	encer and Star	ndard Subbas	e Fuel Tank		-	
4829 (1275)	24	6750 (266)	1968 (77)	4089 (161)	9930 (21892)	610 (24)	70	
9539 (2520)	48	6750 (266)	2590 (102)	4479 (176)	11890 (26213)	838 (33)	72	
KD700 SL3 Soi	und Enclosure wi	th Internal Sil	encer and Stat	e Code Subba	ase Fuel Tank			
No Tank	0	6740 (265)		3479 (137)	7410 (16336)	-		
2081 (550)	10		1968 (77)	3809 (150)	9550 (21054)	330 (13)	1	
4841 (1279)	24	7515 (296)		4089 (161)	10110 (22289)	610 (24)	70	
9577 (2530)	48	, ,	2590 (102)	4428 (174)	12430 (27403)	787 (31)	72	
	70	7970 (314)		i	13680 (30159)		1	
14327 (3785)	72	1310 (314)	3045 (120)	4555 (179)	10000 (00100)	914 (36)		

NOTE: Data in table is for reference only. Height includes enclosure, lift base, and tank (if equipped). Refer to your authorized Kohler distributor for enclosure and subbase fuel tank specification details.

- † Max. weight includes the generator set (wet) with the largest alternator option, enclosure, silencers, lift base, and tank (no fuel).
- ‡ Log average sound pressure level of 8 measured positions around the perimeter of the unit at a distance of 7 m (23 ft.). Refer to TIB-114 for details. Enclosed generator set sound data for some models was not available at time of print.
- § An additional 940 mm (37 inches) of clearance on each side for opening and closing the access doors is recommended.
- ♦ Available for open units only. Not available with enclosures.

Enclosure and Subbase Fuel Tank Specifications

Fuel Tank Capacity,	Est. Fuel Supply Hours at 60 Hz with Full Load	Max. Dimensions, mm (in.)		Max. Weight, †	Fuel Tank Height, mm	Sound Pressure Level at 60 Hz with Full Load,	
L (gal.)	(nominal)	Length	Width §	Height	kg (lb.)	(in.)	dB(A) ‡
(D750 Open u	nit and Standard	Subbase Fuel	Tank				
4829 (1275)	24	6356 (250)	1968 (77)	2761 (109)	8360 (18431)	610 (24)	00
9539 (2520)	48	6356 (250)	2590 (102)	2989 (118)	10100 (22267)	838 (33)	92
(D750 Open u	nit and State Cod	le Subbase Fu	iel Tank				
No Tank	0	3600 (142)	1900 (75)	2151 (85)	5840 (12875)	-	
2081 (550)	10	7121 (280)	1968 (77)	2481 (98)	7980 (17593)	330 (13)	
2498 (660) [◊]	12	4435 (175)	1900 (75)	2684 (106)	7500 (16535)	533 (21)	
4841 (1279)	24	, ,	1968 (77)	2761 (109)	8540 (18827)	610 (24)	92
9577 (2530)	48	7121 (280)	2590 (102)	2938 (116)	10640 (23457)	787 (31)	
14327 (3785)	72	7576 (298)	, ,		11890 (26213)	, ,	
19021 (5025)	96	9926 (391)	3045 (120)	3065 (121)	13280 (29277)	914 (36)	
	und Enclosure w		encer and Sta	ndard Subbas			Ш
4829 (1275)	24	6356 (250)	1968 (77)	3130 (123)	9600 (21164)	610 (24)	
9539 (2520)	48	6356 (250)	2590 (102)	3520 (139)	11560 (25485)	838 (33)	87
	und Enclosure w	ith Internal Sil			ase Fuel Tank		Ш
No Tank	0	6340 (250)		2520 (99)	7080 (15609)	-	
2081 (550)	10	33.3 (233)	1968 (77)	2850 (112)	9220 (20327)	330 (13)	
4841 (1279)	24	7121 (280)	.555 ()	3130 (123)	9780 (21561)	610 (24)	
9577 (2530)	48	(,	2590 (102)	3469 (137)	12100 (26676)	787 (31)	87
14327 (3785)	72	7576 (298)			13350 (29432)	,	
19021 (5025)	96	9926 (391)	3045 (120)	3596 (142)	14740 (32496)	914 (36)	
(D750 SL2 So	und Enclosure w	ith Internal Sil	encer and Sta	ndard Subbas	e Fuel Tank		1
4829 (1275)	24	6356 (250)	1968 (77)	3130 (123)	9870 (21760)	610 (24)	75
9539 (2520)	48	6356 (250)	2590 (102)	3520 (139)	11830 (26081)	838 (33)	75
D750 SL2 So	und Enclosure w	ith Internal Sil	encer and Sta	te Code Subba	ase Fuel Tank		
No Tank	0	6340 (250)		2520 (99)	7350 (16204)	-	
2081 (550)	10	,	1968 (77)	2850 (112)	9490 (20922)	330 (13)	
4841 (1279)	24	7121 (280)	, ,	3130 (123)	10050 (22156)	610 (24)	
9577 (2530)	48	, ,	2590 (102)	3469 (137)	12370 (27271)	787 (31)	75
14327 (3785)	72	7576 (298)	, ,	, ,	13620 (30027)	, ,	
19021 (5025)	96	9926 (391)	3045 (120)	3596 (142)	15010 (33091)	914 (36)	
	und Enclosure w		encer and Sta	ndard Subbas			
4829 (1275)	24	6750 (266)	1968 (77)	4089 (161)	10170 (22421)	610 (24)	
9539 (2520)	48	6750 (266)	2590 (102)	4479 (176)	12130 (26742)	838 (33)	72
, ,	und Enclosure w	,	, ,	,	,	555 (55)	1
No Tank	0	6740 (265)	J. IOO. UIIU Ota	3479 (137)	7650 (16865)	-	
2081 (550)	10	(=)	1968 (77)	3809 (150)	9790 (21583)	330 (13)	1
4841 (1279)	24	7515 (296)		4089 (161)	10350 (22818)	610 (24)	
9577 (2530)	48	(=,	2590 (102)	4428 (174)	12670 (27933)	787 (31)	72
3311 (2330)	+		1	1		()	1
14327 (3785)	72	7970 (314)	3045 (120)	4555 (179)	13920 (30688)	914 (36)	

NOTE: Data in table is for reference only. Height includes enclosure, lift base, and tank (if equipped). Refer to your authorized Kohler distributor for enclosure and subbase fuel tank specification details.

- † Max. weight includes the generator set (wet) with the largest alternator option, enclosure, silencers, lift base, and tank (no fuel).
- ‡ Log average sound pressure level of 8 measured positions around the perimeter of the unit at a distance of 7 m (23 ft.). Refer to TIB-114 for details. Enclosed generator set sound data for some models was not available at time of print.
- § An additional 940 mm (37 inches) of clearance on each side for opening and closing the access doors is recommended.
- ♦ Available for open units only. Not available with enclosures.



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Exhibit 4.2 - CAA Non-Attainment Area Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

CAA Non-Attainment Area Map - IPGM-00154

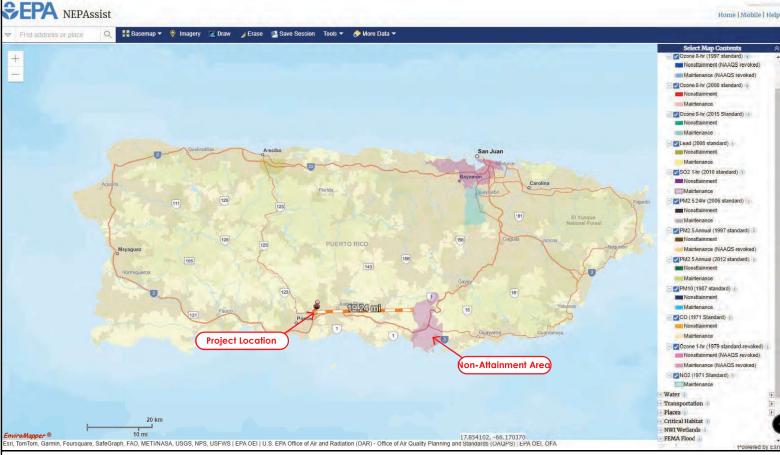
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Database Used: EPA Assist Tool

Sources: https://nepassisttool.epa.gov/nepassist/nepamap.aspx

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Exhibit 5 - Project Distance from Coast

Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Coastal Zone Management Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center



Coastal Zone Management Boundary

Database Used: Arcgis

Sources:



Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Exhibit 6 - NEPAssist Report

Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

NEPAssist Report



Input Coordinates: 18.042093,-66.571280,18.041708,-66.572565,18.042896,-66.572762,18.043741,-66.569987,18.043118,-66.569798,18.042887,-66.570508,18.042383,-66.570346,18.042093,-66.571280								
Project Area	0.01 sq mi							
Within 3000 feet of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no							
Within 3000 feet of a Federal Land?	no							
Within 3000 feet of an impaired stream?	no							
Within 3000 feet of an impaired waterbody?	yes							
Within 3000 feet of a waterbody?	yes							
Within 3000 feet of a stream?	yes							
Within 3000 feet of an NWI wetland?	Available Online							
Within 3000 feet of a Brownfields site?	no							
Within 3000 feet of a Superfund site?	no							

Within 3000 feet of a Toxic Release Inventory (TRI) site?	no
Within 3000 feet of a water discharger (NPDES)?	yes
Within 3000 feet of a hazardous waste (RCRA) facility?	yes
Within 3000 feet of an air emission facility?	yes
Within 3000 feet of a school?	yes
Within 3000 feet of an airport?	no
Within 3000 feet of a hospital?	no
Within 3000 feet of a designated sole source aquifer?	no
Within 3000 feet of a historic property on the National Register of Historic Places?	no
Within 3000 feet of a Chemical Data Reporting (CDR) site?	no
Within 3000 feet of a Land Cession Boundary?	no
Within 3000 feet of a tribal area (lower 48 states)?	no
Within 3000 feet of the service area of a mitigation or conservation bank?	no
Within 3000 feet of the service area of an In-Lieu-Fee Program?	no
Within 3000 feet of a Public Property Boundary of the Formerly Used Defense Sites?	no
Within 3000 feet of a Munitions Response Site?	no
Within 3000 feet of an Essential Fish Habitat (EFH)?	yes
Within 3000 feet of a Habitat Area of Particular Concern (HAPC)?	no
Within 3000 feet of an EFH Area Protected from Fishing (EFHA)?	no
Within 3000 feet of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 3000 feet of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 3000 feet of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

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Exhibit 6.1 - Table 1 - Hazardous Sites - 3,000 Feet Radius Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Exhibit 6.1- Contamination and Toxic Substances

Address:	Carr. 14 Km. 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780				
Coordinates:	Latitude: 18.042757 Longitude: -66.570861				
Cadaster:	365-059-647-15				
Owner:	Infinity Advanced Healthcare Center, LLC.				
Database Used:	EPA- NEPAssist Tool				
	http://nepassisttool.epa.gov/nepassist/nepamap.aspx				

<u>Table 1- Hazardous Sites located in a 3,000 Feet Radius</u>

Name	Database Listing	Location	Reg. I D	Distance	Cardinal Direction	Compliance Status	Rationale
Estancias del Monte 2- Resort Community	NPDES Site (Water Discharges)	PR-14 Km 7.3 Int. Sta. Ext. El Monte Street, Ponce, PR, 00780	110070791404	2,579.12 Feet	South-East	No violation identified	Regulatory Information identifies a Clean Water Act (CWA) Non-Major, Permit (PRR10009T) that is currently expired (02/15/2022) regarding construction stormwater. Based on ECHO report data, and distance from the proposed project this site does not affect the project site. No violations are identified.
ESSO Standard oil Co PR Co-407	RCRA I Site (Hazardous Waste)	PR-14 Km 6.2, Ponce, PR, 00732	110009437975	1,810.59 Feet	West	No violation identified	Regulatory Information identifies a Resource Conservation and Recovery Act (RCRA) Inactive Other, (PRR000012047). Based on ECHO report data, and distance from the proposed project this site does not affect the project site. No violations are identified.
AC-240118 PR-52 OPER IMPR FROM PR-149 KM. 91.90 TO PR-10 KM. 98.0	NPDES Site (Water Discharges)	State Road PR- 52 -From PR-149 KM. 91.90, Juana Diaz Diaz-Ponce, PR 00716	110071848997	452.26 Feet	North	No vio l ation identified	Regulatory information identifies a Clean Water Act (CWA) Non-Major, Permit Effective (PRR1000KJ), Non-Major, Permit Effective (PRR1000KJ). Based on ECHO report data, and distance from the proposed project this site does not affect the project site. No violations are identified.
Terrazo Ponceño, Inc.	Air Pollution (ICIS-AIR)	Carr J. Diaz Km 2.2, Ponce, PR 00731	110007171158	3,355.47 Feet	West	No violation identified	Regulatory information identified a Clean Air Act (CAA) Operating Minor (PR0000007211300002). Based on ECHO report data, and distance from the proposed project this site does not affect the project site. No violations are identified.



Detailed Facility Report

Facility Summary

ESTANCIAS DEL MONTE 2 - RESORT COMMUNITY

PR-14 KM 7.3 INT. \$TA EXT. EL MONTE STREET, PONCE, PR 00780

FRS (Facility Registry Service) ID: 110070791404

EPA Region: 02 **Latitude:** 18.0424 Longitude: -66.5635

Locational Data Source: NPDES

Industries: --Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	-
Date of Last Compliance Monitoring Activity	-
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	-
Formal Enforcement Actions (5 years)	-
Penalties from Formal Enforcement Actions (5 years)	-
EPA Cases (5 years)	-
Penalties from EPA Cases (5 years)	-

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Toxic Releases (TRI): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Non-Major, Permit Expired (PRR10009T) Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems https://epa.gov/resources/echo-data/known-data-problems

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070791404					N	18.0424	-66.5635
ICIS-NPDES	CWA	PRR10009T	Non-Major: General Permit Covered Facility	Expired	Construction Stormwater	02/15/2022	N	18.0424	-66.5635

https://echo.epa.gov/detailed-facility-report?fid=PRR10009T

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070791404	ESTANCIAS DEL MONTE 2 - RESORT COMMUNITY	PR-14 KM 7.3 INT. \$TA EXT. EL MONTE STREET, PONCE, PR 00780	Ponce Municipio
ICIS-NPDES	CWA	PRR10009T	ESTANCIAS DEL MONTE 2 - RESORT COMMUNITY	PR-14 KM 7.3 INT. \$TA EXT. EL MONTE STREET, PONCE, PR 00780	

Facility SIC (Standard Industrial Classification) Codes

Facility NAICS (North American Industry Classification System) Codes

No data records returned

No data records returned

Facility Industrial Effluent Guidelines

Facility Tribe Information

-	•		,			
Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description Reservation Name Tribe Name			EPA Tribal ID	Distance to Tribe (miles)
	No data records ret	urned		No data	records returned	i
- (

Enforcement and Compliance

Compliance Monitoring History Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy

<https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results

Compliance Summary Data

St	tatute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
	CWA	PRR10009T	No	09/30/2024	0	12/30/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
cw	A (Source ID: PRR10009T)	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified										
	Quarterly Noncompliance Report History											

Informal Enforcement Actions

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

	Statute Sys	stem	Law/ ection	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost
--	-------------	------	----------------	--------------	-------------------	-------------	----------------	--------------	-----------------------	-------------------------	----------------------------	-----------------------------	----------------------------------	-----------------------------	--------------	---------------------

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100040310	Rio Inabon at mouth	LAKE WITHOUT NAME	No	No		Yes

https://www.epa.gov/enforcement/enforcement-data-and-results.

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use
PR	2022	PRSR61A	RIO INABON	Impaired - With Restoration Plan	PATHOGENS	Not Assessed	Insufficient Information		Not Supporting	

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID Year Air Emissions Surface Water Discharges Off-Site Transfers to POTWs (Publicly Owned Treatment Works) Underground Injections Disposal to Land Total On-Site Releases Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

CWA (Clean Water Act) Discharge Monitoring Report (DMR) Pollutant Loadings

DMR and TRI Multi-Year Loading Report

NPDES ID Description

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Related Reports

Index Type Supplemental (default)

EJScreen Community Report

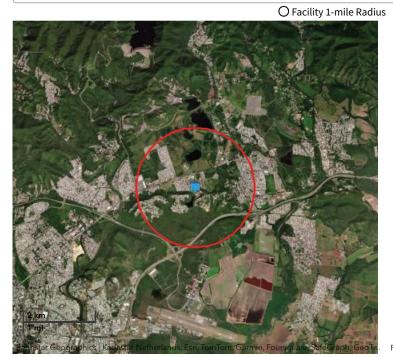
Download Data

Census Block Group ID: 721130724001	US (I	Percentile)		State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	1	6	7	0	0	2
Particulate Matter 2.5		N/A			N/A	
Ozone	-	N/A			N/A	
Diesel Particulate Matter	4	7	10	21	46	66
Air Toxics Cancer Risk	44	52	55	19	44	86
Air Toxics Respiratory Hazard Index	27	33	39	20	45	86
Toxic Releases to Air	89	9 9	99	45	76	95
Traffic Proximity	82	9 8	9 9	32	69	89

Census Block Group ID: 721130724001	US (I	Percentile)		State (Percentile)		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Lead Paint	50	54	97	22	24	82
Risk Management Plan (RMP) Facility Proximity	91	9 9	9 9	49	81	9 6
Hazardous Waste Proximity	73	93	9 8	27	63	86
Superfund Proximity	79	9 94	9 8	25	39	50
Underground Storage Tanks (UST)	77	49	84	62	0	63
Wastewater Discharge	85	9 7	99	30	55	78

Map Display Based on: US State

Display Map Layer Summary - Number of Indexes



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☐ Facility Census Block Group

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary https://epa.gov/help/reports/dfr-data-dictionary#demographic.

General Statistics (ACS (American Community Survey))	
Total Persons	4,769
Population Density	1,605/sq.mi.
Housing Units in Area	1,991
Percent People of Color	100%
Households in Area	1,777
Households on Public Assistance	158
Persons With Low Income	3,030
Percent With Low Income	64%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.0424
Center Longitude	-66.5635

Age Breakdown (ACS (American Community Survey)) - Persons (%)					
Children 5 years and younger	190 (4%)				
Minors 17 years and younger	920 (19%)				
Adults 18 years and older	3,849 (81%)				
Seniors 65 years and older	1.008 (21%)				

Race Breakdown (ACS (American Community Survey)) - Persons (%)						
White	2,812 (59%)					
African-American	0 (0%)					
Hispanic-Origin	4,756 (100%)					
Asian	0 (0%)					
Hawaiian/Pacific Islander	0 (0%)					
American Indian	0 (0%)					
Other/Multiracial	357 (7%)					

Geography									
Land Area	95%								
Water Area	5%								
Income Breakdown (ACS (American Community Survey)) - Households (%)									
Less than \$15,000	535 (30.19%)								
\$15,000 - \$25,000	267 (15.07%)								
\$25,000 - \$50,000	475 (26.81%)								
\$50,000 - \$75,000	242 (13.66%)								
Greater than \$75,000	253 (14.28%)								

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	366 (10.32%)
9th through 12th Grade	230 (6.48%)
High School Diploma	931 (26.24%)
Some College/2-year	353 (9.95%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,395 (39.32%)



Detailed Facility Report

Facility Summary

AC-240118 PR-52 OPER IMPR FROM PR-149 KM. 91.90 TO PR-10 KM. 98.0

STATE ROAD PR-52 -FROM PR-149 KM. 91.90, JUANA DIAZ-PONCE, PR 00716

FRS (Facility Registry Service) ID: 110071848997

EPA Region: 02 **Latitude: 18.0448** Longitude: -66.5718

Locational Data Source: NPDES

Industries: --Indian Country: N

Enforcement and Compliance Summary

Statute	CWA
Compliance Monitoring Activities (5 years)	-
Date of Last Compliance Monitoring Activity	-
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	-
Formal Enforcement Actions (5 years)	-
Penalties from Formal Enforcement Actions (5 years)	-
EPA Cases (5 years)	-
Penalties from EPA Cases (5 years)	

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Toxic Releases (TRI): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): Non-Major, Permit Effective (PRR1000KJ), Non-Major,

Permit Effective (PRR1000KI)

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems https://epa.gov/resources/echo-data/known-data-problems

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110071848997					N	18.0448	-66.5718
ICIS-NPDES	CWA	PRR1000KJ	Non-Major: General Permit Covered Facility	Effective	Construction Stormwater	02/16/2027	N	18.0448	-66.5718
ICIS-NPDES	CWA	PRR1000KI	Non-Major: General Permit Covered Facility	Effective	Construction Stormwater	02/16/2027	N	18.0448	-66.5718

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110071848997	AC-240118 PR-52 OPER IMPR FROM PR-149 KM. 91.90 TO PR-10 KM. 98.0	STATE ROAD PR-52 -FROM PR-149 KM. 91.90, JUANA DIAZ-PONCE, PR 00716	
ICIS-NPDES	CWA	PRR1000KJ	AC-240118 PR-52 OPER IMPR FROM PR-149 KM. 91.90 TO PR-10 KM. 98.0	STATE ROAD PR-52 -FROM PR-149 KM. 91.90, JUANA DIAZ-PONCE, PR 00716	
ICIS-NPDES	CWA	PRR1000KI	AC-240118 PR-52 OPERATIONAL IMPR FROM PR-149 KM. 91.90 TO PR-10 KM. 98.0	STATE ROAD PR-52 -FROM PR-149 KM. 91.90, JUANA DIAZ-PONCE, PR 00716	

Facility SIC (Standard Industrial Classification) Codes

Facility NAICS (North American Industry Classification System) Codes

No data records returned

No data records returned

Facility Industrial Effluent Guidelines

Facility Tribe Information

Identifier	Effluent Guideline (40 CFR Part)	Effluent Guideline Description	Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)	
	No data records ret	urned		No data	records returned		

Enforcement and Compliance

Compliance Monitoring History

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy

<https://www.epa.gov/compliance/compliance-monitoring-programs> activities or because they are not counted as inspections within EPA's Annual Results

https://www.epa.gov/enforcement/enforcement-data-and-results.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
CWA	PRR1000KJ	No	09/30/2024	0	12/30/2024
CWA	PRR1000KI	No	09/30/2024	0	12/30/2024

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11
cw	A (Source ID: PRR1000KJ)	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified										
	Quarterly Noncompliance Report History											
cw	A (Source ID: PRR1000KI)	10/01-12/31/21	01/01-03/31/22	04/01-06/30/22	07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24
	Facility-Level Status	No Violation Identified										
	Quarterly Noncompliance Report History											

Informal Enforcement Actions

Last 5 Years

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions | Last 5 Years

Statute Systen	Law/	Source	Type of	Case	Lead	Case	Issued/ Filed	Settlements/	Settlement/				SEP	Comp
	Section	ID	Action	No.	Agency	Name	Date	Actions	Action Date	Assessed	Assessed	Collected	Value	Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD (Reach Address Database))	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?
210100040308	Rio Bucana at mouth	INABON RIVER, JACAGUAS RIVER	No	No		Yes

Assessed Waters From Latest State Submission (ATTAINS)

State Report Cycle Assessment Unit ID Assessment Unit ID Assessment Unit ID Assessment Unit Name Water Condition Cause Groups Impaired Drinking Water Use Ecological Use Fish Consumption Use Recreation Use Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant Within Nonattainment Status Area? Nonattainment Status Applicable Standard(s) Within Maintenance Status Area? Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID Year Air Emissions Surface Water Discharges Off-Site Transfers to POTWs (Publicly Owned Treatment Works) Underground Injections Disposal to Land Total On-Site Releases Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

CWA (Clean Water Act) Discharge Monitoring Report (DMR) Pollutant Loadings

DMR and TRI Multi-Year Loading Report

NPDES ID Description

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

EJScreen Indexes Shown

Related Reports

Index Type Supplemental (default)

EJScreen Community Report

Download Data

Census Block Group ID: 721130725003	US (I	Percentile)		State		
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	3		7	0		1
Particulate Matter 2.5	-					-
Ozone			-			-

Census Block Group ID: 721130725003	US (I	Percentile)		State (Percentile)			
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max	
Diesel Particulate Matter	5		9	29		69	
Air Toxics Cancer Risk	48		55	22		88	
Air Toxics Respiratory Hazard Index	29		39	24		88	
Toxic Releases to Air	93		9 99	53		9 94	
Traffic Proximity	9 91		9 9	46		9 92	
Lead Paint	48		9 9	20		87	
Risk Management Plan (RMP) Facility Proximity	93		99	55		89	
Hazardous Waste Proximity	75		9 6	27		75	
Superfund Proximity	87		9 9	32		65	
Underground Storage Tanks (UST)	84		98	63		86	
Wastewater Discharge	85		9 8	26		62	

Map Display Based on: US State

Display Map Layer Summary - Number of Indexes

Parcelas
Rio
Cerillos Hoyos

Callabo

Cerillos Hoyos

Callabo

Cerillos Hoyos

Callabo

Callabo

Callabo

Callabo

Callabo

Carrillos Aguilita

Aguilita

Capitanejo

Calzada

☐ Facility Census Block Group

ics | Kadaster Netherlands, Esri, TomTom, Garmin, Foursquare, SafeGraph, GeoT... Powered by Esri https://www.esri.com/

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary https://epa.gov/help/reports/dfr-data-dictionary#demographic.

Conord Statistics (ACS (Amorison Community Survey))	
General Statistics (ACS (American Community Survey))	
Total Persons	3,185
Population Density	1,081/sq.mi.
Housing Units in Area	1,311
Percent People of Color	99%
Households in Area	1,100
Households on Public Assistance	54
Persons With Low Income	1,700

Age Breakdown (ACS (American Community Survey)) - Persons (%)
Children 5 years and younger	183 (6%)
Minors 17 years and younger	711 (22%)
Adults 18 years and older	2,475 (78%)
Seniors 65 years and older	603 (19%)
Race Breakdown (ACS (American Community Survey)) - Persons	(%)
White	1,955 (61%)
African-American	0 (0%)

General Statistics (ACS (American Community Survey))			
Percent With Low Income	54%		
Geography			
Radius of Selected Area	1 mi.		
Center Latitude	18.0448		
Center Longitude	-66.5718		
Land Area	94%		
Water Area	6%		

Income Breakdown (ACS (American Community Survey)) - Households (%)				
Less than \$15,000	242 (21.98%)			
\$15,000 - \$25,000	94 (8.54%)			
\$25,000 - \$50,000	308 (27.97%)			
\$50,000 - \$75,000	198 (17.98%)			
Greater than \$75,000	259 (23.52%)			

Race Breakdown (ACS (American Community Survey)) - Persons (%)				
Hispanic-Origin 3,168 (99%)				
Asian	0 (0%)			
Hawaiian/Pacific Islander	0 (0%)			
American Indian	0 (0%)			
Other/Multiracial 167 (5%)				
Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)				
Less than 9th Grade	186 (7.81%)			
9th through 12th Grade	57 (2.39%)			
High School Diploma	418 (17.54%)			
Some College/2-year	305 (12.8%)			
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,178 (49.43%)			



Detailed Facility Report

Facility Summary

ESSO STANDARD OIL CO PR CO-407

PR-14 KM 6.2, PONCE, PR 00732

FRS (Facility Registry Service) ID: 110009437975

EPA Region: 02 Latitude: 18.041917 Longitude: -66.576004

Locational Data Source: RCRAINFO

Industries: --Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	-
Date of Last Compliance Monitoring Activity	-
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	-
Formal Enforcement Actions (5 years)	-
Penalties from Formal Enforcement Actions (5 years)	-
EPA Cases (5 years)	-
Penalties from EPA Cases (5 years)	-

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Toxic Releases (TRI): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Regulatory Information

Clean Air Act (CAA): No Information Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Inactive Other,

(PRR000012047)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems https://epa.gov/resources/echo-data/known-data-problems

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110009437975					N	18.041917	-66.576004
RCRAInfo	RCRA	PRR000012047	Other	Inactive ()			N	18.041917	-66.576004

Facility/System Characteristics

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS	FRS 110009437975 ESSO STANDARD OIL CO PR CO-407		PR-14 KM 6.2, PONCE, PR 00732	Ponce Municipio	
RCRAInfo	RCRA	PRR000012047	ESSO STANDARD OIL CO PR CO-407	CARR 14 KM 6.2, PONCE, PR 00732	Ponce Municipio

Facility SIC (Standard Industrial Classification) Codes

Facility NAICS (North American Industry Classification System) Codes

System Identifier SIC Code SIC Description System Identifier NAICS Code NAICS Description

No data records returned No data records returned

Facility Tribe Information

Reservation Name Tribe Name EPA Tribal ID Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

iistory | Last 5 Yea

Statute Source ID System Activity Type Compliance Monitoring Type Lead Agency Date Finding (if applicable)

No data records returned

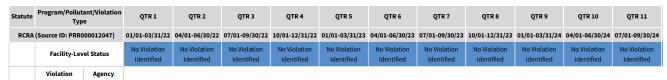
Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy

- https://www.epa.gov/compliance/compliance-monitoring-programs activities or because they are not counted as inspections within EPA's Annual Results
- https://www.epa.gov/enforcement/enforcement-data-and-results.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	PRR000012047	No	12/21/2024	0	12/20/2024

Three-Year Compliance History by Quarter



Informal Enforcement Actions

Last 5 Years

Statute System Source ID Type of Action Lead Agency Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute System System System System Section ID Action No. Agency Name Date State Action Date Settlements/ Section State System System State System Sy

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) BUC (RAD (Reach Address Database))

WBD (Watershed Boundary Dataset) State Water Body Name (ICIS (Integrated Compliance Information System))

State Water Body Name (ICIS (Integrated Compliance Information System))

WBD (Watershed Boundary Dataset) State Water Body Name (ICIS (Integrated Compliance Information System))

Watershed Boundary Dataset)

Watershed Boundary Dataset)

Watershed Within Last Two Years

Within Last Two Years

Watershed Name (RD (Integrated Compliance Information System))

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State Report Cycle Assessment Unit ID Assessment Unit ID Assessment Unit Name Water Condition Cause Groups Impaired Drinking Water Use Ecological Use Fish Consumption Use Recreation Use Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant Within Nonattainment Status Area? Nonattainment Status Applicable Standard(s) Within Maintenance Status Area? Maintenance Status Applicable Standard(s)

No data records returned

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID Vear Air Emissions Surface Water Discharges Off-Site Transfers to POTWs (Publicly Owned Treatment Works) Underground Injections Disposal to Land Total On-Site Releases Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Related Reports

Index Type Supplemental (default)

EJScreen Community Report

Download Data

Census Block Group ID: 721130724001	US (Percentile)			State	(Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	1	4	7	0	0	1
Particulate Matter 2.5	-	N/A			N/A	
Ozone	-	N/A			N/A	
Diesel Particulate Matter	4	5	9	21	36	69
Air Toxics Cancer Risk	44	50	55	19	29	88
Air Toxics Respiratory Hazard Index	27	31	39	20	31	88
Toxic Releases to Air	89	96	99	45	63	9 94
Traffic Proximity	82	94	99	32	53	92
Lead Paint	50	74	9 99	22	35	87
Risk Management Plan (RMP) Facility Proximity	91	97	99	49	65	89
Hazardous Waste Proximity	73	82	96	27	35	75
Superfund Proximity	79	92	99	25	39	65
Underground Storage Tanks (UST)	77	80	98	62	62	86
Wastewater Discharge	85	87	98	30	25	62





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Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2021 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary https://epa.gov/help/reports/dfr-data-dictionary#demographic.

General Statistics (ACS (American Community Survey))			
	Total Persons	3,519	
	Population Density	1,188/sq.mi.	
	Housing Units in Area	1,463	
	Percent People of Color	100%	
	Households in Area	1,224	
	Households on Public Assistance	78	
	Persons With Low Income	2,055	
	Percent With Low Income	59%	

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.041917
Center Longitude	-66.576004
Land Area	95%
Water Area	5%

Income Breakdown (ACS (American Community Survey)) - Households (%)						
Less than \$15,000	318 (25.96%)					
\$15,000 - \$25,000	145 (11.84%)					
\$25,000 - \$50,000	321 (26.2%)					
\$50,000 - \$75,000	195 (15.92%)					
Greater than \$75,000	246 (20.08%)					

Age Breakdown (ACS (American Community Survey)) - Persons (%)					
161 (5%)					
674 (19%)					
2,847 (81%)					
754 (21%)					

Race Breakdown (ACS (American Community Survey)) - Persons (%)					
White	2,144 (61%)				
African-American	0 (0%)				
Hispanic-Origin	3,503 (100%)				
Asian	0 (0%)				
Hawaiian/Pacific Islander	0 (0%)				
American Indian	1 (0%)				
Other/Multiracial	219 (6%)				

Education Level (Persons 25 & older) (ACS (American Community Survey)) - F	Persons (%)
Less than 9th Grade	267 (10.05%)
9th through 12th Grade	104 (3.91%)
High School Diploma	542 (20.39%)
Some College/2-year	313 (11.78%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,164 (43.79%)



Detailed Facility Report

Facility Summary

TERRAZO PONCENO INC

CARR J. DIAZ KM 2.2, PONCE, PR 00731

FRS (Facility Registry Service) ID: 110007171158

EPA Region: 02 **Latitude:** 18.042778 **Longitude:** -66.580556

Locational Data Source: AIRS/AFS **Industries:** Chemical Manufacturing

Indian Country: N

Enforcement and Compliance Summary

Statute	CAA		
Compliance Monitoring Activities (5 years)	-		
Date of Last Compliance Monitoring Activity	-		
Compliance Status	No Violation Identified		
Qtrs in Noncompliance (of 12)	0		
Qtrs with Significant Violation	0		
Informal Enforcement Actions (5 years)	-		
Formal Enforcement Actions (5 years)	-		
Penalties from Formal Enforcement Actions (5 years)	-		
EPA Cases (5 years)	-		
Penalties from EPA Cases (5 years)	-		

Regulatory Information

Clean Air Act (CAA): Operating Minor (PR0000007211300002)

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): No Information

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Go To Enforcement/Compliance Details

Known Data Problems https://epa.gov/resources/echo-data/known-data-problems

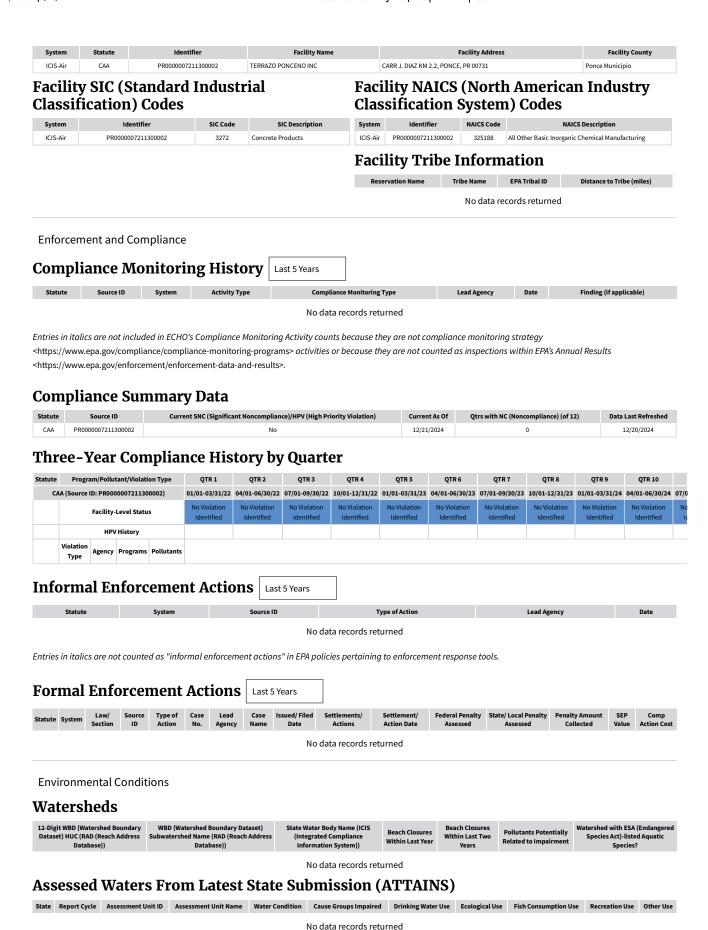
Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110007171158					N	18.042778	-66.580556
ICIS-Air	CAA	PR0000007211300002	Minor Emissions	Operating	CAASIP		N	18.042778	-66.580556

Facility Address

System	System Statute Identifier		Facility Name	Facility Address	Facility County
FRS		110007171158	TERRAZO PONCENO INC	CARR J. DIAZ KM 2.2, PONCE, PR 00731	Ponce Municipio



Air Quality Nonattainment Areas

Pollutant Within Nonattainment Status Area? Nonattainment Status Applicable Standard(s) Within Maintenance Status Area? Maintenance Status Applicable Standard(s)						
No data records returned						
NO data records returned						

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID Year Air Emissions Surface Water Discharges Off-Site Transfers to POTWs (Publicly Owned Treatment Works) Underground Injections Disposal to Land Total On-Site Releases Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

	Name
No data records returned	ds returned

Community

Environmental Justice

This section shows indexes from EJScreen, EPA's screening tool for environmental justice (EJ) concerns. EPA uses these indexes to identify geographic areas that may warrant further consideration or analysis for potential EJ concerns. Use of these indexes does not designate an area as an "EJ community" or "EJ facility." EJScreen provides screening level indicators, not a determination of the existence or absence of EJ concerns. For more information, see the EJScreen home page.

Potential Environmental Justice Concerns

US Territory

Supplemental/EJ index percentiles >= 90 (Census block group)

Supplemental/EJ index percentiles >= 90 (1-mile average)

EJScreen Indexes Shown

Related Reports

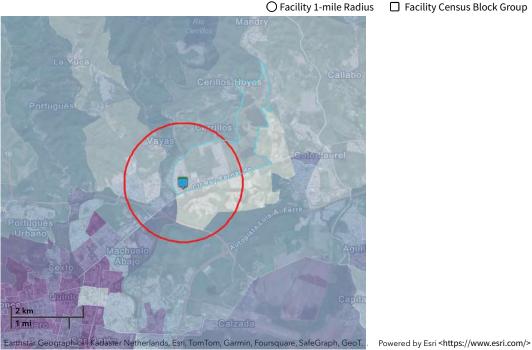


EJScreen Community Report

_		
Down	load	Data

Census Block Group ID: 721130725003	US (Percentile)			State	(Percentile)	
Supplemental Indexes	Facility Census Block Group	1-mile Avg	1-mile Max	Facility Census Block Group	1-mile Avg	1-mile Max
Count of Indexes At or Above 90th Percentile	3	4	7	0	0	1
Particulate Matter 2.5	-	N/A			N/A	
Ozone	-	N/A			N/A	
Diesel Particulate Matter	5	6	9	29	42	69
Air Toxics Cancer Risk	48	34	55	22	0	88
Air Toxics Respiratory Hazard Index	29	32	39	24	36	88
Toxic Releases to Air	93	97	99	53	68	9 94
Traffic Proximity	91	95	99	46	56	92
Lead Paint	48	77	99	20	38	87
Risk Management Plan (RMP) Facility Proximity	93	98	99	55	70	89
Hazardous Waste Proximity	75	84	96	27	38	75
Superfund Proximity	87	95	99	32	44	65
Underground Storage Tanks (UST)	84	68	98	63	61	86
Wastewater Discharge	85	87	9 98	26	21	62





Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2021 American Community Survey (ACS) 5year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary https://epa.gov/help/reports/dfr-data-dictionary#demographic.

General Statistics (ACS (American Community Survey))	
Total Persons	4,943
Population Density	1,658/sq.mi.
Housing Units in Area	2,096
Percent People of Color	100%
Households in Area	1,800
Households on Public Assistance	124
Persons With Low Income	3,055
Percent With Low Income	62%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	18.042778
Center Longitude	-66.580556
Land Area	96%
Water Area	4%

Income Breakdown (ACS (American Community Survey)) - Housel	holds (%)
Less than \$15,000	559 (31.09%)
\$15,000 - \$25,000	243 (13.52%)
\$25,000 - \$50,000	503 (27.98%)
\$50,000 - \$75,000	225 (12.51%)
Greater than \$75,000	268 (14.91%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	140 (3%)
Minors 17 years and younger	715 (14%)
Adults 18 years and older	4,224 (85%)
Seniors 65 years and older	1,223 (25%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)		
White	3,071 (62%)	
African-American	0 (0%)	
Hispanic-Origin	4,924 (100%)	
Asian	0 (0%)	
Hawaiian/Pacific Islander	0 (0%)	
American Indian	12 (0%)	
Other/Multiracial	277 (6%)	

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)			
Less than 9th Grade	414 (10.87%)		
9th through 12th Grade	189 (4.96%)		
High School Diploma	851 (22.34%)		
Some College/2-year	425 (11.15%)		
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	1,508 (39.58%)		

Exhibit 6.2 – Radon Memorandum

Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC





Memorandum to File

Date: March 19, 2025

From: Edwin D. Ortiz Martinez, PE

Principal

CDBG-MIT] Program

IPG Program

Puerto Rico Department of Housing

Application Number: IPGM-00154

Project: Infinity Advanced Healthcare Center

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number IPGM-00154 under the Investment Portfolio for Growth (IPG) Program, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

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

 As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of

CDBG-MIT Program
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Memorandum to File
Infeasibility and Impracticability of Radon Testing
Page 2 of 3

the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.

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

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

- United States Geological Survey;
- Centers for Disease Control and Prevention;

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Memorandum to File
Infeasibility and Impracticability of Radon Testing
Page 3 of 3

- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

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

Radon Attachments



August 20, 2024

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

Vía email: guerrero.carmen@epa.gov

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

The Puerlo Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerlo 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.

Community Planning and Development (CPD) Notice CDP-23-103. This Notice emphasizes the importance of radon testing and milligation in ensuring safe living environments, particularly in HUD-assited properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Milligation (CDBG-DR/MII), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MII programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any milligation efforts within the Islands of Puerto Rico. Rico.

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

 $\underline{Radon\ testing\ data} - Results\ from\ radon\ testing\ conducted\ within\ your\ agency's\ purview,\ including\ details\ on\ location,\ testing\ methods,\ and\ recorded\ radon\ levels.$

Barbosa Ave. #606 , Building Juan C. Cordero Davila, Rio Piedras, PR 00918 | PO Box 21365 San Juan, PR 00928-1365 Tel. (787) 274-2527 | www.nivenda.pr.gov



August 20, 2024

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

Vía email: silvina.cancelos@upr.edu

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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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.

CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
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Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or miligation.

<u>Policies and quidelines</u> – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

<u>Historical data</u> – 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.

llmn (Rodfiguez, Esq.

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

My Rodríguez, Esq.

Dr. Carlos Marín, carlos,marin3@upr.edu



August 20, 2024

Dr. Jessica Irizarry 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

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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Specifically, we are seeking for possible availability of the following

 $\frac{Radon\ testing\ data}{Results} - Results\ from\ radon\ testing\ conducted\ within\ your\ agency's\ purview,\ including\ details\ on\ location,\ testing\ methods,\ and\ recorded\ radon\ levels.$

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



August 20, 2024

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

Via email: anais.rodriquez@drna.pr.gov

RE: Request for Information regarding available data on radon testing

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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Specifically, we are seeking for possible availability of the following

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

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

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

agency has produced or commissioned that address radon testing or mitigation.

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

<u>Historical data</u> – 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.

D. Rodríguez, Esq

CD8G-DR/MIT Pro Request for Information in relation with HUD CPD-23-103 for Puerli

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

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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.

William O. Rodríguez Rodríguez, Esq.

Secretary

Mr. Luis Márquez, <u>secretariaaire@drna.pr.gov</u> Eng. Amarilys Rosario, <u>aire@drna.pr.gov</u> Mrs. Elid Ortega, <u>eortega@drna.pr.gov</u>



August 20, 2024

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

Vía email: drcarlos.mellado@salud.pr.gov

RE: Request for Information regarding available data on radon testing nd 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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Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or

Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00918 | PO Box 21365 San Juan, PR 00928-1365 Tel. (787) 274-2527 | https://doi.org/10.1007/j.com/noses/21365 San Juan, PR 00928-1365



August 20, 2024

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

Vía email: hsweyers@usgs.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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CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Roo

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

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

Sincerely.

Ladriguez Rodriguez, Esq.

Mr. Raúl Hernández Doble, rhernandez2@salud.pr.gov

CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
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Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative

Sincerely

Ariauez Rodriguez, Esq.

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); Rzeszotarski, 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. Rodríguez 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
Geociences 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- Randon 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

<a href="mailto:Aarivera@vivie

<<u>Reyes.Brenda@epa.gov</u>>; Povetko, Oleg <<u>Povetko.Oleg@epa.gov</u>>

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



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

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 pC/L (piccouries per liter), perhaps locally reaching very high levels above 50 pC/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 Irms and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastian, Lares, Ciales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadalli, stabela, Questradillas, Barecloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards institute/American Association of Radon Scientists and Technologists (ANSI/AARS) standards of practice (ANSI/AARS) 1939. 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 ystems. 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 and on sampling professionals led by one such professional form 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. Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in wapping fault in Puter to Nico proved to de Econipactace enceasing general telesconding particular 2020. EPA and UPM 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.

CITY VIEW PLAZA II BUILDING, 7TH FLOOR ROUTE 165 GUAYNABO, PR 00968

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

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

Carmen R. Guerrero Pérez Director

Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)

Melany Medina: mmedina@vivienda.pr.gov Elaine Dume Mejia: Edume@vivienda.pr.gov Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: aarivera@vivienda.pr.gov Cesar O. Rodriguez: cesarrodriguez@drna.pr.gov Marita Rosa Olivares: maritzarosaolivares@drna.pr.gov

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.

Exhibit 7.1 – Critical Habitat Map

Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Endangered Species Map - IPGM-00154

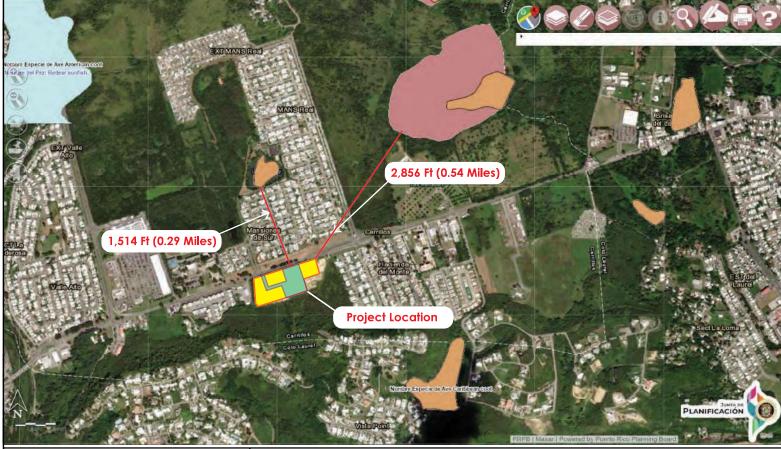
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend





Area of activities not funded by CDBG



CDBG Parcel For Infinity
Advanced Healthcare Center



Database Used:

MIPR Map Powered by the Puerto Rico Planning Board

Sources:

https://gis.jp.pr.gov/mipr/

Spatial Reference:

NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

Exhibit 7.2- USFWS Informal Consultation Package	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, I	LLC
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, I	LLC
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, I	LLC
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Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, I	LLC



United States Department of the Interior

FISH AND WILDLIFE SERVICE

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



In Reply Refer to: FWS/R4/CESFO/72113-108

Submitted Via Electronic Mail: environmentcdbg@vivienda.pr.gov

Aldo A. Rivera-Vázquez, PE Director- Permits and Environmental Compliance Division CDBG-DR/MIT Program Puerto Rico Department of Housing P.O. Box 21365 San Juan, P.R 00928-1365

Re: IPGM-00154 Infinity Advanced Healthcare Center, Ponce, Puerto Rico

Dear Mr. Rivera-Vázquez

Thank you for your letter dated November 26, 2024, requesting informal consultation on the above referenced project. As per your request, our comments are provided under the Endangered Species Act (Act) (87 Stat. 884, as amended; 16 United States Code 1531 et seq.), and the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661 et seq.).

The Puerto Rico Department of Housing (PRDOH) is proposing the development of a five-story building that will provide comprehensive health and medical services, a parking lot with approximately 235 parking spaces, access roads, and infrastructure improvements. The proposed project development will be located on PR-14, Km. 6.6, Bo. Cerrillos, Coto Laurel (18°02'34.1"N 66°34'14.9"W) in the municipality of Ponce.

According to PRDOH, the property is a previously disturbed plot of land that has had active cultivated crops since 2016. Also, the project activities will not occur within a natural or manmade wetlands and no direct or indirect impacts are anticipated as a result of the project Activities.

Using the Information for Planning and Consultation (IPaC) system PRDOH has determined that the proposed project (Project code: 2024-0119625) lies within the range of Puerto Rican boa (*Chilabothrus inornatus*).

Based on the nature of the project, scope of work and existing habitat (site visit conducted on 10/18/2024), PRDOH has determined that the proposed actions may affect, but is not likely to

Mr. Rivera-Vázquez

adversely affect the Puerto Rican boa. Conservation measures developed by the Service will be implemented prior to and during the construction to avoid or minimize impacts to this species.

We have reviewed the information provided in your letter and our files, and concur with your determination that the proposed project may affect, but is not likely to adversely affect the Puerto Rican boa with the implementation of the conservation measures.

In view of this, we believe that requirements of section 7 of the Endangered Species Act (Act) have been satisfied. However, obligations under section 7 of the Act must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner that was not previously considered; (2) this action is subsequently modified in a manner not previously considered in this assessment; or, (3) a new species is listed, or critical habitat determined that may be affected by the identified action.

Thank you for the opportunity to comment on this project. If you have any questions or require additional information, please contact us via email at <u>caribbean_es@fws.gov</u> or by phone at (786) 244-0081.

Sincerely,

LOURDES MENA Digitally signed by LOURDES MENA
Date: 2025.01.16 12:36:36

Lourdes Mena Field Supervisor

Drr

cc:

HUD

Date: 01/03/2025

Lourdes Mena
Acting Field Supervisor
Caribbean Ecological Services Field Office
United States 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

Applicant ID: PR-IPGM-00154

Street Address: Carr. 14 km. 6.6 Barrio Cerrillos, Coto Laurel

Municipality: Ponce, PR

RE: NLAA Determination for PR-IPGM-00154 Infinity Advanced Healthcare System

EXECUTIVE SUMMARY

Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure the 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").

This memo serves to document that the proposed project, PR-IPGM-00154, located at Carr. 14 Km. 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780 (Parcel ID# 365- 059-647-15-000) was reviewed in accordance with Section 7 of the Endangered Species Act of 1973 (16 USC 1536) as well as the Fish and Wildlife Coordination Act (47 Stat. 401, as amended; 16 U.S.C. 661 et seq.) by a qualified Biologist, resulting in a 'Not Likely to Adversely Affect' determination.

Project Description

The property is a previously disturbed plot of land. The project scope includes a state-of the-art, five story building that will provide comprehensive health and medical services to the community of southern Puerto Rico. The project aims to enhance the accessibility and quality of healthcare in the area, offering advanced medical facilities, specialized clinics, diagnostic services, and other essential healthcare amenities. As well as comprehensive telehealth medical services.

Infinity Advanced Healthcare Center's site has approximately 136,010.51 square feet. The structure has a gross area of 54,973.01 square feet and is broken down as follows:

- Level one includes supporting restaurants, which occupies approximately 12,618.65 square feet.
- Level two includes supporting medical offices, which occupies 13,762.44 square feet approximately.
- Levels three to five include supporting medical offices, which occupies approximately 9,530.64 square feet per level.
- Parking lot with approximately 235 parking spaces, access roads, and infrastructure improvements.

Right of Way: The right of way will provide direct access to Infinity Advanced Healthcare Center and its parking spaces. The project boarders undeveloped land and will be built at approximately Lat: 18.04216887/Long: -66.57059816 (see Site map at Appendix A, Figure 1). The Field Observation Form depicting and clarifying the extent and location of project activities, are included in Appendix B.

Activities not funded by CDBG included in the ERR:

Other activities that will not be funded by CDBG, but are being considered for a future development include the following:

- Parking areas
- Green areas- These areas include plantings and landscaping that will ambient Infinity Advanced Healthcare Center
- Freestanding Commercial Developments: South of Infinity Advanced Healthcare Center, 4 to 5 freestanding developments are being considered for a future development which vary from 1,434 to 1,510 sf each. These could serve as supporting commercial developments.
- Retention Pond- Max. Capacity 3,432 M3
- Access roads and infrastructure improvements

As indicated by the Official Species List obtained from the Information for Planning and Consultation (IPaC) system (Appendix C) and USFWS Critical Habitat data (Appendix A, Figure 2), the proposed project lies within the ranges of the following federally listed species and critical habitats:

Species	Status
Puerto Rican Boa (Chilabothrus inornatus)	Endangered

	Critical Habitat
None.	

Existing Conditions:

The project area where activities will be taking place consists of approximately 3.12-acres of land located at Carr. 14 Km. 6.6 Barrio Cerrillos, Coto Laurel, PR. According to the U.S. Geological Survey National Land Cover Database (NLCD) (Appendix A, Figure 4) the majority of the project area consists of mostly herbaceous land with some cultivated crops to the west and south of the parcel. However, according to historic imagery on Google Earth, the parcel has had active cultivated crops since 2016. A topographic

map is included (see Appendix A, Figure 3). The project is located in Zone X on the FEMA Flood map and ABFE map, panel number 72000C1665J dated 04/13/2018 (see Flood Map Appendix A, Figure 5 and ABFE map Appendix A, Figure 6). A Preliminary FIRM has not been developed for this area. There is a mapped NWI riverine, Canal de Florida approximately 180 feet to the east of the proposed project location. There is also a mapped freshwater pond located approximately 220 feet south of the proposed project location. There is a manmade pond located approximately 55 feet south of the proposed project. The project activities will not occur within a natural or manmade wetlands and no direct or indirect impacts are anticipated as a result of the project activities (see wetlands map Appendix A, Figure 7).

Effect Determination:

Based on a review of site photos (see Appendix B) and other information gathered during a site visit on date 10/18/2024, none of the species listed above were observed in the vicinity of the proposed project activities and no critical habitat was identified within the proposed project area. Having carefully analyzed the project site and the information available, including the IPaC species list and available Dkey(s), critical habitat data, nature of the project, previous site disturbance, and scope of project activities, the following effect determinations have been made:

Species	Effect Determination	Conservation Measures to be Implemented (if needed)
Puerto Rican Boa (Chilabothrus inornatus)	Not Likely to Adversely Affect	Conservation Meansures for the Puerto Rican Boa 2024

SPECIES ANALYSIS

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.

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.

Alard Neld	01-03-2025
Senior Environmental Specialist	Date

APPENDIX A SUPPORTING MAPS

Figure 1. Site Map

Site Location - PR-IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend:



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center Database Used: Google Earth

Sources: Google Earth Desktop Application

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin

Islands FIPS 5200 Feet



Figure 2. Critical habitat Map

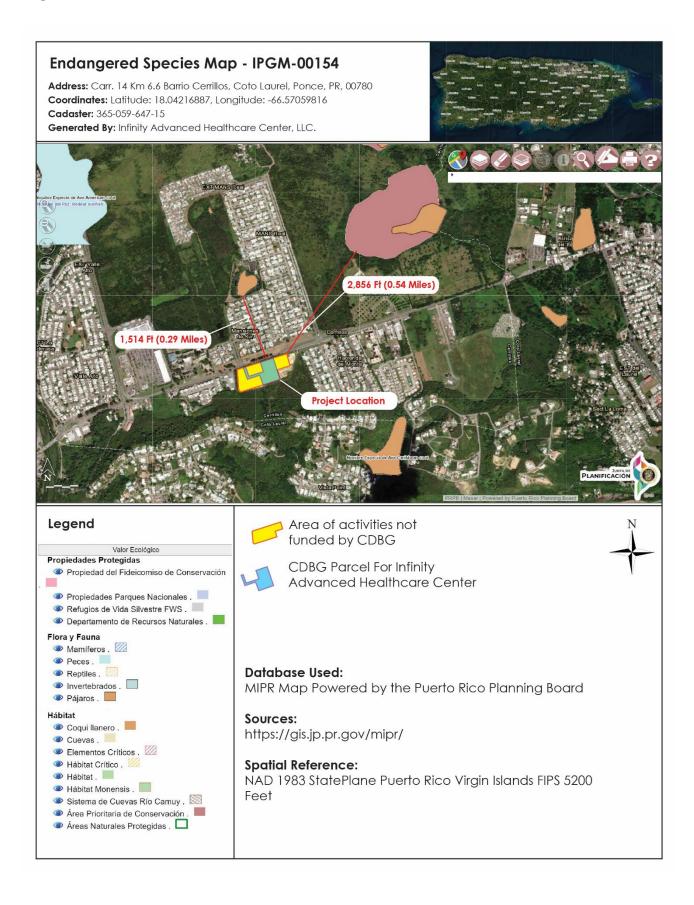


Figure 3. Topographic Map

Topography Map - IPGM-00154

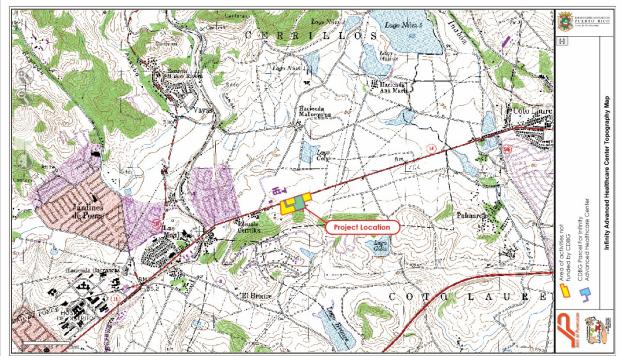
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Database Used: MIPR Map Powered by the Puerto Rico Planning Board

Sources: https://gis.jp.pr.gov/mipr/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



<u>Figure 4. U.S. Geological Survey National Land Cover Database</u> (NLCD)

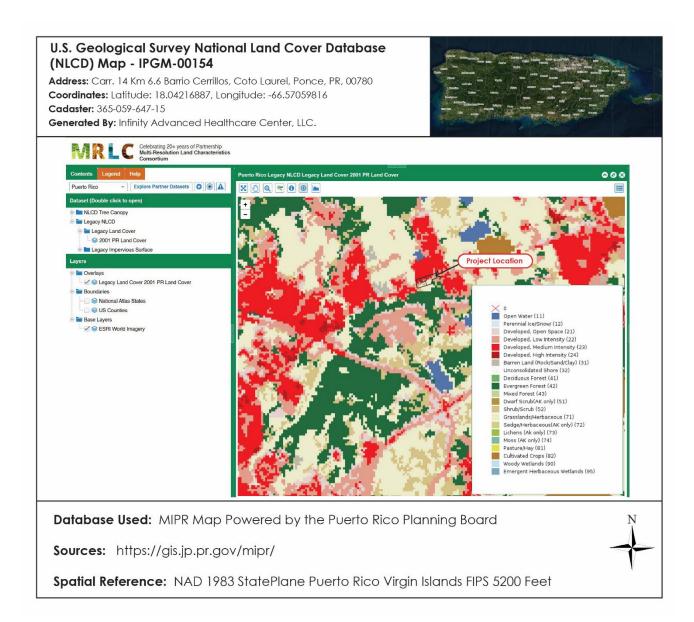


Figure 5. Flood Maps

Flood Insurance - IPGM-00154

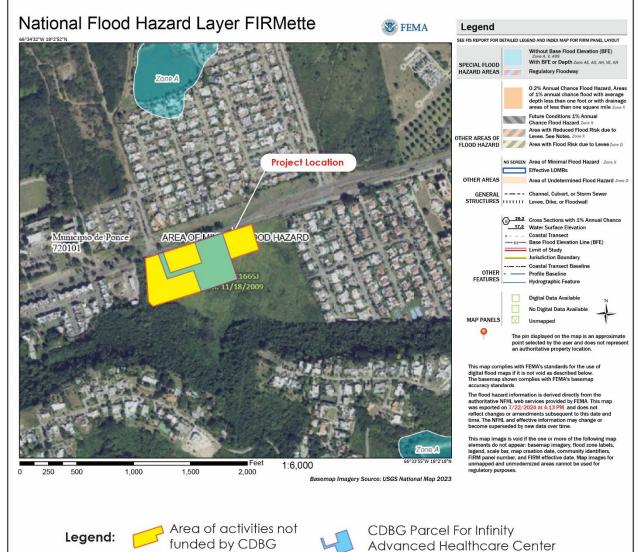
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates





CDBG Parcel For Infinity

Advanced Healthcare Center

Database Used: FEMA National Floor Hazard Mapper

Sources: USGS National Map 2023

Legend:

Web Address: https://www.fema.gov/flood-insurance

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Flood Insurance - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Edwin D. ortiz, PE, & Associates



Project Location FLOOD HAZARD INFORMATION

Legend:



Area of activities not funded by CDBG

CDBG Parcel For Infinity Advanced Healthcare Center



Database Used: FEMA National Floor Hazard Mapper

Sources: USGS National Map 2023

Web Address:

https://www.fema.gov /flood-insurance

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet





PFIRM Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

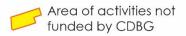
Generated By: Edwin D. Ortiz, PE, & Associates





No Preliminary FIRM Data is available for this project's site.

Legend:





CDBG Parcel For Infinity
Advanced Healthcare Center

Database Used: FEMA National Floor Hazard Mapper

Sources: USGS National Map 2023

Web Address: https://www.fema.gov/flood-maps/products-tools#preliminary

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Figure 6. ABFE Map

ABFE Map - IPGM-00154

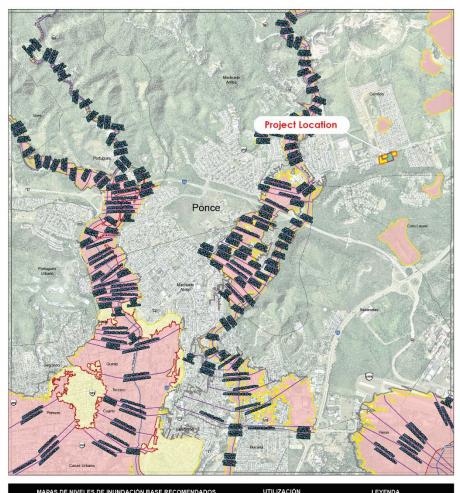
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend:



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center

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NOTAS

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> Panel: 72000C1665J Fecha de efectividad: 13/abril/2018 Fecha de revisión del geodato 12/mayo/2018



FEMA





Database Used: MIPR (Junta de Planificacion de PR)

Sources:

https://gis.jp.pr.gov/A dvisoryMaps/PANEL_72 000C2030J.pdf

Spatial Reference:

NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

Figure 7. Wetlands Inventory Map

Wetlands Inventory Map - IPGM- 00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

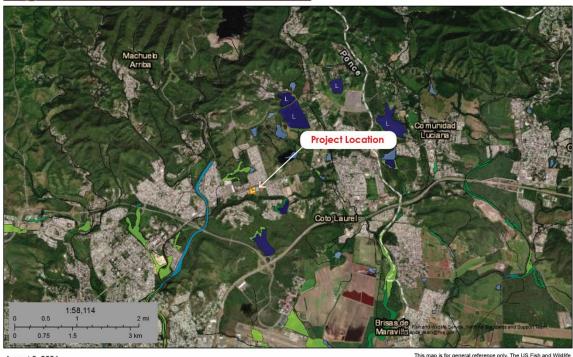
Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Infinity Advanced Healthcare Center- Wetla



August 8, 2024

Wetlands

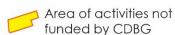
Estuarine and Marine Deepwater
Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland
Freshwater Pond

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NW





CDBG Parcel For Infinity
Advanced Healthcare Center

Database Used: National Wetlands Inventory

Sources: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Wetlands Inventory Map - PR-IPGM-00154

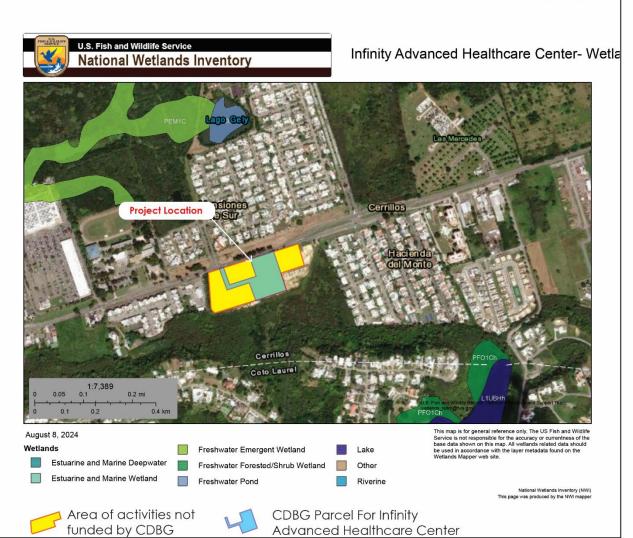
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Database Used: National Wetlands Inventory

Sources: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



APPENDIX B FIELD OBSERVATION AND SITE PHOTOS

Additional Site Photos

PR-14 Looking North-East:



PR-14 Looking South-West:



Project Site looking East:



Project Site looking North:



Project Site looking South-West:



Project Site looking North-East:



Project Site looking South-East:



Project Site looking West:



APPENDIX C
IPAC- Endangered Species List

Endangered Species List



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: 01/03/2025 13:47:44 UTC

Project Code: 2024-0119625

Project Name: Infinity Advanced Healthcare Center

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 <u>caribbean es@fws.gov</u>. 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:

 $\frac{https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf}{}$

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 <u>caribbean es@fws.gov</u> 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: 2024-0119625

Project Name: Infinity Advanced Healthcare Center

Project Type: Commercial Development

Project Description: Medical Offices building, built on disturbed parcel of land previously laid

for the construction of a new development. Includes parking and

traditional site development aspects.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@18.04272725,-66.57160483915781,14z



Counties: Ponce 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. <u>NOAA Fisheries</u>, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

REPTILES

NAME STATUS

Puerto Rican Boa Chilabothrus inornatus

Endangered

No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6628

General project design guidelines:

https://ipac.ecosphere.fws.gov/project/QZTIVNZ4QBEPDMGI5L6M5BRYWA/documents/generated/7159.pdf

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 <u>National Wildlife Refuge</u> 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 <u>NWI wetlands</u> 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>U.S. Army Corps of Engineers District.</u>

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.

Project code: 2024-0119625 01/03/2025 13:47:44 UTC

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Ingrid Hernandez

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel

City: Ponce State: PR Zip: 00780

Email ihernandez@mislaengineering.com

Phone: 9392097837

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

APPENDIX D

IPAC- NLAA Consistency Letter (D-Keys)



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: <u>CARIBBEAN ES@FWS.GOV</u>

In Reply Refer To: 01/03/2025 13:48:21 UTC

Project code: 2024-0119625

Project Name: Infinity Advanced Healthcare Center

Subject: Consistency letter for the project named 'Infinity Advanced Healthcare Center' 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 January 03, 2025, Ingrid Hernandez 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 'Infinity Advanced Healthcare Center'. The project is located in Ponce County, Puerto Rico (shown below).

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@18.04272725,-66.57160483915781,14z



The following description was provided for the project 'Infinity Advanced Healthcare Center':

Medical Offices building, built on disturbed parcel of land previously laid for the construction of a new development. Includes parking and traditional site development aspects.

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:

SpeciesListing StatusDeterminationPuerto Rican Boa (Chilabothrus inornatus)EndangeredNo 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

Infinity Advanced Healthcare Center

2. Description

The following description was provided for the project 'Infinity Advanced Healthcare Center':

Medical Offices building, built on disturbed parcel of land previously laid for the construction of a new development. Includes parking and traditional site development aspects.

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@18.04272725,-66.57160483915781,14z



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: Private Entity
Name: Ingrid Hernandez

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel

City: Ponce State: PR Zip: 00780

Email ihernandez@mislaengineering.com

Phone: 9392097837

LEAD AGENCY CONTACT INFORMATION

Lead Agency: Department of Housing and Urban Development

Exhibit 7.3 – PRDOH & USFWS Coordination	
Eambit 7.5 - 1 RDOIT & COT WE COordination	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
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Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	

From: <u>Caribbean ES, FW4</u>
To: <u>environmentcdbg</u>

Subject: Re: [EXTERNAL] RE: IPGM-00154 Infinity Advanced Healthcare Center

Date: Wednesday, March 5, 2025 8:26:15 AM

Attachments: image001.png

Good Morning

The concurrence letter sent on January 17, 2025 considered all the information provided.

Thanks

Caribbean Ecological Services Field Office (786) 244-0081 caribbean es@fws.gov

For project evaluations, please visit our **Consultation Guidelines** website.

From: environmentcdbg <environmentcdbg@vivienda.pr.gov>

Sent: Tuesday, March 4, 2025 9:35 AM

To: Caribbean ES, FW4 < Caribbean_ES@fws.gov>; Mena, Lourdes < Lourdes_Mena@fws.gov>

Cc: Roman, Damaris <damaris_roman@fws.gov>

Subject: [EXTERNAL] RE: IPGM-00154 Infinity Advanced Healthcare Center

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

To whom it may concern:

An informal consultation was carried out on November 26, 2024 for the CDBG-MIT Economic Development Investment Portfolio for Growth – Lifeline Mitigation Program, **IPGM-00154** project. However, due to a modification of the project maps that reflect the areas to be funded by CDBG-MIT and those that will be for future development with other funds, the revised informal consultation was sent on January 15, 2025.

We would like to confirm that the new documentation was considered in the concurrence letter received on January 17, 2025, or if a new concurrence letter will be received?

Thank you in advance.

Sincerely,

PERMITS AND ENVIRONMENTAL COMPLIANCE DIVISION Disaster Recovery Office

environmentcdba@vivienda.pr.gov | 787.274.2527

Visit us: recuperacion.pr.gov

Contact us: infocdba@vivienda.pr.gov



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From: Roman, Damaris <damaris roman@fws.gov>

Sent: Friday, January 17, 2025 6:28 AM

To: environmentcdbg <environmentcdbg@vivienda.pr.gov> **Cc:** Angel G. Lopez-Guzman <a.lopez@vivienda.pr.gov> **Subject:** IPGM-00154 Infinity Advanced Healthcare Center

Good Morning

See attached file regarding the referenced project. Should you have any questions or require additional information, contact us at caribbean_es@fws.gov

Thanks

** If you need assistance, please contact me at emails or mobile below. If you are sending a request for technical assistance or Section 7 consultation, please contact us at Caribbean_es@fws.gov**

Need a project evaluation? Please visit our Consultation Guidelines website.

Cordially,

Damaris Román Ruiz

Biological Science Technician
US Fish and Wildlife Service
Caribbean Ecological Service Field Office
P.O Box 491/Road 301 km 5.1
Boqueron PR 00622

Office Park I Suite 303 State Road #2, Km 156.5 Mayagüez, PR 00680

Office Desk Phone (939) 320-3135
Mobile (786) 244-0081
damaris_roman@fws.gov
caribbean_es@fws.gov

Office Homepage: https://www.fws.gov/southeast/caribbean/ Facebook: https://www.facebook.com/USFWSCaribbean?ref=hl

Flicker: https://www.flickr.com/photos/usfwssoutheast/sets/72157626859158391/

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Exhibit 8 – Farmlands Designation Map	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.







Area of activities not funded by CDBG



CDBG Parcel For Infinity
Advanced Healthcare Center

Legend



Database Used: MIPR Map Powered by the Puerto Rico

Planning Board

Sources: https://gis.jp.pr.gov/mipr/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin

Islands FIPS 5200 Feet



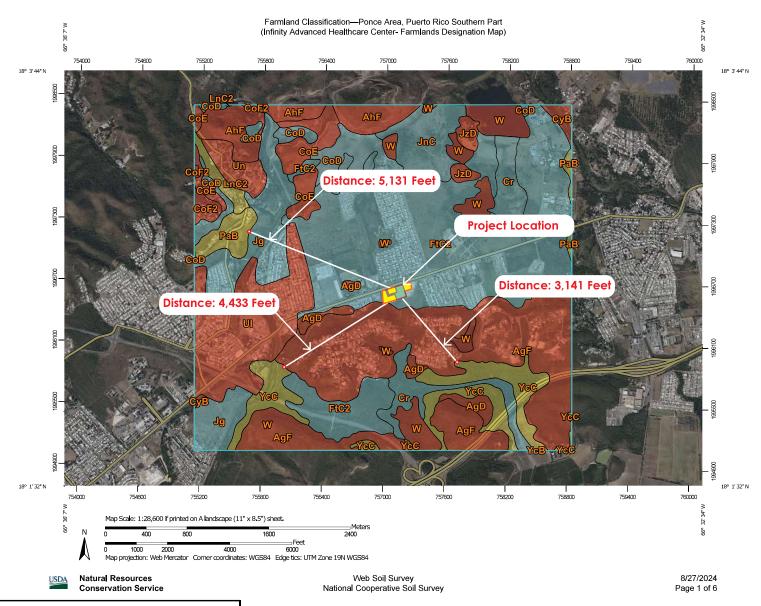
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend

FtC2- Farmland of Statewide Importance

Area of activities not funded by CDBG

CDBG Parcel for Infinity Advanced Healthcare Cenetr

Prime farmland

Database Used: Web Soil Survey (WSS)

Sources: USDA Natural Resources Conservation Services-Web Soil Survey

https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx



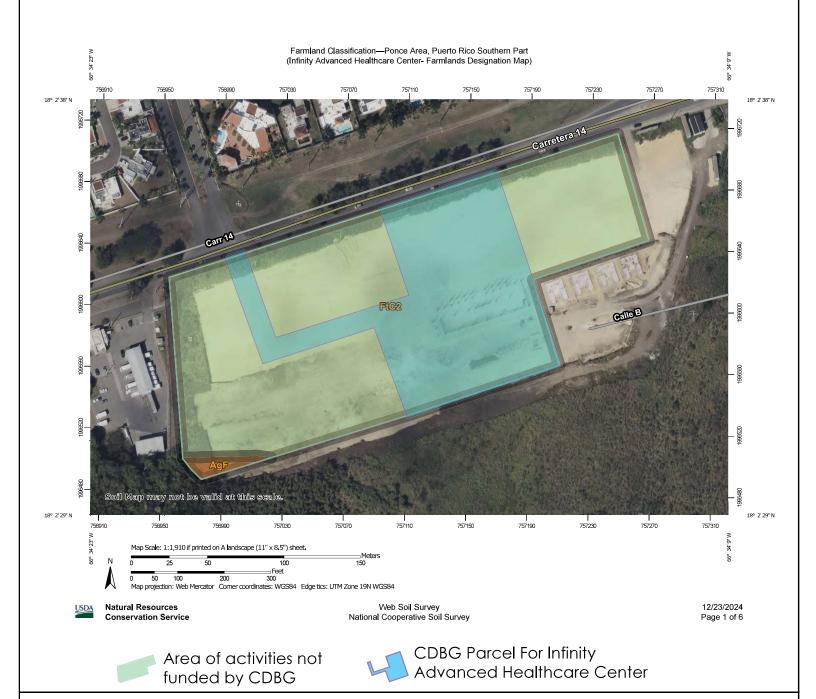
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Database Used: Web Soil Survey (WSS)

Sources: USDA Natural Resources Conservation Services- Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx



Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.



Farmland Classification—Ponce Area, Puerto Rico Southern Part (Infinity Advanced Healthcare Center- Farmlands Designation Map)

Natural Resources
Conservation Service

Web Soil Survey National Cooperative Soil Survey 12/23/2024 Page 2 of 6

Database Used: Web Soil Survey (WSS)

Sources: USDA Natural Resources Conservation Services- Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx



Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.



Farmland Classification—Ponce Area, Puerto Rico Southern Part (Infinity Advanced Healthcare Center- Farmlands Designation Map)

	Prime farmland if subsoiled, completely removing the root		Farmland of statewide importance, if drained and either protected from	-	Farmland of statewide importance, if irrigated and reclaimed of excess		Farmland of unique importance		Prime farmland if subsoiled, completely removing the root
5000 L	inhibiting soil layer Prime farmland if irrigated		flooding or not frequently flooded during the	SOUTH A	salts and sodium Farmland of statewide	Soil Rat	Not rated or not available	_	inhibiting soil layer Prime farmland if
-	and the product of I (soil erodibility) x C (climate	~	growing season Farmland of statewide		importance, if drained or either protected from	■ I	Not prime farmland		irrigated and the production of I (soil erodibility) x C
	factor) does not exceed 60	0.0119	importance, if irrigated and drained		flooding or not frequently flooded during the	30	All areas are prime farmland		(climate factor) does no exceed 60
~	Prime farmland if irrigated and reclaimed of excess	~	Farmland of statewide importance, if irrigated	-	growing season Farmland of statewide	10	Prime farmland if drained		Prime farmland if irrigated and reclaimed
	salts and sodium Farmland of statewide		and either protected from flooding or not frequently		importance, if warm enough, and either	10	Prime farmland if protected from flooding or		of excess salts and sodium
	importance Farmland of statewide		flooded during the growing season		drained or either protected from flooding or		not frequently flooded during the growing		Farmland of statewide importance
	importance, if drained		Farmland of statewide importance, if subsoiled,		not frequently flooded during the growing		season Prime farmland if irrigated	m	Farmland of statewide importance, if drained
-	Farmland of statewide importance, if protected from flooding or not frequently flooded during		completely removing the root inhibiting soil layer Farmland of statewide	~	season Farmland of statewide importance, if warm		Prime farmland if drained and either protected from flooding or not frequently		Farmland of statewide importance, if protected from flooding or not
	the growing season Farmland of statewide		importance, if irrigated and the product of I (soil	-	enough Farmland of statewide		flooded during the growing season		frequently flooded during the growing season
-	importance, if irrigated		erodibility) x C (climate factor) does not exceed	~	importance, if thawed Farmland of local	100	Prime farmland if irrigated and drained	10	Farmland of statewide importance, if irrigated
			60	~	importance Farmland of local importance, if irrigated		Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season		inportanso, i inigatea

USDA

Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey 12/23/2024 Page 3 of 6

Database Used: Web Soil Survey (WSS)

Sources: USDA Natural Resources Conservation Services- Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx



Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.



Farmland Classification—Ponce Area, Puerto Rico Southern Part (Infinity Advanced Healthcare Center- Farmlands Designation Map)

Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season

- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium

Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season

- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed

importance, if irrigated

Farmland of local importance

Farmland of unique importance

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ponce Area, Puerto Rico Southern Part Survey Area Data: Version 19, Sep 10, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 23, 2022—Mar 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

USDA

Natural Resources Conservation Service Web Soil Survey
National Cooperative Soil Survey

12/23/2024 Page 4 of 6

Database Used: Web Soil Survey (WSS)

Sources: USDA Natural Resources Conservation Services- Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx



Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.



Farmland Classification—Ponce Area, Puerto Rico Southern Part

Infinity Advanced Healthcare Center-Farmlands Designation Map

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AgF	Aguilita gravelly clay loam, 20 to 60 percent slopes	Not prime farmland	0.1	1.2%
FtC2	Fraternidad clay, 5 to 12 percent slopes, eroded	Farmland of statewide importance	9.3	98.8%
Totals for Area of Intere	est		9.4	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Database Used: Web Soil Survey (WSS)

Sources:

USDA Natural Resources Conservation Services- Web Soil Survey https://webso ilsurvey.sc.eg ov.usda.gov/ App/WebSoil Survey.aspx

Spatial Reference:

NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



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Farmland Classification—Ponce Area, Puerto Rico Southern Part

Infinity Advanced Healthcare Center-Farmlands Designation Map

Tie-break Rule: Lower

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Database Used: Web Soil Survey (WSS)

Sources:

USDA Natural Resources Conservation Services- Web Soil Survey https://webso ilsurvey.sc.eg ov.usda.gov/ App/WebSoil Survey.aspx



Exhibit 8.1- Land and Use Parameters						
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC						

Tabla 6.68 - Parámetros de Diseño Distrito ARD

PARÁMETROS	DESCRIPCIÓN				
Patio delantero	 a. Tres (3) metros, tendrá un mínimo del cincuenta (50%) de su área en siembra. b. Se requerirá la siembra de un árbol, con altura mínima de 3.5 metros por cada unidad de vivienda. 				
Patio posterior	3 metros				
Patios laterales	Dos (2) patios laterales cada uno con un ancho no menor de tres (3) metros.				
Torres, verjas y portales					
Estructuras voladizas	 a. Las cornisas, aleros, tejados y otros rasgos arquitectónicos podrán extenderse dentro de los patios requeridos, hasta una distancia no mayor de un (1) metro. b. Se permitirán balcones abiertos voladizos hasta una distancia no mayor de un (1) metro dentro de los patios delanteros y posterior requeridos, siempre que éstos no se proyecten fuera de los lados del edificio y observen una separación no menor de uno y medio (1.5) metros de cualquier línea de colindancia lateral o posterior del solar. 				

REGLA 6.1.17 DISTRITO R-G: RURAL GENERAL

SECCIÓN 6.1.17.1 PROPÓSITO

- a. Este distrito consiste mayormente de terrenos de la Clase de Capacidad Productiva de los Suelos VII y en algunos casos de las Clases V y VI, que tienen algunas limitaciones para el cultivo agrícola, según clasificados por el Servicio de Conservación de Recursos Naturales del Departamento de Agricultura Federal.
- Algunos suelos dentro de estas categorías tienen algunas limitaciones para el cultivo agrícola, que pueden deberse a factores de fertilidad, profundidad del suelo, topografía, condición de pH, precipitación pluvial, susceptibilidad a inundaciones y localización con relación a obras de infraestructura, estructuras y actividades de mucha concentración de

gente.

- c. Con prácticas adecuadas de conservación, cultivo y manejo, estos terrenos son productivos agrícolamente.
- d. Existen o pueden existir en este distrito rural general una diversidad de usos cuya limitación principal será la disponibilidad de infraestructura y las condiciones topográficas y geológicas.

SECCIÓN 6.1.17.2 USOS

Los usos a permitirse en este distrito serán compatibles con los propósitos del mismo y con las disposiciones de esta Regla, tales como:

Tabla 6.69 - Usos permitidos en Distrito R-G

AGROINDUSTRIA	RESIDENCIAL	COMERCIAL	OTROS	
Agroecología	Vivienda para una (1) o dos (2) familias	Venta al detal de productos de primera necesidad	Centro de acopio d materiales reciclables.	
Proyectos de carácter industrial que no excedan de quince mil (15,000) pies cuadrados de àrea bruta de piso. Se tomará en consideración que la actividad industrial no produzca en forma significativa humo, polvo, gases, vibraciones, riesgos de fuego o explosión, además de, otras consideraciones que puedan resultar perjudiciales las àreas adyacentes.	Segundas plantas	que no excedan 10,000 pies	Almacenes	
	Micro Casa (tiny house)	cuadrados de área bruta de piso.	Empresas Emergentes (startup)	
	Hospedajes Especializados	Comercios que excedan los diez mil	Ubicación de centros de cultivo, manufactura, fabricación, distribución de productos y laboratorios de cannabis para uso	
	Alojamiento Suplementario a Corto Plazo	(10,000) pies cuadrados de área bruta de píso para		
	Alojamiento y Desayuno ("Bed and Breakfast")	dedicados a la venta de animales y productos agrícolas.		
		Cafetín	medicinal.	
		Servicios de educación		
		Servicios de salud	Agro-hospedería	
		Servicios de seguridad	Eco-hospedería	
		Centro de cuido	Institucionales, el solar no excederá de una (1) cuerda.	
		Artesanales	Dotacionales	
		Agrícolas, tales como siembra de	Proyectos de energía renovable	

Tabla 6.69 - Usos permitidos en Distrito R-G

AGROINDUSTRIA	RESIDENCIAL	COMERCIAL	OTROS
7 1		productos agricolas por métodos tradicionales	Actividades ecoturísticas y agroturísticas
			Hospital para tratamiento de animales, a prueba de ruidos y no se mantengan animales fuera del edificio.
			Otros usos vía consulta de ubicación.

SECCIÓN 6.1.17.5 USOS VÍA EXCEPCIÓN

- a. Cementerio, de acuerdo con lo siguiente:
 - 1. La cabida mínima de la parcela o finca será de dos (2) cuerdas.
 - Los terrenos que se aprueben para el uso de cementerio no podrán comprender áreas:
 - a) Que constituyan o formen parte de unidades agrícolas o pecuarias de alta productividad, según determinado por el DA.
 - Esenciales para el acceso, disfrute o preservación de recursos recreativos, arboledas, bosques, paisajes y formaciones geológicas de belleza excepcional.
 - c) Donde existan yacimientos minerales, minas y canteras de apreciable valor económico real o potencial.
 - d) Que revistan importancia para el patrimonio histórico o cultural de Puerto Rico.
 - e) De interés público por su valor significativo para la preservación de la flora o fauna silvestre de importancia económica, ecológica o científica.
 - Susceptibles a inundaciones, derrumbes, deslizamientos o marejadas.
 - g) Se requerirá el endoso del DS y de la Compañía de Turismo, cuando los terrenos propuestos radiquen en sectores turísticos o cercanos a ellos.
- b. Comercio, cónsonos con un Distrito C-L en Distritos A-G que no excedan de diez mil (10,000) pies cuadrados para venta al detal de artículos de consumo o uso corriente en el hogar, incluyendo ferreterías.
- c. Institución docente de nivel pre-primario, primario, secundario y superior, de acuerdo con lo siguiente:
 - Se podrá permitir la construcción de otros edificios para usos relacionados en el mismo predio siempre que se presente un concepto del desarrollo de los terrenos y se cumpla con los requisitos sobre tamaño mínimo de área de solar, establecidos en este Reglamento para cada uso específico.
 - El área del solar ocupada por los usos relacionados no se contará al determinar el área de solar requerida para usos docentes.
 - 3. El área mínima de terreno a requerirse se calculará a base de ocho (8) metros

- cuadrados por estudiante.
- El tamaño de los salones a permitirse se calculará a base de veinte (20) pies cuadrados por estudiante.
- 5. Solares en que se proyecte construir edificios para fines docentes, deberán mantener una separación mínima de mil (1,000) pies (305 metros) de cualquier otro solar en que ubique o haya sido previamente autorizada la construcción de una estación de gasolina. La separación mínima requerida será medida tomando los puntos más cercanos entre ambos solares.
- Los edificios guardarán patios de dos (2) veces los requeridos en el distrito en que ubican.
- 7. Se celebrará vista pública previo a la autorización
- d. Instituciones religiosas, tales como iglesias y templos, en solares de hasta dos (2) cuerdas de acuerdo con lo siguiente:
 - Se podrá permitir la construcción de otros edificios para usos relacionados en el mismo predio, tales como la residencia del ministro o párroco, incluyendo edificios docentes siempre que se presente un concepto del desarrollo de los terrenos y se cumpla con los requisitos sobre tamaño mínimo de área de solar, establecidos en este Reglamento para cada uso específico. El área del solar ocupada por los usos relacionados no se contará al determinar el área de solar requerida para fines religiosos.
 - 2. Los solares en que se proyecte construir uno o más edificios para fines religiosos deberán mantener una separación mínima de cincuenta (50) metros lineales de cualquier otro solar en que ubique o haya sido previamente autorizada la construcción de una estación de gasolina. La separación mínima requerida será medida tomando los puntos más cercanos entre ambos solares.
 - Los edificios guardarán patios no menores de dos (2) veces el tamaño requerido en el distrito en que ubican.
 - De no poderse observar los patios requeridos, se podrá requerir aislamiento sónico u otras formas de mitigar los efectos del ruido.
 - No se permitirá la instalación de altoparlantes ni bocinas en el exterior de la estructura
- e. Proyectos Vacacional de Casas Remolques serán permitidos de acuerdo a lo siguiente:
 - Los terrenos no podrán comprender áreas susceptibles a inundaciones, derrumbes, deslizamientos o marejadas y deberán contar con la infraestructura necesaria.
 - Cuando los terrenos colinden con cuerpos de agua se mantendrá el siguiente retiro mínimo hasta el punto más cercano del área o áreas de estacionamiento de casas remolques y demás vehículos:
 - a) Océanos y mares veinticinco (25) metros medidos desde el límite de la zona marítima-terrestre según delimitada por el DRNA.
 - b) Ríos, canales y quebradas diez (10) metros desde el borde exterior del cauce.
 - Lagos y lagunas veinticinco (25) metros medidos desde el límite de adquisición de la Autoridad de Acueductos y Alcantarillados y la Autoridad de Energía Eléctrica.
 - El espacio comprendido por los retiros anteriores podrá ser utilizado para la instalación temporera de casetas de acampar, áreas de juegos y otras facilidades recreativas. No se permitirá la construcción de estructuras permanentes con excepción de duchas y vestidores.

- Se requerirá un retiro de tres (3) metros de toda colindancia con otro solar, sembrado de árboles y con un tratamiento paisajista que amortigüe el efecto del proyecto.
- Se permitirán hasta veinte (20) casas remolques por cada cuerda del predio. Se proveerá por lo menos un (1) espacio de estacionamiento por casa remolque.
- El área de terrenos a utilizarse para estacionar las casas remolques y automóviles, así
 como el espacio y accesos para maniobrar, no deberá exceder el treinta por ciento
 (30%) del predio donde se propone el proyecto.
- Las casas remolques mantendrán una separación mínima de cinco (5) metros de ancho y seis (6) metros de fondo.
- Toda finca o predio a ocuparse para proyectos vacacionales de casas remolques deberá estar o ser provista de un acceso adecuado con un ancho de rodaje no menor de seis (6) metros afirmado o asfaltado.
- Las obras internas, para proyectos vacacionales de casas remolques, podrán ser sencillas y mínimas, esto es, sin asfalto u hormigón, proveyendo solamente afirmado. El ancho mínimo de las vías de circulación interna será de diez (10) metros.
- 10. El movimiento de tierras a permitirse será mínimo y se efectuará únicamente en los accesos y áreas de estacionamiento del proyecto a los fines de conservar, en lo más posible, los rasgos naturales del terreno y la vegetación existente; si no existiera vegetación deberá proveerse tratamiento paisajista mediante la siembra de árboles y arbustos.
- 11. La forma como habrá de disponerse de los desperdicios sólidos a generarse en estos proyectos deberá cumplir con los requerimientos del DRNA, el DS y cualquier otro organismo gubernamental concernientes.
- 12. No se permitirá la segregación o lotificación de espacios o solares de casas remolques en proyectos vacacionales que se desarrollen bajo las disposiciones de este Inciso.
- No se permitirá que las casas remolques se utilicen como viviendas permanentes. A estos efectos las unidades remolques deben apoyarse sobre bases temporales o removibles.
- 14. No se permitirá ningún tipo de construcción de ningún material como ampliación a la casa remolque. Se permitirá la instalación de una cortina de aluminio o lona sostenida de un sólo lado de la casa remolque.
- 15. Todo proyecto vacacional de casas remolques que incluya veinticinco (25) casas o más, deberá proveer un área de juego con facilidades recreativas para niños y podrá autorizársele facilidades para el expendio de provisiones.
- 16. Cuando un proyecto de casas remolques exceda de veinticinco (25) casas, deberá distribuirse las unidades en grupos de doce (12) o menos separado un grupo de otro por franjas de amortiguamiento de doce (12) metros de ancho.
- 17. Todo proyecto que se proponga dentro o adyacente a un área de importancia ambiental, natural y cultural, deberá obtener el endoso del DRNA y otras agencias gubernamentales concernidas.
- f. Hospital, hospital de medicina general, casa de salud, sanatorio e institución para tratamiento de dementes: Los edificios a dedicarse principalmente a hospital o sanatorio para enfermedades contagiosas o tratamiento de dementes se situarán a no menos de cincuenta (50) metros de toda línea de propiedad del solar.
- g. Hospital veterinario en estructuras diseñadas a prueba de ruidos, siempre que no mantengan animales fuera del edificio.
- h. Macelos
- i. Hospederías que cumplan con los siguientes requisitos:

- 1. Se requiere certificación de la CT.
- Se calculará la densidad a base de la densidad permitida en el distrito, asumiendo que una habitación de hotel sea equivalente a 0.4 unidad de vivienda básica.
- Si se incluyen unidades residenciales, éstas no excederán la proporción de una (1) unidad residencial por cada cuatro (4) habitaciones de hotel cuando el proyecto ubique fuera del ámbito de expansión urbana.
- El ancho de todo patio delantero, lateral o posterior será no menor de quince (15) metros.
- Los espacios para usos accesorios como parte del edificio y los edificios accesorios podrán situarse en la parte del solar donde se permite el edificio principal.
- 6. Cualquier patio requerido, podrá usarse para canchas, piscinas, paseos, áreas de estacionamiento de vehículos o usos accesorios similares, cuando no se construyan estructuras que levanten un nivel de más de un (1) metro sobre el terreno, exceptuando las torres o postes necesarios para las canchas, las piscinas, el alumbrado o la ornamentación de paseos.
- 7. No se permitirá dar características comerciales a las estructuras.
- La autorización que se expida para este propósito contendrá las condiciones que la Junta Adjudicativa de la OGPe o Municipio Autónomo con Jerarquía de la I a la III entienda sean necesarias para proteger la salud y el bienestar general del vecindario.
- Las excepciones concedidas quedarán sujetas al cumplimiento de las condiciones que se establezcan y a las demás disposiciones de este Reglamento.

SECCIÓN 6.1.17.6 PARÁMETROS DE DISEÑO

Toda nueva construcción deberá observar los siguientes parámetros de diseño y estar conforme a lo dispuesto en la Sección 6.1.1.11 de este Capítulo.

Tabla 6.70 - Parámetros de Diseño Distrito R-G

PARÁMETROS	DESCRIPCIÓN	
Cabida mínima del solar	25 cuerdas	
Densidad	Se considerarán viviendas de una o dos familias, según se establezca en consulta de ubicación.	
Área máxima de ocupación	 a. Solares mayores de cinco (5) cuerdas se determinará en función de la naturaleza de la actividad específica a realizarse en cada uno. b. Solares mayores de una (1) a cinco (5) cuerdas no excederán del veinte por ciento (20%). c. Solares menores de una (1) cuerda no excederá del cincuenta por 	

Tabla 6.70 - Parámetros de Diseño Distrito R-G

PARÁMETROS	DESCRIPCIÓN	
Área bruta de piso	 a. Solares mayores de cinco (5) cuerdas se determinará en función de la naturaleza de la actividad específica a realizarse en cada uno. b. Solares mayores de una (1) a cinco (5) cuerdas, no excederán de cuarenta por ciento (40%) del área del solar. c. Solares menores de una (1) cuerda no excederá del cien por ciento (100%) del área del solar. 	
Separación de las colindancias	 a. Todo edificio o estructura observará una separación no meno de seis (6) metros de la servidumbre de paso de toda vía existente o propuesta. b. Las separaciones con respecto a líneas de colindancias laterales y posterior serán de tres (3) metros o una quinta parte (1/5) de la altura del edificio, cual fuere mayor. 	

REGLA 6.1.18 DISTRITO A-G: AGRÍCOLA GENERAL

SECCIÓN 6.1.18.1 PROPÓSITO

- a. Este distrito se establece para identificar áreas con potencial reconocido para utilizarse en actividades agrícolas, agroecológicas y agropecuarias en las que generalmente predominan suelos de las Clases de Capacidad Productiva V, VI y VII, según clasificados por el Servicio de Conservación de Recursos Naturales del Departamento de Agricultura Federal.
- b. Se establece para clasificar áreas de productividad o de gran potencial agrícola cuya continuidad en uso agrícola se promueve. Comprende terrenos no urbanos ni desarrollados, cultivables, con declives mayores al doce (12%) por ciento. En las reservas agrícolas este distrito no puede enmendarse a no ser para ampliar el mismo o convertirlo en un distrito A-P.
- c. Estas áreas cuyo patrón general de desarrollo agrícola y agropecuario se afecta adversamente con la introducción de usos urbanos, particularmente los residenciales.
- d. Para permitir usos en terrenos designados como reservas agrícolas con el fin de proteger los mismos y que puedan utilizarse en actividades agrícolas.
- e. Algunos suelos dentro de estas categorías tienen algunas limitaciones para el cultivo agrícola, que pueden deberse a factores de fertilidad, profundidad del suelo, topografía, condición de pH, precipitación pluvial, susceptibilidad a inundaciones y localización con relación a obras de infraestructura, estructuras y actividades de mucha concentración de gente.
- Con prácticas adecuadas de conservación, cultivo y manejo, estos terrenos son productivos agrícolamente.
- g. Existen o pueden existir en este distrito rural general una diversidad de usos cuya limitación principal será la disponibilidad de infraestructura y las condiciones topográficas y geológicas.
- h. Este distrito clasifica aquellos sectores de la costa que se estén utilizando o puedan

Tabla 6.12 - Equivalencias Distritos de Calificación Municipio Autónomo de Ponce

DISTRITOS POT PONCE	DESCRIPCIÓN	DISTRITOS ACTUALES	NOMBRE DEL DISTRITO
EV.4	Edificación Vertical 4	C-I	Comercial Intermedio
27,4	Editicación vertical 4	c-c	Comercial Central
SRC.T	Suelo Rústico Común Turístico	RT-J	Residencial Turístic Intermedio
SRC.T	Suelo Rústico Común Turístico	С-Т	Comercial Turistico
DI.1	Desarrollo Industrial	I-L	Industrial Liviano
DI,2	Desarrollo Industrial	I-P	Industrial Pesado
AP.O	Área Periférica .0		Área Rural Desarrollado
AP.1	Área Periférica .1	ARD	
SRC.AR	Suelo Rústico Común Asentamientos Rurales		
AP.2	Área Periférica .2	R-G	Rural General
AP.3	Área Periférica .3		
AP.4	Área Periférica .4		
SRC.2	Suelo Rústico Común 2		
SRC.3	Suelo Rústico Común 3		
SRC.4	Suelo Rústico Común 4		
SRC.0	Suelo Rústico Común 0	A-G	Agrícola General
SRC.1	Suelo Rústico Común 1		
SREP.A	Suelo Rústico Especialmente Protegido Agrícola	S 2 9 9 1	
SREP.A	Suelo Rústico Especialmente Protegido Agrícola	A-P	Agrícola Productivo
D	Dotacional	D-G	Dotacional

Exhibit 9 - National Wetlands Inventory Map Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Wetlands Inventory Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780 Coordinates: Latitude: 18.042667, Longitude: -66.570861 Cadaster:

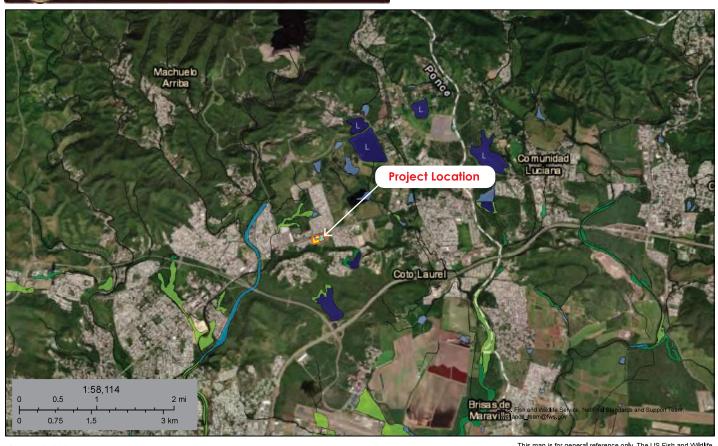
365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Infinity Advanced Healthcare Center- Wetla



August 8, 2024

Wetlands

Estuarine and Marine Deepwater Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

> National Wetlands Inventory (NWI) This page was produced by the NWI mappe



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center

Lake

Other

Riverine

Database Used: National Wetlands Inventory

Sources: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Wetlands Inventory Map - PR-IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

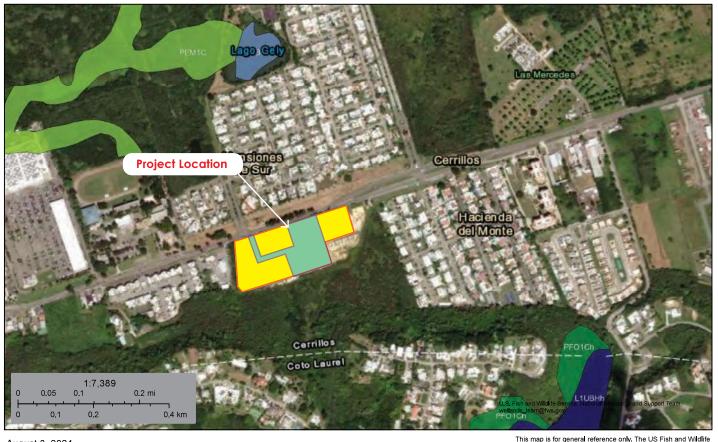
Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Infinity Advanced Healthcare Center- Wetla



August 8, 2024

Wetlands

Estuarine and Marine Deepwater Estuarine and Marine Wetland

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland Freshwater Pond

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

> National Wetlands Inventory (NWI) This page was produced by the NWI mapper



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center

Lake

Other

Riverine

Database Used: National Wetlands Inventory

Sources: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Exhibit 9.1 – Wetlands Survey Form Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC



CDBG-MIT PROGRAM

Community Development Block Grant Program-Mitigation

PRIMARY SCREENING FOR WETLANDS AS PER HUD'S REGULATIONS AT 24 CFR 55.9(b)

General Information:		
Project Name (Case ID):	ot Name (Case ID): IPGM-00154-Infinity Adv Healthcare Center	
Coordinates:	Lat:18.04216887 Long: -66.57059816	
Parcel ID:	365-059-647-15	
Municipio:	Ponce	
Report Date:	10/30/2024	
Preparer:	Edwin D. Ortíz Martínez	
Project Scope:		
Does this project involve new construction as defined in Executive Order 11990? (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.)	⊠ Yes	No (Based on the response, the review is in compliance)
Project Site Conditions: (Indicate whether the area is impacted or not. If impacted, specify what elements or factors are present.)	parcel. Im presence	eviously impacted ages show the of a previous lopment.

A. Visual Assessment (Desktop Study)

National Wetlands Inventory (NWI) Reference			
Coordinates: Click or tap here to enter text.			
Is the project area located in proximity		The project site is in proximity of wetlands identified on NWI.	
to wetlands identified on the National Wetlands Inventory (NWI)?	× No	The project site is not in proximity of wetlands identified on NWI.	

B. Visual Assessment (Field Study)

Visual Assessment performed on:	10/17/2024
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List Individual(s) conducting the assessment the assessment was performed, description performed at site.		
Individual(s) present:	Edwin D. Ortíz Martínez Luis Santiago	
Weather Conditions: (Prior and during the site visit)	Clear skies / Abundant sunshine	
Where transects performed?	⊠ □ Yes No	
If performed, how many transects were performed per transects?	1	
Wetland Vegetation:		
Was vegetation identified throughout the visit?		getation was Provide supporting n)
V 1511 -	No wetland vegetation was identified. (Provide supporting documentation).	
Wetland Hydrology:		
Was visual inundation, ponding or saturation present at the site?	□ Yes	⊠ No
Were watermarks present within site (If applicable)?	☐ ⊠ Yes No	
If performed, how many borings were performed per transects?	1	
If performed, how many samples were taken?	1	
If performed, was underground water found throughout borings?	☐ ⊠ Yes No	

Wetland Hydrology:		
If boring were performed, summarize determination of borings:	No evidence of wetland hydrology was observed. The topography of the site is consistent with a developed parcel and does not exhibit characteristics typically associated with wetland areas.	
Reasoning as for why borings were not performed:	N/A	
Provide supporting documentation (Photo Log) with brief descriptions and georeferenced document of all boring sample locations taken at end of form.		

Hydric Soils:		
What is the NRCS' soil classification for this site?	Farmland of Statewide Importance FtC2 (Fraternidad Clay)	
If performed, how many borings were performed per transects?	1	
If performed, when were the borings performed?	1	
If performed, how many samples were taken?	1	
If performed, what were the identified soils for each sample?	Artificial Fill Material	
If performed, does the identified soil sample concur with NRCS Soil Study Identification?	☐ Yes	⊠ No
If performed, was underground water found throughout borings?	☐ Yes	⊠ No
If boring were performed, summarize determination of borings:	The site condition of the soils consists of artificial fill material and exhibits a homogenous (nonstratified soil horizon) indicating that hydrologic conditions are not adequate for the development of hydric soils.	

Hydric Soils:		
Reasoning as for why borings were not performed:	N/A	
Provide supporting documentation (Photo Log) with brief descriptions and georeferenced document of all boring sample locations taken at end of form.		

Summary of Finding for Wetland Indicators		
	☐ Wetlands Vegetation	
Is there a presence of mentioned indicators or characteristics of wetlands within the assessed area?	☐ Hydric Soils	
	☐ Hydrology	
	⋈ No Indicators were observed	

C. Determination

Visual Assessment Field Study and Desktop Study			
Based on Visual Assessment Field Study and Desktop Study:		The primary screening conclusively determined that the project site contains wetlands.	
		The primary screening conclusively determined that the project site does not contain wetlands.	
		The primary screening is inconclusive; potential wetlands should be further studied.	

D. Supporting Documentation

The best available information such as NRCS Soil identification, Maps, USDA Plant Lists, previous USACE wetland determinations, if any, and/or documentation of project site (if available) must be provided to support the determination made. All supporting documentation must provide source reference.

<u>Field Study photos, photo log, and georeferenced document demonstrating location of all boring sample must be included in this form.</u>

Subject: Wetlands Survey Memo for Parcel Development at #14 Street, Ponce, Puerto Rico

The following is to submit the Wetlands Survey Memo for the proposed development of the Infinity Healthcare Center on parcel #14 Street in Ponce, Puerto Rico. This memo provides an overview of the wetland characteristics of the site and evaluates the environmental conditions to ensure compliance with regulatory guidelines for new construction projects per 24 CFR Part 55.9. Below is a summary of our findings.

Introduction:

the Infinity Advanced Healthcare Center project intends to develop a state-of-the-art, five story building in Road 14 Km. 6.6, Cerrillos Ward, Ponce, Puerto Rico. The primary purpose of the building is to provide comprehensive health and medical services to the community of southern Puerto Rico. The project aims to enhance the accessibility and quality of healthcare in the area, offering advanced medical facilities, specialized clinics, diagnostic services, and other essential healthcare amenities. As well as comprehensive telehealth medical services.

The Infinity Advanced Healthcare Center's street address is Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780. The cadastral number of the area which includes the portion of land to be used for the medical offices project is 365-059-647-15. The project coordinates Latitude:18.04216887; Longitude: -66.57059816. The project is proposed on a disturbed parcel of land previously laid for the construction of a new development.

The site is located at #14 Street in Ponce, Puerto Rico, is the proposed site for the five-level medical services facility under the Infinity Healthcare Center. The site has undergone previous grading, and filling, progressing with no observed impacts on wetlands or environmental constraints. This memo outlines the results of the wetlands survey and addresses compliance with local and federal wetland regulations.

Purpose and Need:

The purpose of this Wetlands Survey is to determine whether wetland characteristics are present on the site of the proposed Infinity Healthcare Center development. This evaluation is crucial to meet the requirements of 24 CFR 55.9, which calls for an assessment of potential wetland impacts even when the National Wetlands Inventory (NWI) does not identify wetlands in the area. Site hydrology was evaluated by Eng. Pedro M. Garcia (P.M.G. & Associates Engineering Design and Consulting) based on the topographic conditions of the area.

Methods:

A meandering transect survey was conducted on October 17, 2024, to assess the site's current conditions (see Figure 1: Surveyed Area). The weather conditions were favorable with clear skies and abundant sunshine. The survey included:

A. Hydrology Evaluation:

Topographic conditions were reviewed to determine whether the site exhibited any signs of wetland hydrology. The survey searched the project area for ponding or evidence of frequent ponding (surface saline deposits).

B. <u>Vegetation Analysis:</u>

A detailed analysis was performed to identify any hydrophilic (water-loving) plant species that would indicate the presence of wetland conditions.

C. Soils Assessment:

A shovel test was conducted to evaluate the presence of hydric soils by scooping a hole in the soil for analysis. The methods followed the USDA Field Indicators of Hydric Soils in the United States (Version 8.2, 2018).



Figure 1: Surveyed Area

Results:

Hydrology: No evidence of wetland hydrology was observed. The topography of the site is consistent with a developed parcel and does not exhibit characteristics typically associated with wetland areas. The site contains no areas of stormwater drainage systems or naturally ponding areas to support the conditions required for the establishment of hydrophilic vegetation and development of hydric soils. (*Please see Figure 2, Current Site Conditions.*)

Figure 2. Current Site Conditions



Vegetation: The vegetation analysis confirmed the absence of hydrophilic plants. The plants observed are typical of developed or disturbed areas and show no indication of water dependency. The plant communities observed are those typically found in disturbed and unmaintained parcels of land in Puerto Rico, such as a previously filled site for construction. The plant communities range from facultative and herbaceous plant species such as *Urchloa maxima*, *Macroptilium lathyroides*, and *Elusine indica*. Although facultative plant species were observed, its presence alongside primarily upland plant species indicates the site does not contain a plant community consistent of wetlands. (*Please see Figure 3: Existing Vegetation on Site*)

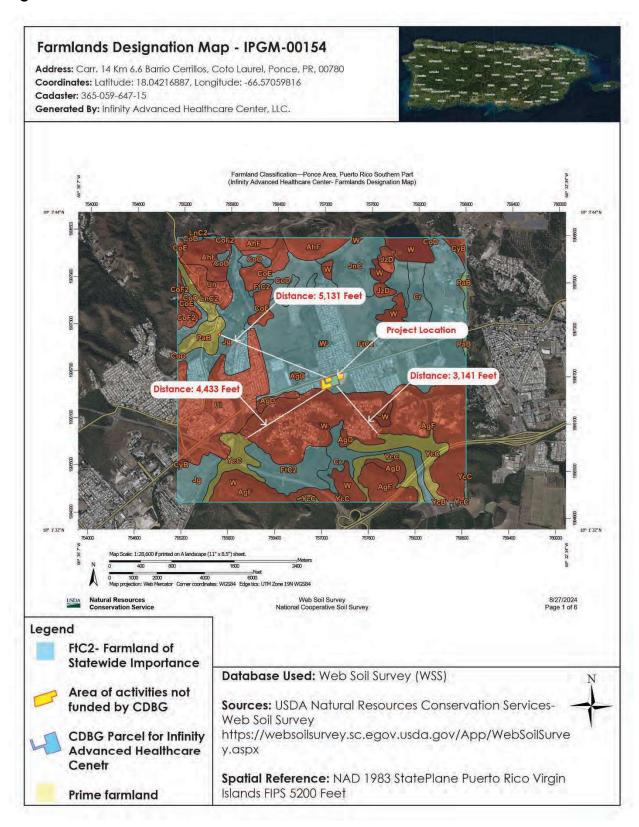
Figure 3: Existing Vegetation on Site



Soils: Following the observations of the meandering survey of hydrology and hydrophilic vegetation, it was observed that soil conditions were consistent across the site due to previous fill activity prior to the project (see Figure 4 for pre-fill soil conditions identified by NRCS data). For this reason, a single shovel test was performed for due diligence to the survey. See Figure 1 with shovel test location. The shovel test revealed that the soils on-site do not exhibit hydric characteristics. The soils map confirms that the parcel does not contain hydric soils, further indicating the absence of wetland conditions. The site condition of the soils consists of artificial fill material and exhibits a homogenous (non-stratified soil horizon) indicating hydrologic conditions are not adequate for the development of hydric soils.

Photographs of the shovel test are included in this report to illustrate the findings. Figure 5 shows the shovel test being conducted. Figure 6 shows a photograph of the soil sample taken during the shovel test which shows no signs of wetlands characteristics.

Figure 4: NRCS Soil Classification for the Site



Farmlands Designation Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Database Used: Web Soil Survey (WSS)

Sources: USDA Natural Resources Conservation Services-Web Soil Survey https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Figure 5:



Figure 6:



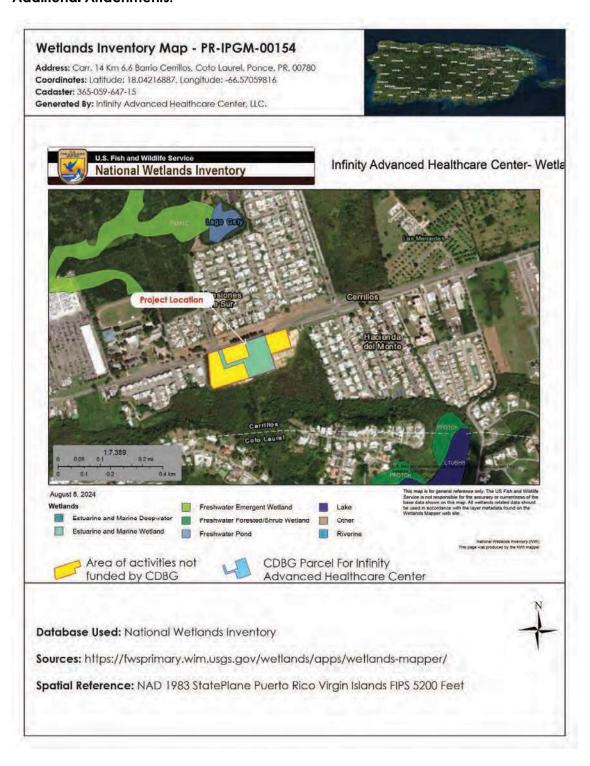
Conclusion:

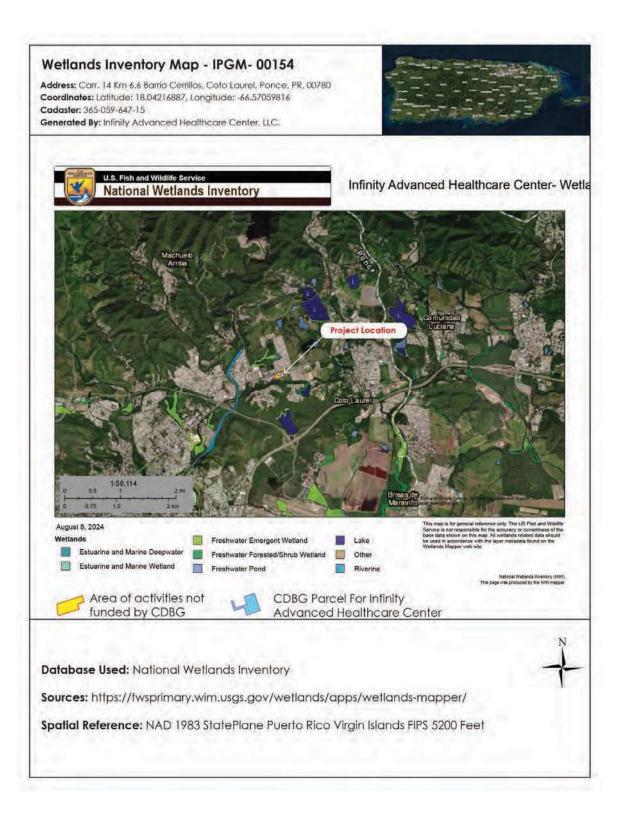
Based on the results of the hydrology, vegetation, and soils assessments, we conclude that the parcel does not exhibit any characteristics of wetlands. The site was previously filled and is now partially developed, with no hydrological features, hydrophilic vegetation, or hydric soils. While the National Wetlands Inventory does not indicate the presence of wetlands, we have further evaluated the site per the requirements of 24 CFR 55.9 and confirmed no wetland characteristics exist. Should you require any additional information or clarification, please feel free to reach out.

Eng. Edwin D. Ortiz Martínez, PE, Principal

Edwin D. Ortíz, PE, & Associates

Additional Attachments:





Infinity Advanced Healthcare Center Site Conditions













Exhibit 10 - SHPO Letter of No Historic Properties Affected		
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC		
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC		
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Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC		



GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

Monday, February 10, 2025

Lauren B Poche

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

SHPO-CF-01-29-25-02 IPGM-00154 (Ponce), Infinity Advanced Healthcare Center

Dear Ms. Poche,

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

Our records support your finding of no historic properties affected within the project's area of potential effects.

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

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

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CARC/GMO/ OJR







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



1/29/2025

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 Department of Housing (PRDOH), CDBG-MIT Economic Development Investment Portfolio for Growth – Lifeline Mitigation

RE: SHPO-CF-09-04-24-02 Section 106 NHPA Effect Determination Re-Evaluation Submittal for Case PR-IPGM-00154: Infinity Advanced Healthcare -Infinity Advanced Healthcare Center Project, Ponce, Puerto Rico – *No Historic Properties Affected*

Dear Architect Rubio Cancela,

The Puerto Rico Department of Housing (PRDOH) launched the Economic Development Investment Portfolio for Growth – Lifeline Mitigation Program (IPG-MIT) with the objective of targeting economic development funding for privately owned lifeline infrastructure to support Risk-Based Mitigation Needs. The IPG-MIT Program, with an allocation of \$628,816,696 in mitigation funds from CDBG-MIT, is intended for projects focused on private investment in lifeline infrastructure to increase stability and/or expansion of lifeline services. As an extension of the IPG financed with CDBG-DR funds, this mitigation-focused Program is intended to fund large-scale reconstruction projects that are transformative in nature, substantially impacting the economic sector and workforce. To ensure compliance with HUD's environmental requirements, the PRDOH contracted Horne Federal, LLC (HORNE) to provide environmental records review services for their CDBG-MIT Programs.

Consultation was originally initiated for Case PR-IPGM-00154: Infinity Advanced Healthcare - Infinity Advanced Healthcare Center Project on September 4, 2024. In a letter dated September 25, 2024, the Puerto Rico State Historic Preservation Office supported PRDOH's finding of No Historic Properties Affected. However, during the initial case review, the portion of the project area that is segregated from the CDBG-funded activities was omitted from the original APE. The APE has been expanded to include both the CDBG-funded activities and the proposed future developments that are not funded by CDBG. The full scope of the project, which includes revised mapping, photographs, and construction plans, is described in the submitted documentation.



Based on the provided documentation, the Program requests a concurrence with a determination that **no historic properties affected** are appropriate for this undertaking.

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

Kindest regards,

Lauren Bair Poche. M.A.

Architectural Historian, EHP Senior Manager

LBP/JCO

Attachments

IPGM-00154 Infinity Advanced Healthcare - Infinity Advanced Healthcare Center Project Ponce, Puerto Rico

Section 106 Effect Determination Form

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Project Location: 14 Road Km. 6.6 Cerrillos ward, Coto Laurel, Ponce, PR, 00780

GOVERNMENT OF PUERTO RICO

Project Coordinates: Latitude: 18.042757 Longitude: -66.570861

TPID (Número de Catastro): 365-059-647-15-000

Type of Undertaking:

☐ Substantial Repair/Improvements

Construction Date (AH est.): N/A Property Size (acres): 3.12

SOI-Qualified Archaeologist: Jaqueline López Meléndez

Date Reviewed: July 11, 2024, August 30, 2024-REVISED

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. It has been determined by the SOI-qualified professionals that the project undertaking does not conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO and COR3, as amended (May 3, 2023).

Project Description (Undertaking)

The objective of the Infinity Advanced Healthcare Center project is to develop a state-of-the-art, five story building in Road 14 Km. 6.6, Cerrillos Ward, Ponce, Puerto Rico. The primary purpose of the building is to provide comprehensive health and medical services to the community of southern Puerto Rico. The project aims to enhance the accessibility and quality of healthcare in the area, offering advanced medical facilities, specialized clinics, diagnostic services, and other essential healthcare amenities. As well as comprehensive telehealth medical services.

The ERR will consider the entire area shown on the included segregation plan; however, the project area is the area designated as CDBG parcel and Right of Way (ROW). The proposed activities both in the CDBG parcel, ROW, and proposed development outside of these areas are broken down in the following:

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Infinity Advanced Healthcare Center's site has 3.12 acres (12,635.79 square meters). The structure has a gross area of 1.26 acres (54,973.01 square feet) and is broken down as follows:

- Level one includes supporting restaurants, which occupies approximately 0.29 acres (12,618.65 square feet).
- Level two includes supporting medical offices, which occupies 0.32 acres (13,762.44 square feet) approximately.
- Levels three to five include supporting medical offices, which occupies approximately 0.22 acres (9,530.64 square feet) per level.
- Parking lot with approximately 235 parking spaces, access roads, and infrastructure improvements.

Right of Way: The right of way will provide direct access to Infinity Advanced Healthcare Center and its parking spaces.

Improvements to the Site and Surrounding Areas

The Infinity Advanced Healthcare Center project prioritizes the incorporation of redundancy and reliability in the utilities infrastructure to ensure uninterrupted and dependable services. The following measures will be implemented:

- a. Power Supply: The facility will have redundant power supply systems, including multiple power sources and backup generators. This setup will ensure continuous electricity availability, minimizing the risk of power outages and enabling seamless operation of telehealth services, critical medical equipment, lighting, and HV AC systems.
- b. **Water Supply:** The project will include redundant water supply systems to guarantee an uninterrupted water source for the facility. Backup water storage tanks or reservoirs will be installed, coupled with efficient pumping systems, to maintain a reliable water supply for essential operations, patient care, and sanitation needs.
- c. **Telecommunications:** Robust telecommunications infrastructure will be established to ensure reliable connectivity for telehealth communication within the facility and with external patients. Multiple service providers, redundant network connections, and backup systems will be implemented to minimize the risk of communication

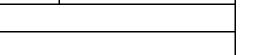
INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



GOVERNMENT OF PUERTO RICO

disruptions, enabling efficient coordination among healthcare professionals and seamless interaction with patients.

- d. Data and Information System: To ensure data integrity and uninterrupted access to critical information, redundant data storage and backup systems will be implemented, to record remote patient monitoring systems. This will safeguard patient records, medical databases, and other essential healthcare information from potential loss or downtime. Regular data backups and disaster recovery protocols will be established to maintain data availability and system reliability.
- e. **Fire Protection System:** The facility will be equipped with advanced fire detection and suppression systems, including redundant fire alarm systems, automatic sprinkler systems, and fire-rated construction materials. These measures will enhance the safety and security of the building, mitigating the risk of fire-related incidents and minimizing potential disruptions to healthcare services.
- f. **Maintenance and Monitoring:** Ongoing maintenance and monitoring programs will be implemented to ensure the continued functionality and reliability of utilities. Regular inspections, preventive maintenance, and swift response to any detected issues will be conducted to address potential failures promptly and proactively maintain reliable utilities capabilities.

By incorporating redundancy and reliability in utilities capabilities, the Infinity Advanced Healthcare Center project aims to provide a resilient healthcare facility that can withstand unforeseen challenges and maintain uninterrupted operations before, during, and after natural disasters. These measures will contribute to the facility's ability to deliver high-quality healthcare and telehealth services consistently and ensure the safety and well-being of patients, healthcare professionals, and staff.

Activities not funded by CDBG included in the ERR:

Other activities that will not be funded by CDBG, but are being considered for a future development include the following:

- Parking areas
- Green areas-These areas include plantings and landscaping that will ambient Infinity Advanced Healthcare Center

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

 Freestanding Commercial Developments: South of Infinity Advanced Healthcare Center, 4 to 5 freestanding developments are being considered for a future development which vary from 1,434 to 1,510 sf each. These could serve as supporting commercial developments.

- Retention Pond- Max. Capacity 3,432 M3 (Max depth 3.5 M)
- Access roads and infrastructure improvements

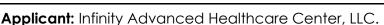
The project is proposed on a disturbed parcel of land previously laid for the construction of a new development. The excavations for the building foundations were previously made by Roadway Properties on 2022. The foundations were built with the following dimensions:

- There were two foundations 13'-7'' x 44'-0'' with a depth of 24'', one for each stair structure.
- The primary foundation is in a "U" shaped form, with a length of 194'-6'' and a width of 35'-0''. The width of the foundation along this line is 7'-0''. The "U" shape finalizes on each side with a 14' x 14' foundation. All depths are 24''.
- There are two 18'-0" by 18'-0" foundations with 28" depths.
- There is a central foundation measuring 74'-8" by 18'-0". This is 28" deep.
- To the north of the building (front) there are four foundations 6'-0'' by 6'-0''.
- There are an additional 8 foundations with the following dimensions: 6'-0'' by 15'-0'' with a 24'' depth.

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 the "Infinity Advanced Healthcare Center" project, encompasses the area directly occupied by the proposed development, which includes the footprint of the healthcare facility, parking lots, access roads, and infrastructure improvements such as sanitary and water systems, lighting, and other utilities. The project site covers approximately 12,635.79 square meters (3.12 acres), with dimensions roughly 395 feet by 343 feet on its longest side. This area is bordered on the north by the PR-14 highway, on the east and west by an abandoned project, and on the south by a vacant lot. The visual APE extends to the

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



viewshed of the proposed project, considering the potential impact on the visual character of the surrounding environment due to the five-story building and associated infrastructure.

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 Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area has a low archaeological potential. It is important to mention that the APE is not located within or adjacent to a traditional urban center or historic district eligible for or listed on the National Register of Historic Places.

The project area is located in the urban zone of Ponce about 2.75 miles northeast of the Traditional Urban Center of Ponce. It has a flat topography, at an altitude of approximately 230 feet above sea level. The property is bordered to the north by the PR-14 highway, to the south by a vacant lot and to the east and west by an abandoned project. The nearest body of water is the Gely Lagoon located 0.20 miles northwest and unnamed creek located 0.40 miles northwest. The south coast is located 4.89 miles southeast of the project area. The soils in the project area have been classified as Fraternidad clay 5 to 12 percent slopes eroded (FtC2). This soil consists of moderately well drained, gently sloping to strongly sloping soils on the coastal plain in the semiarid area. Permeability is slow, and the available water capacity is high. Erosion is a hazard, and it needs to be controlled if cultivated crops are grown.

Approximately two hundred archaeological sites have been reported in the municipality of Ponce. Approximately forty-seven (47) Pre-Columbian sites have been identified in Ponce, covering all periods of occupation from the Archaic (ca. 4,000 BC-200 AD) to the Chicoid or Taino period (ca. 1200 AD-1500 AD).

A considerable number of the historic resources are within the Traditional Urban Center where residential, commercial and institutional structures are concentrated. Ponce also has sugar and coffee plantations, roadside houses, irrigation canals, cemeteries, bridges, and Spanish aqueducts, among others. Thirty-nine (39) of the reported resources are included in the National Register of Historic Places.

Ponce was officially founded in 1692. During the 19th century its economy was dedicated to the cultivation and processing of sugarcane in addition to the planting of coffee, rice

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

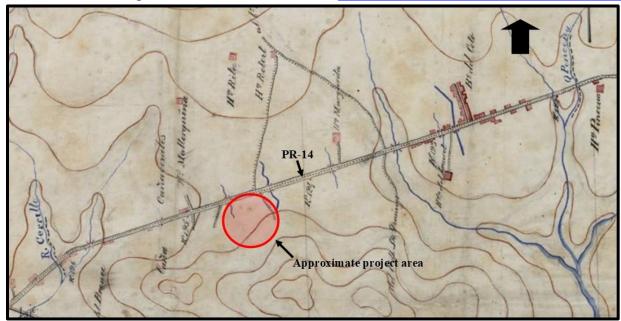
Project Name: Infinity Advanced Healthcare Center

and corn. It had one of the most important ports in the country. By the second half of the 19th century there were seven sugar mills operating in the region, with more than 4,000 cane acres.

The earliest available map of the area is the Itinerario from Juana Díaz to Ponce made by the Army Geographic Center in 1887 (Figure 1). In this figure the current PR-14 highway, already built in that year, can be seen. There are very few structures along the road and in the area where Coto Laurel is located there is a small concentration of structures on the PR-14 road and on a small road that leaves PR-14 to the northwest. In the project area the land is vacant.

The next image reviewed is the 1945 Ponce, Puerto Rico US Geological Survey 7.5-Minute topographic quadrangle (USGS) (Figure 2). In this topographic, the PR-14 road is identified as PR-1. Hacienda Mallorquina is located to the northwest of the project area more than 0.50 miles away. There are no structures or roads in the project area. A transmission line runs northeast to southwest outside the project area.

Figure 1. Itinerario de Juana Díaz a Ponce, 1884
Archivo Nacional Digital de Puerto Rico. Source: https://archivonacional.com/PL/1/1/1087



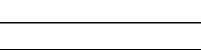
INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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Applicant: Infinity Advanced Healthcare Center, LLC.

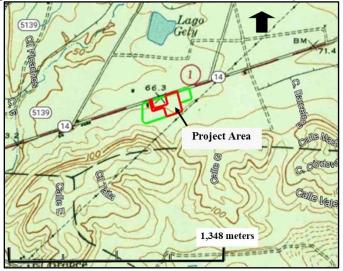
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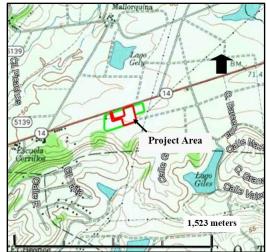
GOVERNMENT OF PUERTO RICO

Figure 2. Project Area in the 1945 USGS Topographic Quadrangle of Ponce (green line- Area of activities not funded by CDBG)



The project area is located on the border between the urban and rural areas of Ponce. According to the topographic quadrangles and aerial photos, the development of the general area where the project is located and that can be seen in recent aerial photos began in the 1980s (Figures 3-5).

Figure 3. Project Area in the 1970 edited 1972 USGS Topographic Quadrangle of Ponce (green line- Area of activities not funded by CDBG)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



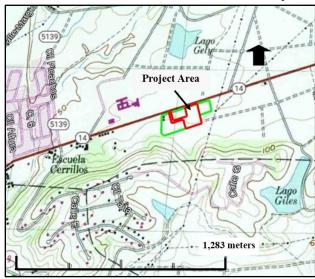
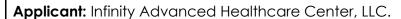


Figure 5. Project area in the 1993 aerial photograph (green line- Area of activities not funded by CDBG)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



It is from the 1980s onwards that the general area of the project area can be observed to have changed. In the 1970 topographic edited in 1982 (Figure 4) a new development can be seen located 0.49 miles northwest of the project area. To the southwest, a community with scattered houses can be seen on the same topographic. In the 1993 aerial photo (Figure 5) this community developed and expanded in all directions. This aerial photo also shows housing developments to the northwest, east and south of the project area.

By 2003 (Figure 6) a development is observed to the north of the project. This is also a housing development.

In 2014 began to see changes in the project area. In the 2014, 2016 and 2020 photos (Figure 7) the project area shows changes in its surface. It is evident that throughout these years heavy machinery removed vegetation and soil.



Figure 6. Project area in the 2003 aerial photograph (green line- Area of activities not funded by CDBG)

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Figure 7. Project area in the 2014, 2016 and 2020 aerial photograph (green line- Area of activities not funded by CDBG)







One project began construction in the project area between June and August 2021 as shown in the available aerial photos (Figure 8). This construction now appears to be abandoned (Figure 8).

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

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Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Figure 8. Project area in the 2021, 2022, 2023 and 2024 aerial photograph (green line- Area of activities not funded by CDBG)





In the archives of the State Historic Preservation Office (SHPO) and the Institute of Puerto Rican Culture (ICP), Twenty (20) archaeological studies were found within a 0.50 miles study radius of the project area (Table 1). Of these twenty studies, two (2) were conducted within the project area. Both studies conducted by Juan Gonzalez in 1990 and 1993a yielded negative results.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154



Table 1. Table of cultural resources surveys conducted within the project area or within a 0.50-miles radius.

Author	Phase/Title	Year	SHPO / IPRC code	Results	Distance Direction
Juan González Colón	IA/ Plaza San Marcos	1990	ICP/CAT-PO-90-07- 02, SHPO: 12-15-91- 01	Negative	Within
Juan González Colón	IA-IB/ Valle del Monte Industrial Park	1993a	ICP/CAT-PO-93-14- 06	Negative	Within
Harry Alemán	IA-IB/ Residencial Hacienda La Mallorquina	1985	ICP/CAT-PO-85-02- 02, SHPO: 03-28-85- 02	Positive. Two archaeological sites, called Conchero Campana (PO0100065) located 0.43 miles north and Hacienda Mallorquina (PO0100068) located 0.49 miles north.	0.02 mi N
Juan González Álamo	IA-IB/ Ensanche Carretera PR-14	2009	ICP/CAT-PO-09-29- 04, SHPO: 09-10-14- 02	Positive. Bridge with brick arch over the Juliana Creek located more than 0.50 miles away.	0.01 mi N
Edgar J. Maíz	IA-IB/ Troncal Sanitaria PR-14 Fase Il y Troncal Sanitaria Coto Laurel	2003	ICP/CAT-PO-03-21- 01	Negative	0.23 mi NE
Juan González	IA-IB/ Nuevas Facilidades Deportivas Colegio Ponceño de varones	1992	ICP/CAT-PO-92-11- 03	Negative	0.28 mi NW
Agamem non Gus Pantel	II/ Las Mercedes Memorial Park	1987a	ICP/CAT-PO-87-04- 08	Negative	0.30 mi NE
Agamem non Gus Pantel	II/ Las Mercedes Memorial Park	1987b	ICP/CAT-PO-87-04- 06	Negative	0.30 mi NE

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT) Section 106 NHPA Effect Determination Form



Applicant: Infinity Advanced Healthcare Center, LLC.

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Author	Phase/Title	Year	SHPO / IPRC code	Results	Distance Direction
Agamem non Gus Pantel	II/ Las Mercedes Memorial Park End of field Report West Half of Project	1987c	ICP/CAT-PO-87-04- 01	Positive data recovery is not recommended. Pantel documented historical remains mixed with Pre-Columbian remains evidencing the impacts of agricultural activities on the property (SHPO PO0100031). The artifactual materials present poor to medium integrity.	0.30 mi NE
Juan González	IB/ Expansión del Cementerio Las Mercedes Memorial Park	1994	ICP/CAT-PO-94-15- 05	Negative	0.32 mi NE
Prentice M. Thomas	IA-IB/ A Cultural Resources Reconnaissance and Testing Program of a 100 Acre Clay Borrow Area	1986a	ICP/CAT-PO-86-29- 03	Two Pre-Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast	0.39 mi NE
Prentice M. Thomas	IA-IB/ Archaeological excavations at The Lago Gely Site (PO31)	1987	ICP/CAT-PO-87-04- 07	Two Pre-Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast	0.39 mi NE
Prentice M. Thomas	III/ A Cultural Resources Reconnaissance and Testing Program of a 100 Acre Clay Borrow Area	1986b	ICP/CAT-PO-86-29- 03	Positive. Two Pre- Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast.	0.39 mi NE

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



Applicant: Infinity Advanced Healthcare Center, LLC.

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Author	Phase/Title	Year	SHPO / IPRC code	Results	Distance Direction
Mark Swanson	IA-IB/ Excavations at Hacienda at Hacienda Ana María (PO33)	1986	ICP/CAT-PO-86-03- 01	Two Pre-Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast	0.39 mi NE
Jesús S. Figueroa	II/ Cuarta Extensión Urbanización El Monte	1990	ICP/CAT-PO-90-07- 07	Positive Pre-Columbian site located more than 0.50 miles away. Site 1 is a small site in dimension.	0.43 mi SE
Juan González	IA-IB/ Cuarta Extensión Urbanización El Monte	1989	ICP/CAT-PO-89-06- 07	Positive. Pre-Columbian site located more than 0.50 miles away. The presence of archaeological materials of pre-Columbian origin was detected in two separate sectors of the farm. Site 1 is a small shelly pit with some ceramic fragments intermixed with shell remains.	0.43 mi SE
Juan González	II/ Cuarta Extensión Urbanización El Monte	1993b	ICP/CAT-PO-93-14- 07	Positive. Pre-Columbian site located more than 0.50 miles away. The El Monte site was a ceremonial area of an indigenous village that existed on a plain in the foothills. The site was adversely impacted over the years.	0.43 mi SE
Pedro Alvarado	IA-IB/ Relocalización PR- 139 (desde PR-14 a PR-139)	1991	SHPO: 09-17-91-03 ICP/CAT-PO-91-10- 02	Positive. Pre-Columbian site PO0100088	0.47 mi SW
Raquel Camacho	IB/ Planta de Filtración Cerrillos	2006	ICP/CAT-PO-06-22- 06	Negative	0.49 mi W
Raquel Camacho	IA/ Planta de Filtración Cerrillos	2004	ICP/CAT-PO-04-21- 05	Negative	0.49 mi W

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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In 1990 archaeologist Juan Gonzalez (SHPO: 12-15-91-01) conducted a Phase IA report for the Plaza San Marcos project. The site of the IPGM-00154 project is located within the site studied by Gonzalez. Although in the report it says that it is a Phase IA in the text it mentions that he made the excavation of three shovel test pits. This project was developed on a 6.54-acre property and consists of the development of 7 lots where fast foods stores, offices and banking facilities will be established. The three shovel test pits excavated indicated a total absence of cultural resources and showed altered soils due to the removal of the organic layer. It mentions that in some sectors more than two meters of limestone soil was removed during the leveling works. The shovel test pits had a maximum depth of 70 cm. The interval between shovel test pits is not specified in the report. The report does not include a table with the stratigraphy of the excavated shovel test pits (Figure 9).

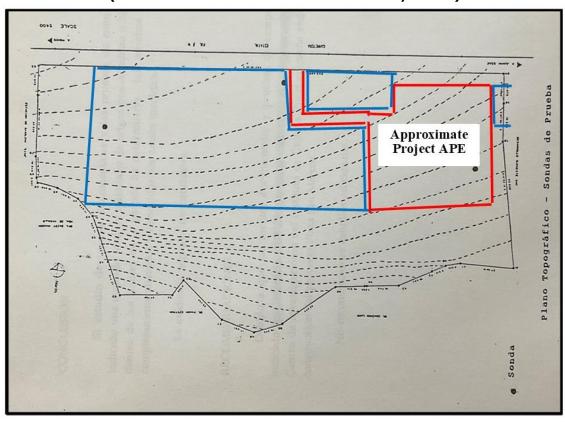


Figure 9. Location of shovel test pits excavated by González (1990). (blue line- Area of activities not funded by CDBG)

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
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In 1993a archaeologist Gonzalez conducted a phase IA-IB for the Valle del Monte Industrial Park project (ICP: PO-93-14-06). This project to be developed in a 25-acre property consists of 10 lots to establish several industrial and/or commercial enterprises. As in the Gonzalez project discussed in the previous paragraph, the IPGM-00154 project is located within the property studied by Gonzalez. The researcher conducted an archival review, a surface walkover and the excavation of shovel test pits at 25 meters intervals. The shovel test pits excavated had a maximum depth of between 50 and 60 cm. A total of 119 shovel test pits were excavated with negative results (Figure 10).

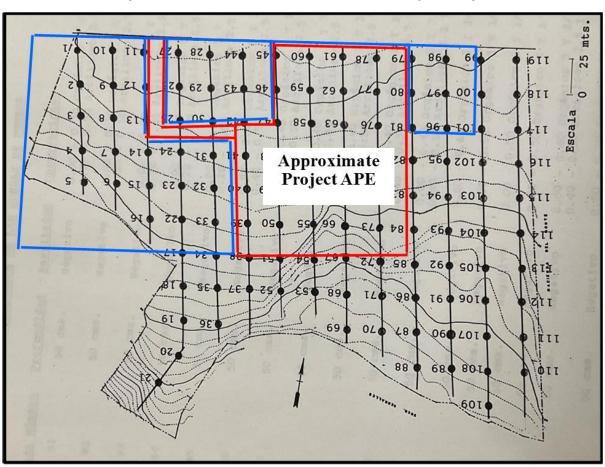


Figure 10. Location of shovel test pits excavated by González (1993a). (blue line- Area of activities not funded by CDBG)

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
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Of the twenty archaeological surveys reviewed within the 0.50 miles radius, eleven (11) yielded positive results for cultural resources. Aleman conducted a 1985 Phase IA-IB survey for the Hacienda La Mallorquina Residential project, where he documented the Pre-Columbian site known as Conchero Campana (SHPO: PO0100065) and the historic site known as Hacienda Mallorquina (SHPO: PO0100068), located 0.43 miles north and 0.49 miles north respectively.

The reports by Pantel (1987c), Thomas (1986a, 1986b, 1987), Swanson (1986) are related to the Pre-Columbian site known as Lago Gely (SHPO: PO0100031) located according to the ICP file at 0.38 miles northeast and according to the SHPO file at 0.44 miles northeast. Pedro Alvarado's (1991) report for the PR-139 Highway Relocation project reported the Pre-Columbian site known as Conchero PR-139 (SHPO: PO0100088) located 0.47 miles southwest. Reports by Gonzalez (1989, 1993b, 2009), and Figueroa (1990) reported cultural resources located more than 0.50 miles away.

In the archives of the State Historic Preservation Office (SHPO) and the Institute of Puerto Rican Culture (ICP), seven (7) archaeological sites were found within a 0.50 miles study radius of the project area (Table 2). The closest archaeological site to the IPGM-00154 project is Cuesta de la Margarita (SHPO: PO0100066) located 0.20 miles northeast. This is a Pre-Columbian site with Pre-Columbian Capá and Chicoide style ceramics as well as lithics and shell. At 0.38 miles northeast according to the ICP and 0.44 miles northeast according to SHPO there is the Lago Gely site (SHPO:PO0100031; ICP: PO-31). This site is composed of a Pre-Columbian residuary with Santa Elena and Chicoide style ceramics. It also contains lithics, shell and 19th century artifacts such as metal and glass. At 0.43 miles north is the Conchero Campana (SHPO: PO0100065). This is a Pre-Columbian site composed of a shell midden. At 0.47 miles southwest is the site Conchero PR-139 (SHPO: PO0100088). This site is a shell midden, and Pre-Columbian Ostiones style ceramic. At 0.49 miles north is the Hacienda Mallorquina site (SHPO: PO0100068). This is a historic site from the 19th and 20th centuries. It contains ceramics, metal, glass, brick structures, glass bottles, cistern, canals and a brick bridge for the passage of the train.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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Applicant: Infinity Advanced Healthcare Center, LLC.

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Table 2. Table of archaeological sites, historic properties and historic districts located within the project area or within a 0.50-miles radius

Name	SHPO id #	IPRC id #	Distance/ Direction	Description	NRHP (listed, eligible, non- eligible, no data)
Lago Gely		PO-31	0.38 mi NE	19 and 20 th residuario Pre-Columbian site Serie elenoide period IIIb	No data
Lago Gely, PO-31	PO0100031	-	0.44 mi NE	Pre-Columbian site, residuary, Pre- Columbian ceramic Santa Elena and Chicoide style, lithic, shell and 19th Century artifacts metal, glass	No data
Conchero Campana	PO0100065	-	0.43 mi N	Pre-Columbian site, Shell midden	No data
Cuesta de la Margarita Pce-3, Ponce #5 (Rouse)	PO0100066	-	0.20 mi NE	Pre-Columbian site, Pre-Columbian ceramic Chicoide and Capá style, lithic, shell	No data
Conchero PR-139	PO0100088	-	0.47 mi SW	Pre-Columbian site, Shell midden, residuary, Pre- Columbian ceramic Ostiones style	No data
Hacienda Mallorquina	PO0100068	-	0.49 mi N	19th and 20th Century historic site, Historic ceramic, metal, glass, brick structures, glass bottles, bricks, channel, cistern, train bridge	No data

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



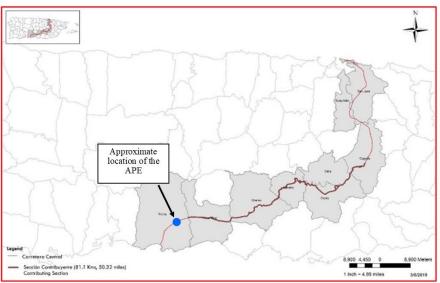
Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

The project is bordered to the north by PR-14 or Carretera Central. The Carretera Central, also known as the military road, was built between 1846 and 1886 and was included in the NRHP on May 2, 2019 (Carretera Central, National Register of Historic Places Registration Form. March 5, 2019) It was 134.7 kilometers long when it was built from San Juan to Ponce, crossing the central mountain range. This highway connected San Juan with the municipalities of Caguas, Cayey, Aibonito, Coamo, Juana Díaz and Ponce. The Central Highway is a linear district made up of diverse resources such as the highway itself, bridges, historic sewers, culverts, and Casillas de Camineros. In the section of the road between the municipalities of Juana Díaz and Ponce (12.4 kilometers) there are bridges over the Guayo, Inabón, Jacaguas, Bucaná and Portugués rivers. At the time this road was opened in 1886, all of these bridges were made of wood. However, during the first decades of the 20th century all these bridges were built of solid and permanent materials. Between the 1980-90s this stretch of road between Juana Díaz and Ponce became a mostly 4-lane road. According to the NRHP form for the Central Highway, the greatest destruction of resources directly associated with the Central Highway occurred in the 1980s in the Ponce jurisdiction (page 121). Due to the irreplaceable loss of resources on the road, the right-of-way, and the setting, the entire PR-14 (10 kilometers in length) comprise under Ponce's jurisdiction do not contribute to the historic significance of the Carretera Central (Figure 11).

Figure 11. Map showing Carretera Central from San Juan to Ponce and Contributing Section (Carretera Central NRHP form: 2019, page 122)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Determination

The following historic properties have been identified within the APE:

Direct APE:

N/A

• Indirect/Visual APE:

o PR-14/Carretera Central is adjacent to the project

Based on the results of historic property identification efforts, the Program has determined that while the Carretera Central is adjacent to the project area, no historic properties will be affected by the proposed undertaking. This is based on a project just down the road for the IPG-DR Program that was submitted with a recommendation of No Adverse Effect. However, SHPO stated in the response for that project that "While we concur that Carretera Central and the Casilla de Caminero are both historic properties listed and eligible for listing on the National Register of Historic Places (NRHP), respectively; we believe the project, as proposed, will have no effect on them. For that reason, a finding of no historic properties affected, within the project's area of potential effects, would be appropriate for this undertaking.

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The project to be developed on a 3.12-acres site is located 2.75 miles northeast of the Traditional Urban Center of Ponce. The nearest body of water is Gely Lake located 0.20 miles northwest of the project. The characteristics of the soil do not make it suitable for settlements in pre-colonial times. The closest archaeological site to the project is Cuesta de La Margarita (SHPO: PO0100066) located 0.20 miles northeast, outside the project area. Aerial photos show changes in the project area from 1980 to the present. The most drastic changes occur in approximately 2014. From this date the most obvious earthworks and the construction of structures that are currently unfinished and abandoned began. Studies conducted by archaeologist Juan Gonzalez in 1990 (SHPO: 12-15-91-01) and 1993 (ICP: PO-93-14-06) for two different projects covering the IPGM-00154 project area yielded negative results for cultural resources. The project area is bordered to the north by the PR-14 or Central Highway built between 1846 and 1886 and included in the NRHP on May 2, 2019. The project as proposed will not affect the Central Highway.

CDBG-DR &CDBG-MIT PROGRAMS INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT) Section 106 NHPA Effect Determination Form	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING	
Applicant: Infinity Advanced Healthcare Center, LLC.		
Program ID Number: IPGM-00154		
Project Name: Infinity Advanced Healthcare Center		

Recommendation (Please keep on same page as SHPO Staff Section)
The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):
 No Historic Properties Affected □ No Adverse Effect Condition (if applicable): □ Adverse Effect Proposed Resolution (if appliable)
This Section is to be Completed by SHPO Staff Only
The Puerto Rico State Historic Preservation Office has reviewed the above information and:
□ Concurs with the information provided.
□ Does not concur with the information provided.
Comments:

Date:

Carlos Rubio-Cancela

State Historic Preservation Officer

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154



Project (Parcel) Area of Potential Effect and location Map (Aerial) (Green line- Area of activities not funded by CDBG)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

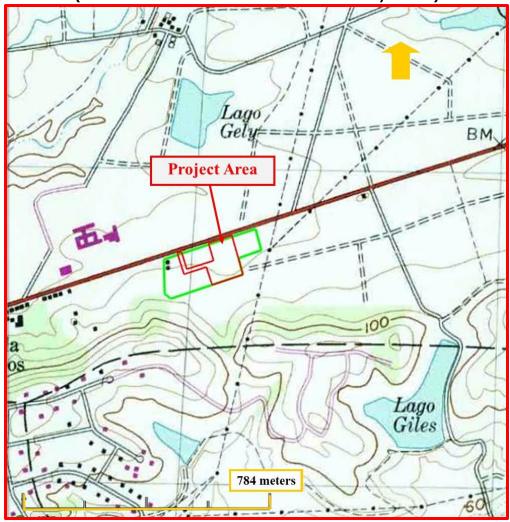
Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

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Project (Parcel) Location - USGS Topographic Map (Green line- Area of activities not funded by CDBG)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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Program ID Number: IPGM-00154



Project (Parcel) Location – Soils Map
https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
(Green line- Area of activities not funded by CDBG)



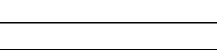
INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

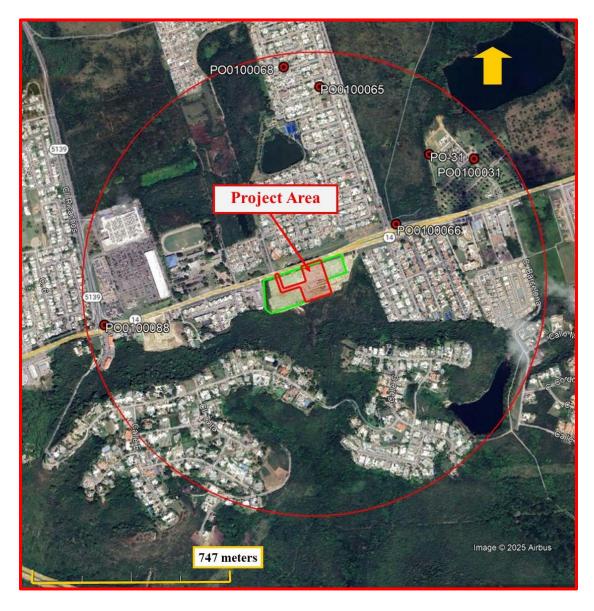
Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



GOVERNMENT OF PUERTO RICO

Project (Parcel) Location with Identified Historic Resources - Aerial Map (Green line- Area of activities not funded by CDBG)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

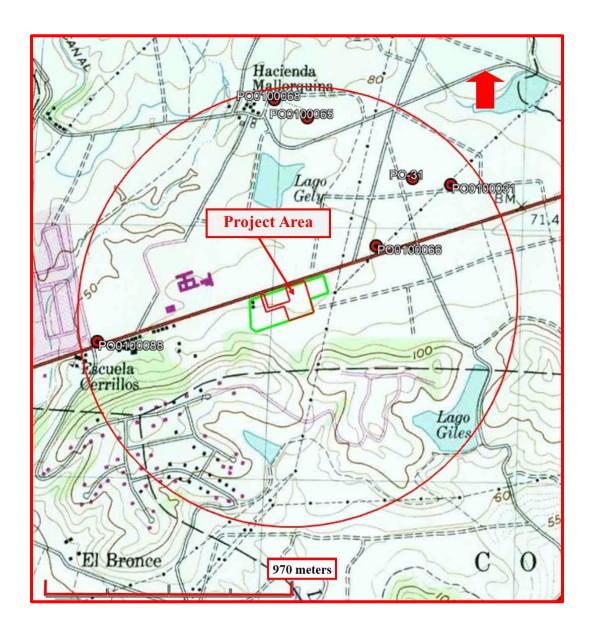
Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Project (Parcel) Location with Identified Historic Resources - USGS Topographic Map

(Green line- Area of activities not funded by CDBG)



Investment Portfolio for Growth Program (IPG-DR and IPG-MIT)

Section 106 NHPA Effect Determination Form

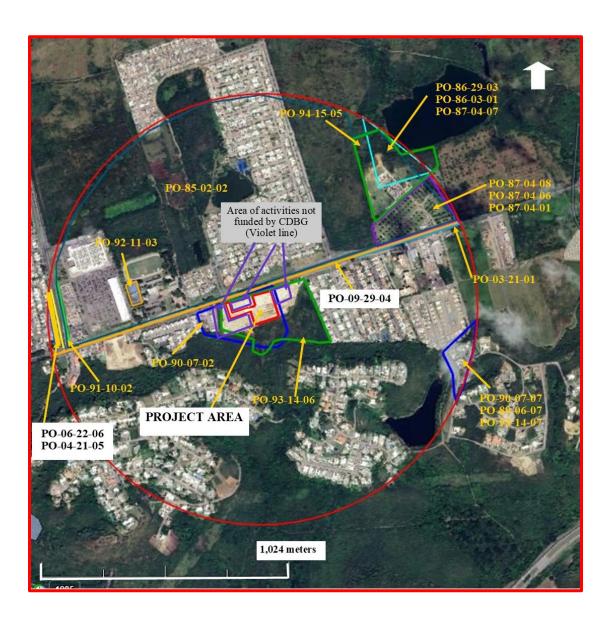
Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

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

(Violet line- Area of activities not funded by CDBG)



Investment Portfolio for Growth Program (IPG-DR and IPG-MIT)

Section 106 NHPA Effect Determination Form

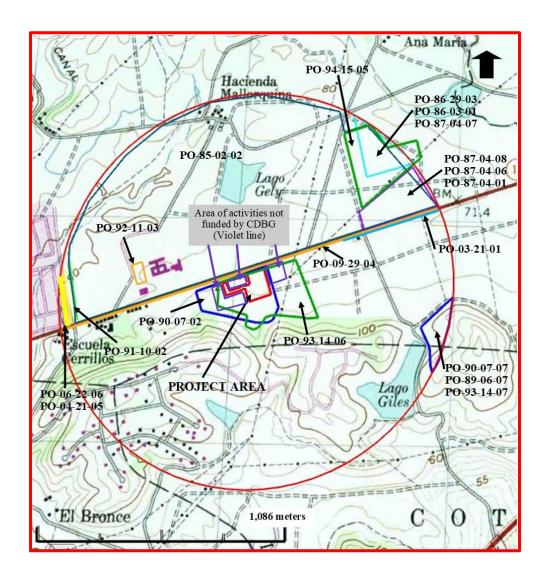
Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



(Violet line- Area of activities not funded by CDBG)



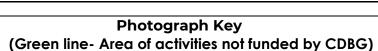
INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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Program ID Number: IPGM-00154

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INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Photo #: 1

Description (include direction): Project Area looking southeast.

Date: July 1, 2024



Photo #: 2

Description (include direction): Project Area looking west.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center





Photo #: 3

Description (include direction): Project Area looking southwest.

Date: July 1, 2024



Photo #: 4

Description (include direction): Project Area looking north.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Photo #: 5

Description (include direction): Project Area looking northeast.

Date: July 1, 2024



Photo #: 6

Description (include direction): Project Area looking east.

Investment Portfolio for Growth Program (IPG-DR and IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center





Photo #: 7

Description (include direction): PR-14 looking southwest.

Date: July 1, 2024

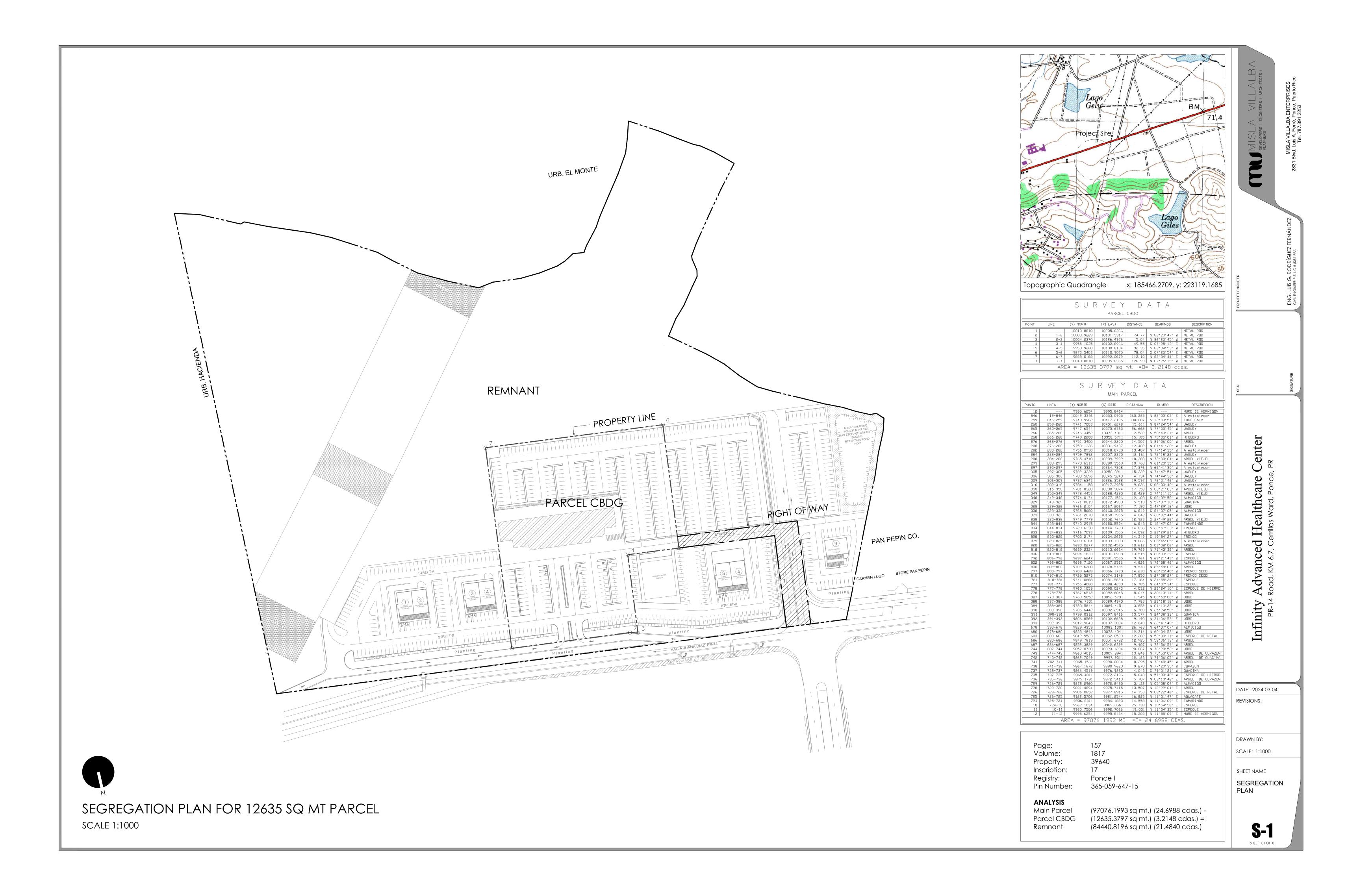


Photo #: 8

Description (include direction): PR-14 looking northeast.

IPGM-00154 Infinity Advanced Healthcare - Infinity Advanced Healthcare Center Project Ponce, Puerto Rico

Design Drawings



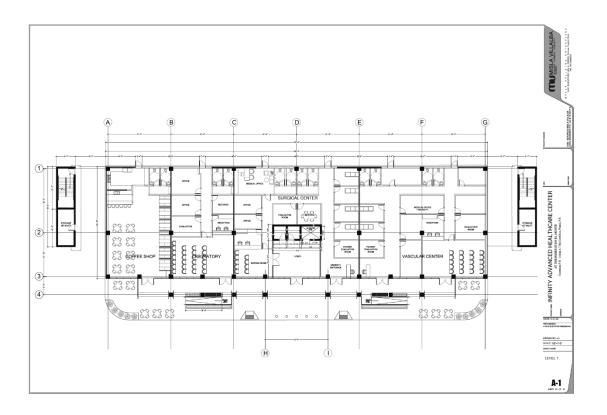
Project Site Plan:

The ERR will consider this entire area, however, the project area is the area designated as CDBG parcel and Right of Way (ROW).

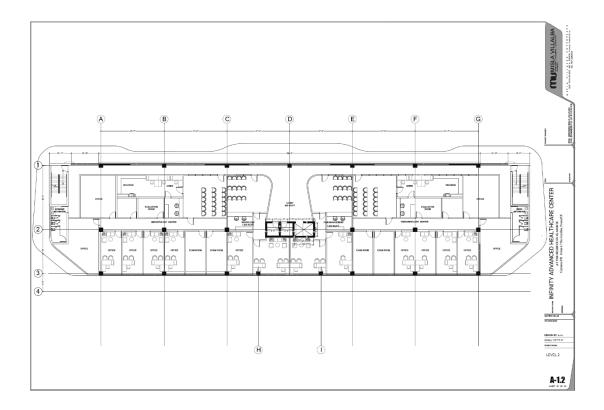


Project Floor Plans:

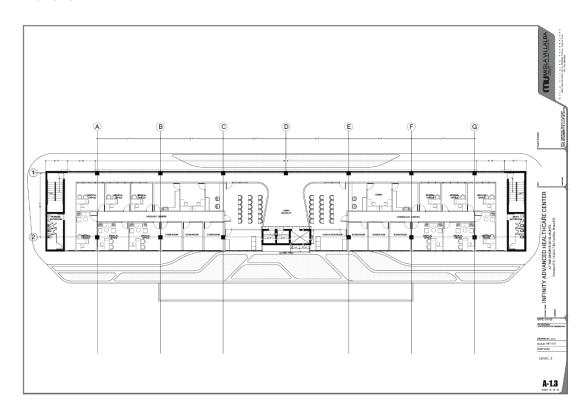
- Level 1



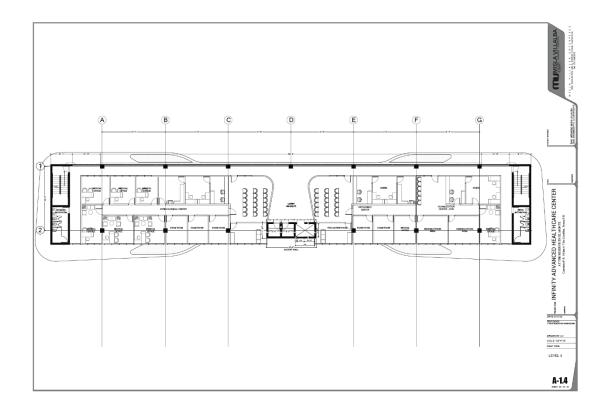
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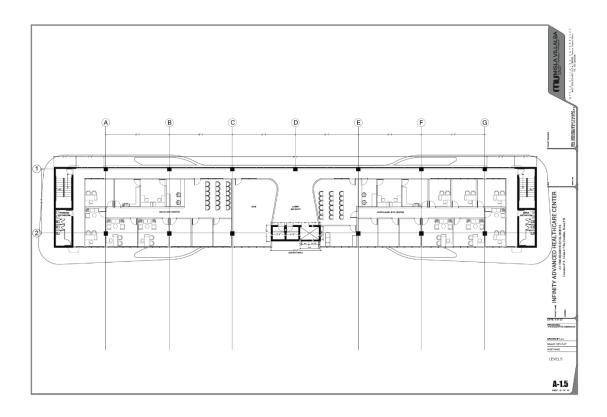
- Level 3



Level 4



Level 5















GOVERNMENT OF PUERTO RICO

STATE HISTORIC PRESERVATION OFFICE

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

Wednesday, September 25, 2024

Lauren B Poche

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

SHPO-CF-09-04-24-02 IPGM-00154 (Ponce), Infinity Advanced Healthcare Center

Dear Ms. Poche,

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

Our records support your finding of no historic properties affected within the project's area of potential effects.

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

Sincerely,

Carlos A. Rubio Cancela

State Historic Preservation Officer

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CARC/GMO/ OJR







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



9/4/2024

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 Department of Housing (PRDOH), CDBG-MIT Economic Development Investment Portfolio for Growth – Lifeline Mitigation

Section 106 NHPA Effect Determination Submittal for Case PR-IPGM-00154: Infinity Advanced Healthcare - Infinity Advanced Healthcare Center Project, Ponce, Puerto Rico - No Historic Properties Affected

Dear Architect Rubio Cancela,

The Puerto Rico Department Of Housing (PRDOH) launched the Economic Development Investment Portfolio for Growth – Lifeline Mitigation Program (IPG-MIT) with the objective of targeting economic development funding for privately owned lifeline infrastructure to support Risk-Based Mitigation Needs. The IPG-MIT Program, with an allocation of \$628,816,696 in mitigation funds from CDBG-MIT, is intended for projects focused on private investment in lifeline infrastructure to increase stability and/or expansion of lifeline services. As an extension of the IPG financed with CDBG-DR funds, this mitigation-focused Program is intended to fund large-scale reconstruction projects that are transformative in nature, substantially impacting the economic sector and workforce. To ensure compliance with HUD's environmental requirements, the PRDOH contracted Horne Federal, LLC (HORNE) to provide environmental records review services for their CDBG-MIT Programs.

On behalf of PRDOH, HORNE is submitting documentation for the proposed Infinity Advanced Healthcare - Infinity Advanced Healthcare Center Project. The Infinity Advanced Healthcare Center, LLC. is proposing to develop a state-of-the-art, five-story building on Road 14 Km. 6.6, Cerrillos Ward, Ponce, Puerto Rico. The primary purpose of the building is to provide comprehensive health and medical services to this area of southern Puerto Rico. The project aims to enhance the accessibility and quality of healthcare in the area, offering advanced medical facilities, specialized clinics, diagnostic services, and other essential healthcare amenities, as well as comprehensive telehealth medical services. The full scope of the project, which includes mapping, photographs, and construction plans, is described in the submitted documentation.



Based on the provided documentation, the Program requests a concurrence with a determination that **no historic properties affected** are appropriate for this undertaking.

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

Kindest regards,

Lauren Bair Poche. M.A.

Architectural Historian, EHP Senior Manager

LBP/JCO

Attachments

IPGM-00154 Infinity Advanced Healthcare - Infinity Advanced Healthcare Center Project Ponce, Puerto Rico

Section 106 Effect Determination Form

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Project Location: 14 Road Km. 6.6 Cerrillos ward, Coto Laurel, Ponce, PR, 00780

GOVERNMENT OF PUERTO RICO

Project Coordinates: Latitude: 18.042757 Longitude: -66.570861

TPID (Número de Catastro): 365-059-647-15-000

Type of Undertaking:

☐ Substantial Repair/Improvements

Construction Date (AH est.): N/A Property Size (acres): 3.12

SOI-Qualified Archaeologist: Jaqueline López Meléndez

Date Reviewed: July 11, 2024, August 30, 2024-REVISED

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. It has been determined by the SOI-qualified professionals that the project undertaking does not conform to Stipulation II.A (Project Review – Programmatic Allowances) of the Section 106 Programmatic Agreement (PA) among FEMA, SHPO and COR3, as amended (May 3, 2023).

Project Description (Undertaking)

The objective of the Infinity Advanced Healthcare Center project is to develop a state-of-the-art, five story building in Road 14 Km. 6.6, Cerrillos Ward, Ponce, Puerto Rico. The primary purpose of the building is to provide comprehensive health and medical services to the community of southern Puerto Rico. The project aims to enhance the accessibility and quality of healthcare in the area, offering advanced medical facilities, specialized clinics, diagnostic services, and other essential healthcare amenities. As well as comprehensive telehealth medical services.

The ERR will consider the entire area shown on the included segregation plan; however, the project area is the area designated as CDBG parcel and Right of Way (ROW). The proposed activities both in the CDBG parcel, ROW, and proposed development outside of these areas are broken down in the following:

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Infinity Advanced Healthcare Center's site has 3.12 acres (12,635.79 square meters). The structure has a gross area of 1.26 acres (54,973.01 square feet) and is broken down as follows:

- Level one includes supporting restaurants, which occupies approximately 0.29 acres (12,618.65 square feet).
- Level two includes supporting medical offices, which occupies 0.32 acres (13,762.44 square feet) approximately.
- Levels three to five include supporting medical offices, which occupies approximately 0.22 acres (9,530.64 square feet) per level.
- Parking lot with approximately 235 parking spaces, access roads, and infrastructure improvements.

Right of Way: The right of way will provide direct access to Infinity Advanced Healthcare Center and its parking spaces.

Improvements to the Site and Surrounding Areas

The Infinity Advanced Healthcare Center project prioritizes the incorporation of redundancy and reliability in the utilities infrastructure to ensure uninterrupted and dependable services. The following measures will be implemented:

- a. Power Supply: The facility will have redundant power supply systems, including multiple power sources and backup generators. This setup will ensure continuous electricity availability, minimizing the risk of power outages and enabling seamless operation of telehealth services, critical medical equipment, lighting, and HV AC systems.
- b. **Water Supply:** The project will include redundant water supply systems to guarantee an uninterrupted water source for the facility. Backup water storage tanks or reservoirs will be installed, coupled with efficient pumping systems, to maintain a reliable water supply for essential operations, patient care, and sanitation needs.
- c. **Telecommunications:** Robust telecommunications infrastructure will be established to ensure reliable connectivity for telehealth communication within the facility and with external patients. Multiple service providers, redundant network connections, and backup systems will be implemented to minimize the risk of communication

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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Applicant: Infinity Advanced Healthcare Center, LLC.

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- d. Data and Information System: To ensure data integrity and uninterrupted access to critical information, redundant data storage and backup systems will be implemented, to record remote patient monitoring systems. This will safeguard patient records, medical databases, and other essential healthcare information from potential loss or downtime. Regular data backups and disaster recovery protocols will be established to maintain data availability and system reliability.
- e. **Fire Protection System:** The facility will be equipped with advanced fire detection and suppression systems, including redundant fire alarm systems, automatic sprinkler systems, and fire-rated construction materials. These measures will enhance the safety and security of the building, mitigating the risk of fire-related incidents and minimizing potential disruptions to healthcare services.
- f. **Maintenance and Monitoring:** Ongoing maintenance and monitoring programs will be implemented to ensure the continued functionality and reliability of utilities. Regular inspections, preventive maintenance, and swift response to any detected issues will be conducted to address potential failures promptly and proactively maintain reliable utilities capabilities.

By incorporating redundancy and reliability in utilities capabilities, the Infinity Advanced Healthcare Center project aims to provide a resilient healthcare facility that can withstand unforeseen challenges and maintain uninterrupted operations before, during, and after natural disasters. These measures will contribute to the facility's ability to deliver high-quality healthcare and telehealth services consistently and ensure the safety and well-being of patients, healthcare professionals, and staff.

Activities not funded by CDBG included in the ERR:

Other activities that will not be funded by CDBG, but are being considered for a future development include the following:

- Parking areas
- Green areas-These areas include plantings and landscaping that will ambient Infinity Advanced Healthcare Center

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

• Freestanding Commercial Developments: South of Infinity Advanced Healthcare Center, 4 to 5 freestanding developments are being considered for a future development which vary from 1,434 to 1,510 sf each. These could serve as supporting commercial developments.

- Retention Pond- Max. Capacity 3,432 M3
- Access roads and infrastructure improvements

The project is proposed on a disturbed parcel of land previously laid for the construction of a new development. The excavations for the building foundations were previously made by Roadway Properties on 2022. The foundations were built with the following dimensions:

- There were two foundations 13'-7'' x 44'-0'' with a depth of 24'', one for each stair structure.
- The primary foundation is in a "U" shaped form, with a length of 194'-6'' and a width of 35'-0''. The width of the foundation along this line is 7'-0''. The "U" shape finalizes on each side with a 14' x 14' foundation. All depths are 24''.
- There are two 18'-0" by 18'-0" foundations with 28" depths.
- There is a central foundation measuring 74'-8" by 18'-0". This is 28" deep.
- To the north of the building (front) there are four foundations 6'-0'' by 6'-0''.
- There are an additional 8 foundations with the following dimensions: 6'-0'' by 15'-0'' with a 24'' depth.

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 the "Infinity Advanced Healthcare Center" project, encompasses the area directly occupied by the proposed development, which includes the footprint of the healthcare facility, parking lots, access roads, and infrastructure improvements such as sanitary and water systems, lighting, and other utilities. The project site covers approximately 12,635.79 square meters (3.12 acres), with dimensions roughly 395 feet by 343 feet on its longest side. This area is bordered on the north by the PR-14 highway, on the east and west by an abandoned project, and on the south by a vacant lot. The visual APE extends to the

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Applicant: Infinity Advanced Healthcare Center, LLC.

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viewshed of the proposed project, considering the potential impact on the visual character of the surrounding environment due to the five-story building and associated infrastructure.

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 Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61), shows that the project area has a low archaeological potential. It is important to mention that the APE is not located within or adjacent to a traditional urban center or historic district eligible for or listed on the National Register of Historic Places.

The project area is located in the urban zone of Ponce about 2.75 miles northeast of the Traditional Urban Center of Ponce. It has a flat topography, at an altitude of approximately 230 feet above sea level. The property is bordered to the north by the PR-14 highway, to the south by a vacant lot and to the east and west by an abandoned project. The nearest body of water is the Gely Lagoon located 0.20 miles northwest and unnamed creek located 0.40 miles northwest. The south coast is located 4.89 miles southeast of the project area. The soils in the project area have been classified as Fraternidad clay 5 to 12 percent slopes eroded (FtC2). This soil consists of moderately well drained, gently sloping to strongly sloping soils on the coastal plain in the semiarid area. Permeability is slow, and the available water capacity is high. Erosion is a hazard, and it needs to be controlled if cultivated crops are grown.

Approximately two hundred archaeological sites have been reported in the municipality of Ponce. Approximately forty-seven (47) Pre-Columbian sites have been identified in Ponce, covering all periods of occupation from the Archaic (ca. 4,000 BC-200 AD) to the Chicoid or Taino period (ca. 1200 AD-1500 AD).

A considerable number of the historic resources are within the Traditional Urban Center where residential, commercial and institutional structures are concentrated. Ponce also has sugar and coffee plantations, roadside houses, irrigation canals, cemeteries, bridges, and Spanish aqueducts, among others. Thirty-nine (39) of the reported resources are included in the National Register of Historic Places.

Ponce was officially founded in 1692. During the 19th century its economy was dedicated to the cultivation and processing of sugarcane in addition to the planting of coffee, rice

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Applicant: Infinity Advanced Healthcare Center, LLC.

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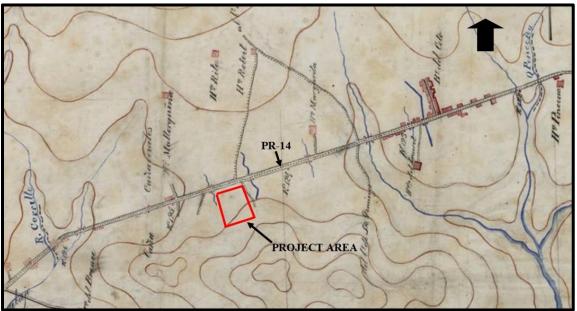
Project Name: Infinity Advanced Healthcare Center

and corn. It had one of the most important ports in the country. By the second half of the 19th century there were seven sugar mills operating in the region, with more than 4,000 cane acres.

The earliest available map of the area is the Itinerario from Juana Díaz to Ponce made by the Army Geographic Center in 1887 (Figure 1). In this figure the current PR-14 highway, already built in that year, can be seen. There are very few structures along the road and in the area where Coto Laurel is located there is a small concentration of structures on the PR-14 road and on a small road that leaves PR-14 to the northwest. In the project area the land is vacant.

The next image reviewed is the 1945 Ponce, Puerto Rico US Geological Survey 7.5-Minute topographic quadrangle (USGS) (Figure 2). In this topographic, the PR-14 road is identified as PR-1. Hacienda Mallorquina is located to the northwest of the project area more than 0.50 miles away. There are no structures or roads in the project area. A transmission line runs northeast to southwest outside the project area.

Figure 1. Itinerario de Juana Díaz a Ponce, 1884 Archivo Nacional Digital de Puerto Rico. Source: https://archivonacional.com/PL/1/1/1087



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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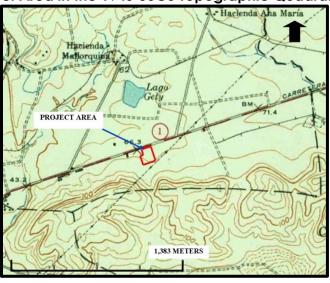
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The project area is located on the border between the urban and rural areas of Ponce. According to the topographic quadrangles and aerial photos, the development of the general area where the project is located and that can be seen in recent aerial photos began in the 1980s (Figures 3-5).

Figure 3. Project Area in the 1970 edited 1972 USGS Topographic Quadrangle of Ponce



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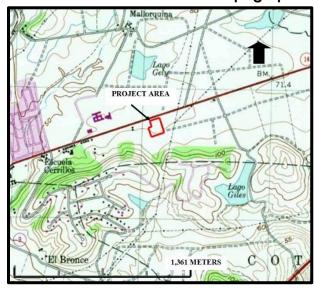
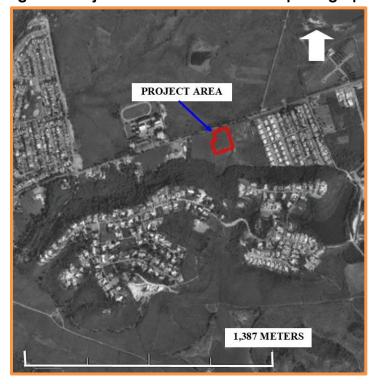
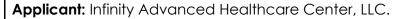


Figure 5. Project area in the 1993 aerial photograph



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It is from the 1980s onwards that the general area of the project area can be observed to have changed. In the 1970 topographic edited in 1982 (Figure 4) a new development can be seen located 0.49 miles northwest of the project area. To the southwest, a community with scattered houses can be seen on the same topographic. In the 1993 aerial photo (Figure 5) this community developed and expanded in all directions. This aerial photo also shows housing developments to the northwest, east and south of the project area.

By 2003 (Figure 6) a development is observed to the north of the project. This is also a housing development.

In 2014 began to see changes in the project area. In the 2014, 2016 and 2020 photos (Figure 7) the project area shows changes in its surface. It is evident that throughout these years heavy machinery removed vegetation and soil.



Figure 6. Project area in the 2003 aerial photograph

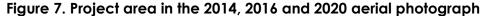
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One project began construction in the project area between June and August 2021 as shown in the available aerial photos (Figure 8). This construction now appears to be abandoned (Figure 8).

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Applicant: Infinity Advanced Healthcare Center, LLC.

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Project Name: Infinity Advanced Healthcare Center



Figure 8. Project area in the 2021, 2022, 2023 and 2024 aerial photograph









In the archives of the State Historic Preservation Office (SHPO) and the Institute of Puerto Rican Culture (ICP), Twenty (20) archaeological studies were found within a 0.50 miles study radius of the project area (Table 1). Of these twenty studies, two (2) were conducted within the project area. Both studies conducted by Juan Gonzalez in 1990 and 1993a yielded negative results.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

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Table 1. Table of cultural resources surveys conducted within the project area or within a 0.50-miles radius.

Author	Phase/Title	Year	SHPO / IPRC code	Results	Distance Direction
Juan González Colón	IA/ Plaza San Marcos	1990	ICP/CAT-PO-90-07- 02, SHPO: 12-15-91- 01	Negative	Within
Juan González Colón	IA-IB/ Valle del Monte Industrial Park	1993a	ICP/CAT-PO-93-14- 06	Negative	Within
Harry Alemán	IA-IB/ Residencial Hacienda La Mallorquina	1985	ICP/CAT-PO-85-02- 02, SHPO: 03-28-85- 02	Positive. Two archaeological sites, called Conchero Campana (PO0100065) located 0.43 miles north and Hacienda Mallorquina (PO0100068) located 0.49 miles north.	0.02 mi N
Juan González Álamo	IA-IB/ Ensanche Carretera PR-14	2009	ICP/CAT-PO-09-29- 04, SHPO: 09-10-14- 02	Positive. Bridge with brick arch over the Juliana Creek located more than 0.50 miles away.	0.01 mi N
Edgar J. Maíz	IA-IB/ Troncal Sanitaria PR-14 Fase Il y Troncal Sanitaria Coto Laurel	2003	ICP/CAT-PO-03-21- 01	Negative	0.23 mi NE
Juan González	IA-IB/ Nuevas Facilidades Deportivas Colegio Ponceño de varones	1992	ICP/CAT-PO-92-11- 03	Negative	0.28 mi NW
Agamem non Gus Pantel	II/ Las Mercedes Memorial Park	1987a	ICP/CAT-PO-87-04- 08	Negative	0.30 mi NE
Agamem non Gus Pantel	II/ Las Mercedes Memorial Park	1987b	ICP/CAT-PO-87-04- 06	Negative	0.30 mi NE

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Applicant: Infinity Advanced Healthcare Center, LLC.

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Author	Phase/Title	Year	SHPO / IPRC code	Results	Distance Direction
Agamem non Gus Pantel	II/ Las Mercedes Memorial Park End of field Report West Half of Project	1987c	ICP/CAT-PO-87-04- 01	Positive data recovery is not recommended. Pantel documented historical remains mixed with Pre-Columbian remains evidencing the impacts of agricultural activities on the property (SHPO PO0100031). The artifactual materials present poor to medium integrity.	0.30 mi NE
Juan González	IB/ Expansión del Cementerio Las Mercedes Memorial Park	1994	ICP/CAT-PO-94-15- 05	Negative	0.32 mi NE
Prentice M. Thomas	IA-IB/ A Cultural Resources Reconnaissance and Testing Program of a 100 Acre Clay Borrow Area	1986a	ICP/CAT-PO-86-29- 03	Two Pre-Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast	0.39 mi NE
Prentice M. Thomas	IA-IB/ Archaeological excavations at The Lago Gely Site (PO31)	1987	ICP/CAT-PO-87-04- 07	Two Pre-Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast	0.39 mi NE
Prentice M. Thomas	III/ A Cultural Resources Reconnaissance and Testing Program of a 100 Acre Clay Borrow Area	1986b	ICP/CAT-PO-86-29- 03	Positive. Two Pre- Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast.	0.39 mi NE

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Applicant: Infinity Advanced Healthcare Center, LLC.

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Author	Phase/Title	Year	SHPO / IPRC code	Results	Distance Direction
Mark Swanson	IA-IB/ Excavations at Hacienda at Hacienda Ana María (PO33)	1986	ICP/CAT-PO-86-03- 01	Two Pre-Columbian sites and one historic site. The only site of the three located within the 0.50 miles radius is PO0100031 located 0.44 miles northeast	0.39 mi NE
Jesús S. Figueroa	II/ Cuarta Extensión Urbanización El Monte	1990	ICP/CAT-PO-90-07- 07	Positive Pre-Columbian site located more than 0.50 miles away. Site 1 is a small site in dimension.	0.43 mi SE
Juan González	IA-IB/ Cuarta Extensión Urbanización El Monte	1989	ICP/CAT-PO-89-06- 07	Positive. Pre-Columbian site located more than 0.50 miles away. The presence of archaeological materials of pre-Columbian origin was detected in two separate sectors of the farm. Site 1 is a small shelly pit with some ceramic fragments intermixed with shell remains.	0.43 mi SE
Juan González	II/ Cuarta Extensión Urbanización El Monte	1993b	ICP/CAT-PO-93-14- 07	Positive. Pre-Columbian site located more than 0.50 miles away. The El Monte site was a ceremonial area of an indigenous village that existed on a plain in the foothills. The site was adversely impacted over the years.	0.43 mi SE
Pedro Alvarado	IA-IB/ Relocalización PR- 139 (desde PR-14 a PR-139)	1991	SHPO: 09-17-91-03 ICP/CAT-PO-91-10- 02	Positive. Pre-Columbian site PO0100088	0.47 mi SW
Raquel Camacho	IB/ Planta de Filtración Cerrillos	2006	ICP/CAT-PO-06-22- 06	Negative	0.49 mi W
Raquel Camacho	IA/ Planta de Filtración Cerrillos	2004	ICP/CAT-PO-04-21- 05	Negative	0.49 mi W

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Applicant: Infinity Advanced Healthcare Center, LLC.

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Project Name: Infinity Advanced Healthcare Center

In 1990 archaeologist Juan Gonzalez (SHPO: 12-15-91-01) conducted a Phase IA report for the Plaza San Marcos project. The site of the IPGM-00154 project is located within the site studied by Gonzalez. Although in the report it says that it is a Phase IA in the text it mentions that he made the excavation of three shovel test pits. This project was developed on a 6.54-acre property and consists of the development of 7 lots where fast foods stores, offices and banking facilities will be established. The three shovel test pits excavated indicated a total absence of cultural resources and showed altered soils due to the removal of the organic layer. It mentions that in some sectors more than two meters of limestone soil was removed during the leveling works. The shovel test pits had a maximum depth of 70 cm. The interval between shovel test pits is not specified in the report. The report does not include a table with the stratigraphy of the excavated shovel test pits (Figure 9).

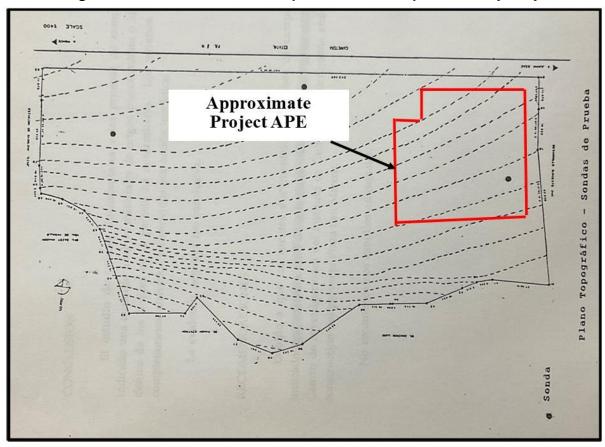


Figure 9. Location of shovel test pits excavated by González (1990).

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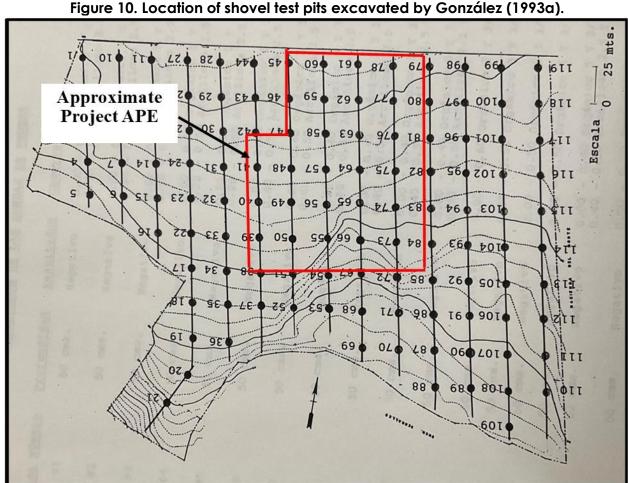


Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

In 1993a archaeologist Gonzalez conducted a phase IA-IB for the Valle del Monte Industrial Park project (ICP: PO-93-14-06). This project to be developed in a 25-acre property consists of 10 lots to establish several industrial and/or commercial enterprises. As in the Gonzalez project discussed in the previous paragraph, the IPGM-00154 project is located within the property studied by Gonzalez. The researcher conducted an archival review, a surface walkover and the excavation of shovel test pits at 25 meters intervals. The shovel test pits excavated had a maximum depth of between 50 and 60 cm. A total of 119 shovel test pits were excavated with negative results (Figure 10).



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Applicant: Infinity Advanced Healthcare Center, LLC.

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Of the twenty archaeological surveys reviewed within the 0.50 miles radius, eleven (11) yielded positive results for cultural resources. Aleman conducted a 1985 Phase IA-IB survey for the Hacienda La Mallorquina Residential project, where he documented the Pre-Columbian site known as Conchero Campana (SHPO: PO0100065) and the historic site known as Hacienda Mallorquina (SHPO: PO0100068), located 0.43 miles north and 0.49 miles north respectively.

The reports by Pantel (1987c), Thomas (1986a, 1986b, 1987), Swanson (1986) are related to the Pre-Columbian site known as Lago Gely (SHPO: PO0100031) located according to the ICP file at 0.38 miles northeast and according to the SHPO file at 0.44 miles northeast. Pedro Alvarado's (1991) report for the PR-139 Highway Relocation project reported the Pre-Columbian site known as Conchero PR-139 (SHPO: PO0100088) located 0.47 miles southwest. Reports by Gonzalez (1989, 1993b, 2009), and Figueroa (1990) reported cultural resources located more than 0.50 miles away.

In the archives of the State Historic Preservation Office (SHPO) and the Institute of Puerto Rican Culture (ICP), seven (7) archaeological sites were found within a 0.50 miles study radius of the project area (Table 2). The closest archaeological site to the IPGM-00154 project is Cuesta de la Margarita (SHPO: PO0100066) located 0.20 miles northeast. This is a Pre-Columbian site with Pre-Columbian Capá and Chicoide style ceramics as well as lithics and shell. At 0.38 miles northeast according to the ICP and 0.44 miles northeast according to SHPO there is the Lago Gely site (SHPO:PO0100031; ICP: PO-31). This site is composed of a Pre-Columbian residuary with Santa Elena and Chicoide style ceramics. It also contains lithics, shell and 19th century artifacts such as metal and glass. At 0.43 miles north is the Conchero Campana (SHPO: PO0100065). This is a Pre-Columbian site composed of a shell midden. At 0.47 miles southwest is the site Conchero PR-139 (SHPO: PO0100088). This site is a shell midden, and Pre-Columbian Ostiones style ceramic. At 0.49 miles north is the Hacienda Mallorquina site (SHPO: PO0100068). This is a historic site from the 19th and 20th centuries. It contains ceramics, metal, glass, brick structures, glass bottles, cistern, canals and a brick bridge for the passage of the train.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154



Table 2. Table of archaeological sites, historic properties and historic districts located within the project area or within a 0.50-miles radius

Name	SHPO id #	IPRC id #	Distance/ Direction	Description	NRHP (listed, eligible, non- eligible, no data)
Lago Gely		PO-31	0.38 mi NE	19 and 20 th residuario Pre-Columbian site Serie elenoide period IIIb	No data
Lago Gely, PO-31	PO0100031	-	0.44 mi NE	Pre-Columbian site, residuary, Pre- Columbian ceramic Santa Elena and Chicoide style, lithic, shell and 19th Century artifacts metal, glass	No data
Conchero Campana	PO0100065	-	0.43 mi N	Pre-Columbian site, Shell midden	No data
Cuesta de la Margarita Pce-3, Ponce #5 (Rouse)	PO0100066	-	0.20 mi NE	Pre-Columbian site, Pre-Columbian ceramic Chicoide and Capá style, lithic, shell	No data
Conchero PR-139	PO0100088	-	0.47 mi SW	Pre-Columbian site, Shell midden, residuary, Pre- Columbian ceramic Ostiones style	No data
Hacienda Mallorquina	PO0100068	-	0.49 mi N	19th and 20th Century historic site, Historic ceramic, metal, glass, brick structures, glass bottles, bricks, channel, cistern, train bridge	No data

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)
Section 106 NHPA Effect Determination Form



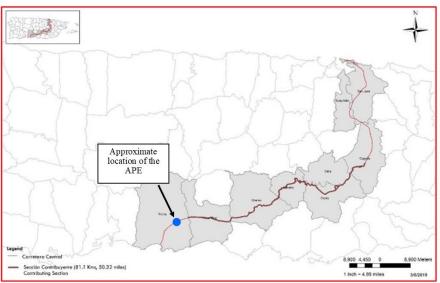
Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

The project is bordered to the north by PR-14 or Carretera Central. The Carretera Central, also known as the military road, was built between 1846 and 1886 and was included in the NRHP on May 2, 2019 (Carretera Central, National Register of Historic Places Registration Form. March 5, 2019) It was 134.7 kilometers long when it was built from San Juan to Ponce, crossing the central mountain range. This highway connected San Juan with the municipalities of Caguas, Cayey, Aibonito, Coamo, Juana Díaz and Ponce. The Central Highway is a linear district made up of diverse resources such as the highway itself, bridges, historic sewers, culverts, and Casillas de Camineros. In the section of the road between the municipalities of Juana Díaz and Ponce (12.4 kilometers) there are bridges over the Guayo, Inabón, Jacaguas, Bucaná and Portugués rivers. At the time this road was opened in 1886, all of these bridges were made of wood. However, during the first decades of the 20th century all these bridges were built of solid and permanent materials. Between the 1980-90s this stretch of road between Juana Díaz and Ponce became a mostly 4-lane road. According to the NRHP form for the Central Highway, the greatest destruction of resources directly associated with the Central Highway occurred in the 1980s in the Ponce jurisdiction (page 121). Due to the irreplaceable loss of resources on the road, the right-of-way, and the setting, the entire PR-14 (10 kilometers in length) comprise under Ponce's jurisdiction do not contribute to the historic significance of the Carretera Central (Figure 11).

Figure 11. Map showing Carretera Central from San Juan to Ponce and Contributing Section (Carretera Central NRHP form: 2019, page 122)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Determination

The following historic properties have been identified within the APE:

Direct APE:

N/A

• Indirect/Visual APE:

o PR-14/Carretera Central is adjacent to the project

Based on the results of historic property identification efforts, the Program has determined that while the Carretera Central is adjacent to the project area, no historic properties will be affected by the proposed undertaking. This is based on a project just down the road for the IPG-DR Program that was submitted with a recommendation of No Adverse Effect. However, SHPO stated in the response for that project that "While we concur that Carretera Central and the Casilla de Caminero are both historic properties listed and eligible for listing on the National Register of Historic Places (NRHP), respectively; we believe the project, as proposed, will have no effect on them. For that reason, a finding of no historic properties affected, within the project's area of potential effects, would be appropriate for this undertaking.

GOVERNMENT OF PUERTO RICO

The project to be developed on a 3.12-acres site is located 2.75 miles northeast of the Traditional Urban Center of Ponce. The nearest body of water is Gely Lake located 0.20 miles northwest of the project. The characteristics of the soil do not make it suitable for settlements in pre-colonial times. The closest archaeological site to the project is Cuesta de La Margarita (SHPO: PO0100066) located 0.20 miles northeast, outside the project area. Aerial photos show changes in the project area from 1980 to the present. The most drastic changes occur in approximately 2014. From this date the most obvious earthworks and the construction of structures that are currently unfinished and abandoned began. Studies conducted by archaeologist Juan Gonzalez in 1990 (SHPO: 12-15-91-01) and 1993 (ICP: PO-93-14-06) for two different projects covering the IPGM-00154 project area yielded negative results for cultural resources. The project area is bordered to the north by the PR-14 or Central Highway built between 1846 and 1886 and included in the NRHP on May 2, 2019. The project as proposed will not affect the Central Highway.

CDBG-DR &CDBG-MIT PROGRAMS INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT) Section 106 NHPA Effect Determination Form	GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING	
Applicant: Infinity Advanced Healthcare Center, LLC.		
Program ID Number: IPGM-00154		
Project Name: Infinity Advanced Healthcare Center		

Recommendation (Please keep on same page as SHPO Staff Section)
The Puerto Rico Department of Housing requests that the Puerto Rico SHPO concur that the following determination is appropriate for the undertaking (Choose One):
 No Historic Properties Affected □ No Adverse Effect Condition (if applicable): □ Adverse Effect Proposed Resolution (if appliable)
This Section is to be Completed by SHPO Staff Only
The Puerto Rico State Historic Preservation Office has reviewed the above information and:
□ Concurs with the information provided.
□ Does not concur with the information provided.
Comments:

Date:

Carlos Rubio-Cancela

State Historic Preservation Officer

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Project (Parcel) Area of Potential Effect and location Map (Aerial)



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

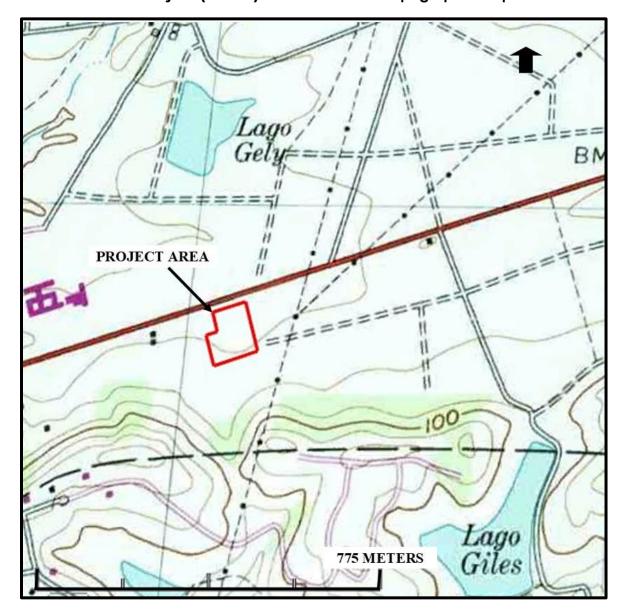
Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Project (Parcel) Location - USGS Topographic Map



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154



Project (Parcel) Location – Soils Map https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center





INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

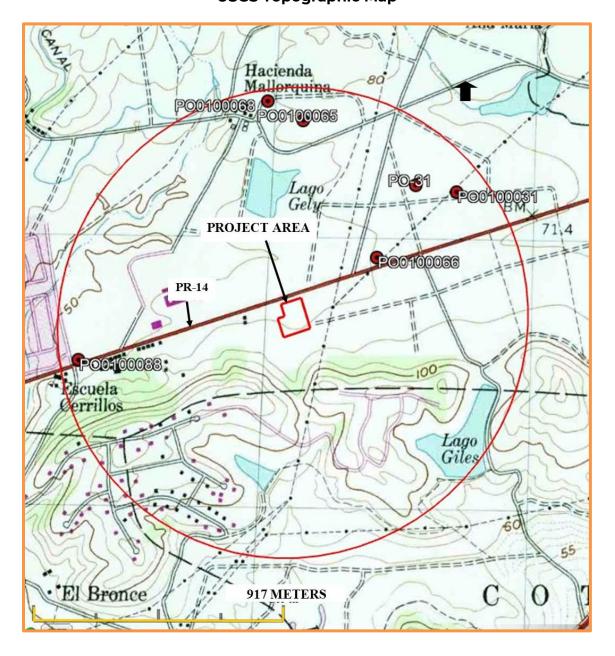
Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center





INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

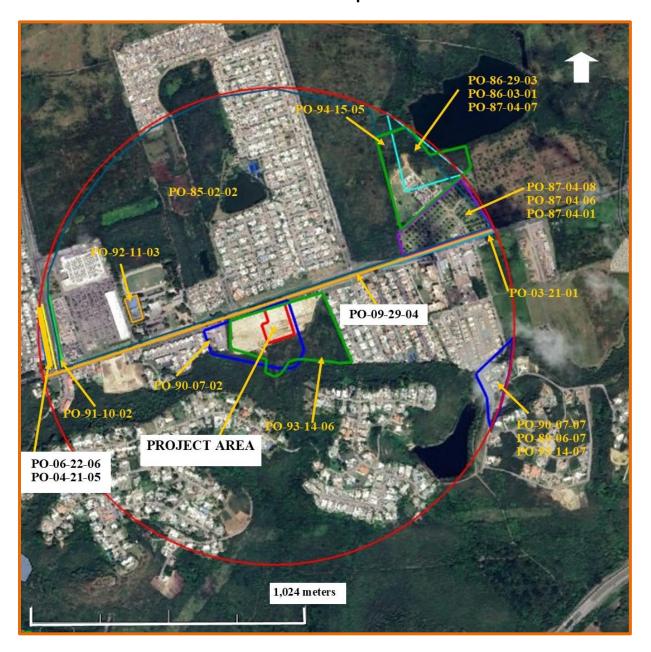
Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center





INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

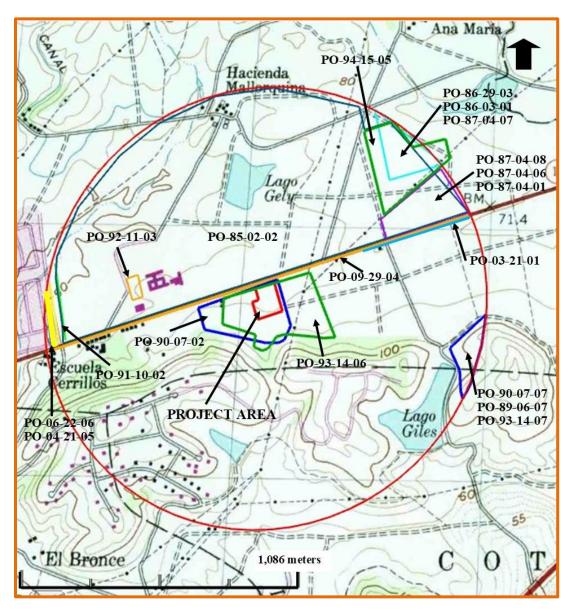
Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154



Project (Parcel) Location with Identified Previous Investigations - USGS Topographic Map



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT) Section 106 NHPA Effect Determination Form



Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center

Photograph Key



INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Photo #: 1

Description (include direction): Project Area looking southeast.

Date: July 1, 2024



Photo #: 2

Description (include direction): Project Area looking west.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center





Photo #: 3

Description (include direction): Project Area looking southwest.

Date: July 1, 2024



Photo #: 4

Description (include direction): Project Area looking north.

INVESTMENT PORTFOLIO FOR GROWTH PROGRAM (IPG-DR AND IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center



Photo #: 5

Description (include direction): Project Area looking northeast.

Date: July 1, 2024



Photo #: 6

Description (include direction): Project Area looking east.

Investment Portfolio for Growth Program (IPG-DR and IPG-MIT)

Section 106 NHPA Effect Determination Form

Applicant: Infinity Advanced Healthcare Center, LLC.

Program ID Number: IPGM-00154

Project Name: Infinity Advanced Healthcare Center





Photo #: 7

Description (include direction): PR-14 looking southwest.

Date: July 1, 2024

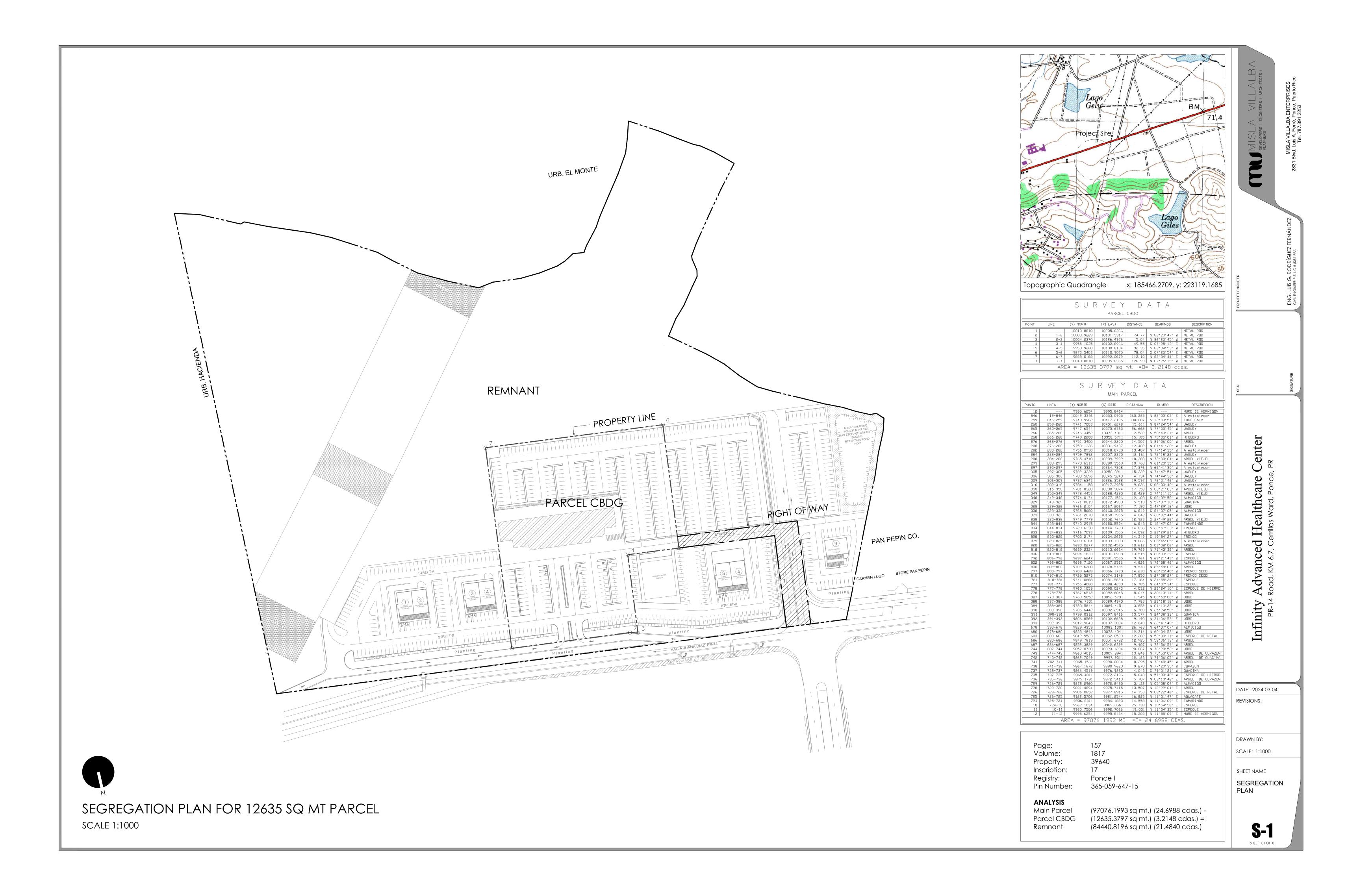


Photo #: 8

Description (include direction): PR-14 looking northeast.

IPGM-00154 Infinity Advanced Healthcare - Infinity Advanced Healthcare Center Project Ponce, Puerto Rico

Design Drawings



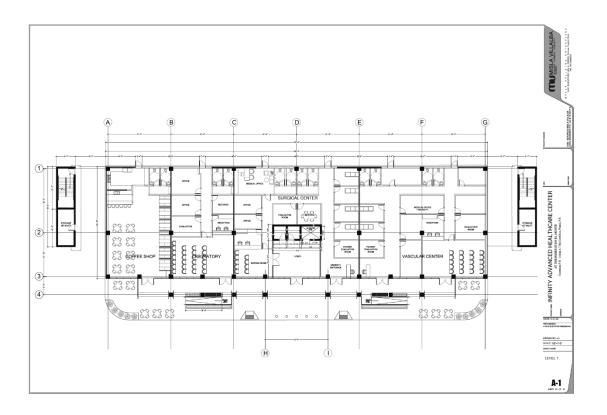
Project Site Plan:

The ERR will consider this entire area, however, the project area is the area designated as CDBG parcel and Right of Way (ROW).

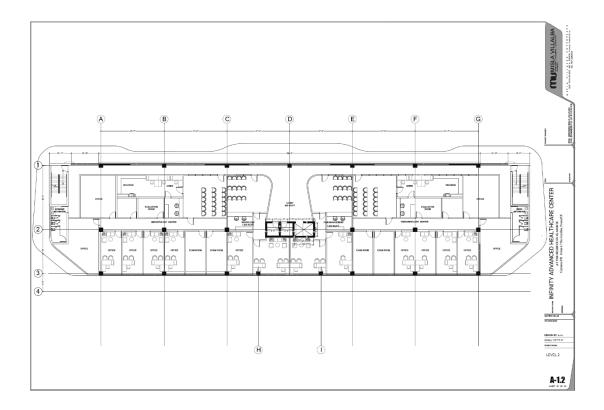


Project Floor Plans:

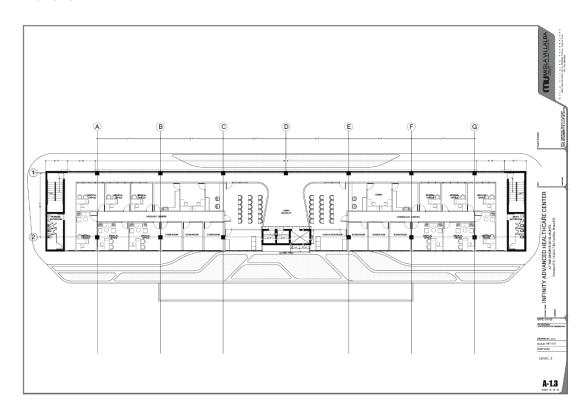
- Level 1



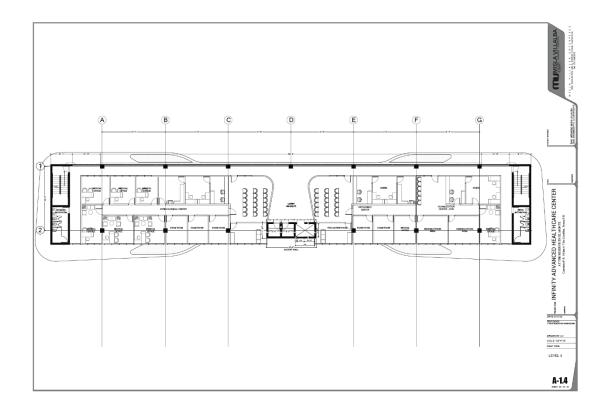
Level 2



- Level 3



Level 4



Level 5

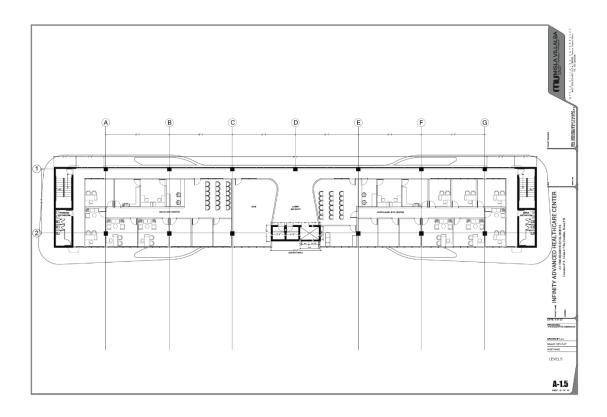












Exhibit 11 - Sole Source Aquifers
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Sole Source Aquifers Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.



ArcGIS Web AppBuilder



U.S. Environmental Protection Agend

Legend

Legend

Sole_Source_Aquifers



Database Used: Arcgis

Sources:

https://www.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Sole Source Aquifers Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

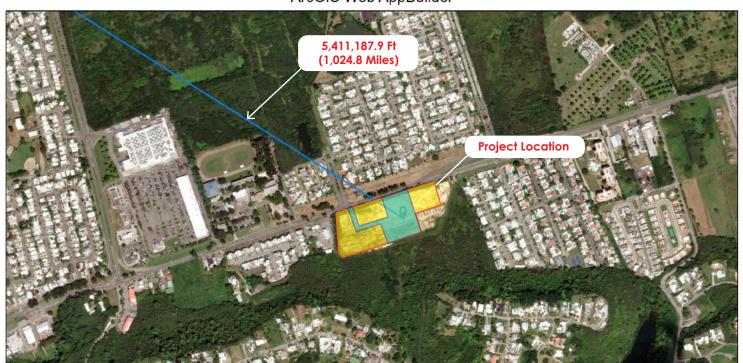
Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.



ArcGIS Web AppBuilder





Maxar

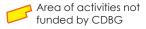
U.S. Environmental Protection Agency

Legend

Legend

Sole_Source_Aquifers







CDBG Parcel For Infinity
Advanced Healthcare Center

Database Used: Arcgis

Sources:

https://www.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Exhibit 12 - Nationwide River Inventory Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Nationwide Rivers Inventory Map - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042667, Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Database Used: Nationwide Rivers Inventory

Sources: https://www.nps.gov/maps/full.html?mapId=8adbe798-0d7e-40fb-bd48-225513d64977

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Exhibit 13.1- Major Roadway Locations Map Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Roadway Locations Map- IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.045667 Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates





Infraestructura

Transportación

- Peajes . **
- Kilómetros . **
- Alineación del Tren .
- Ruta Ama . =
- Salidas .
- Plan 2040 . ****
- Carreteras Estatales [info] .
- Sistema Nacional de Carreteras .

Niveles de información principal mostrados.



Area of activities not funded by CDBG



CDBG Parcel For Infinity
Advanced Healthcare Center

Database Used: Junta de Planificación de Puerto Rico

Sources: Mipr- Junta de Planificación de Puerto Rico

Web Address: https://gis.jp.pr.gov/mipr/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Exhibit 13.2- Railroads Distance Map Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

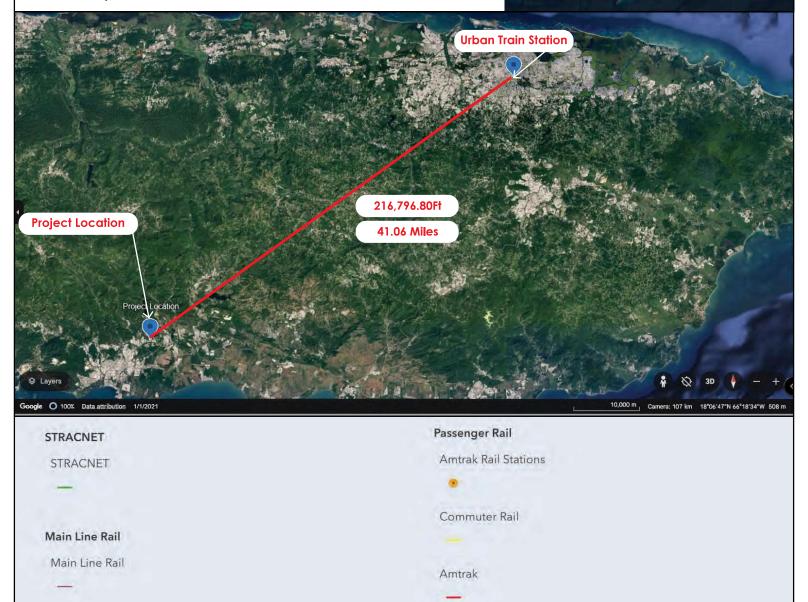
Railroad Distance - IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.045667 Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates



Database Used: Google Earth



Web Address:

https://earth.google.com/web/@18.2597127,-66. 41957624,576.95368494a,139839.15391445d,30.00 032739y,-0h,0t,0r/data=CgRCAggBOgMKATBKCA jK9p3BAxAA

Sources: Google Earth Desktop Application National Plan of Integrated Airport Systems, 2019-2023, Report to Congress (Appendix B), October 2018

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet

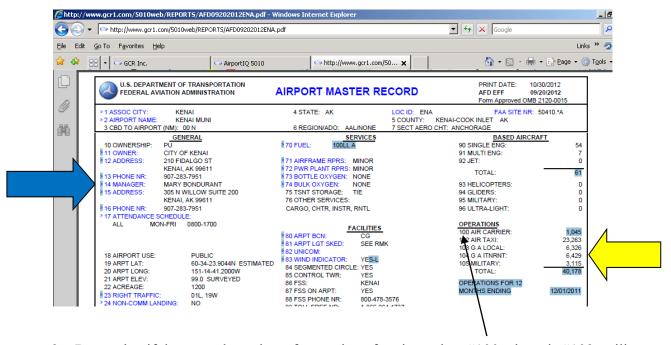
Exhibit 13.3- Airports Worksheet and Port Authority Correspondence	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	

Airport Noise Worksheet

Use this worksheet to identify information needed to evaluate a site's exposure to aircraft noise.

Name and Location of Pr	oject:Infinity Heathcare Center	Date: 3-14-2025
Name of Airport Mercedita	(18.042667,-66.570861) a Airport	Person completing worksheet: Ingrid Hernandez

- 1. Determine if the proposed site/project is within 15 miles of a civil or military airport.
- No. Attach a map identifying the location of the proposed project site and the location of any airports. This worksheet is not required.
- X Yes. Attach a map identifying the location of the proposed project site and the location of any airports. Continue
- 2. Determine the number of operations at the airport by:
 - Going to: https://www.gcr1.com/5010web/
 - Under quick links on the right go to "Airport IQ 5010"
 - Type in the name of the city press search
 - Find your airport.
 - Open the report under "Print 5010"
 - Complete section 3 below by using the information found in the report (see yellow arrow in the example below)



3. Determine if the annual number of operations for air carriers #100, air taxis #102, military #105, and general aviation #103 plus #104 exceeds thresholds.

Annual air carrier operations	2,143 .	Is this 9000 or more	Yes _	No <u>_x</u>
Annual air taxi operations	0 .	Is this 18,000 or more	Yes_	No x
Annual military operations	121 .	Is this 18,000 or more	Yes	No x
Annual general aviation oper	ations 4,585	Is this 72000 or more	Yes	No_x

	the airplanes will not extend beyond the boundaries of the airport. Maintain the documention in your Environmental Review Record. You are finished with the evaluation of airport noise for this airport. If you have marked any question in #3 with "Yes," continue to 5.
5. □	Contact the airport manager, (see blue arrow above) and ask them if the airport has noise contour maps. Are contour maps available? Yes. Locate your project on the noise contour map. If there are no roads or railroads that are being considered for noise, utilize the information from the contour map to determine if the site is acceptable. If roads or railroads are being considered input the information obtained from the airport noise contours, along with the road and railroad information in the HUD Noise Assessment Guidelines (NAG) or the online tool at http://www.hud.gov/offices/cpd/environment/dnlcalculator.cfm .
	No. Construct the approximate DNL contours by using the guidance on page 52 and 53 of the NAG. You will need to obtain the following information from the airport: 1. The number of nighttime jet operations (10pm to 7 am) 2. The number of daytime jet operations (7 am to 10 pm) 3. The flight paths of the major runways. 4. Any available information about expected changes in airport traffic (e.g. will the number of operations increase or decrease in the next 10 to 15 years). Contact your ONAP Representative if you need assistance.

4. If you answer "No" on each of the questions above, it is assumed that the noise attributed to

From: Alberto Mercado

To: <u>Kelly Castro</u>; <u>Mariela Reyes</u>; <u>Blas Guernica</u>

Subject: FW: Airport Master Record

Date: Tuesday, November 12, 2024 1:22:32 PM

Attachments: <u>image005.png</u>

image007.png image008.png

Fyi – informacion sobre el aeropuerto de Merceditas - Ponce

Alberto Mercado Vargas, MS, JD

Environmental Manager, Government Services | HORNE

O: 939.220.8913 M: 787.674.4802

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

HORNE.com LinkedIn Twitter Insights



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From: Francesca M. Vega Jorge <FMVega@prpa.pr.gov>

Sent: Tuesday, November 12, 2024 1:21 PM

To: Alberto Mercado <Alberto.MercadoVargas@horne.com>

Cc: William Febles < WFebles@prpa.pr.gov>; Roberto Rodriguez < RRodriguez@prpa.pr.gov>

Subject: RE: Airport Master Record



Saludos:

Según solicitado, se incluyen los datos estadísticos de las operaciones en el Aeropuerto Mercedita de Ponce para el año natural 2023. Para su información y acción correspondiente.

Operations

100	Air Carrier	2,143
102	Air Taxi	0
103	G A Local	2,321
104	G A Itnrnt	0
105	Military	121
Total		4,585

Operations for 12 months ending12/31/2023

De tener alguna duda o necesitar información adicional, favor comunicarse con el Sr. Febles al (787)729-8715, extensión 5100 ó 5101.



Secretaria
Autoridad de los Puertos
Aeropuerto Mercedita, Ponce
Tel. (787)729-8715, ext. 5100
E-mail – fmvega@prpa.pr.gov

From: Alberto Mercado <<u>Alberto.MercadoVargas@horne.com</u>>

Sent: Friday, November 8, 2024 4:55 PM **To:** William Febles WFebles@prpa.pr.gov>

Subject: Airport Master Record

Saludos William,

Gracias por atender mi llamada. Según conversábamos en https://adip.faa.gov/agis/public/#/simpleAirportMap/PSE no nos provee la siguiente información:

Annual air carrier operations _____.

Annual air taxi operations _____.

Annual military operations _____.

Annual general aviation operations _____.

Agradecemos si nos pueden compartir esos datos.

Como parte del ejercicio, revisamos el master card que tenemos del aeropuerto, pero tampoco ofrece detalles operacionales y cuando buscamos en FAA - <u>OPSNET</u> no nos aparece información operacional sobre el aeropuerto de Mercedita tampoco. Sin embargo, para los aeropuertos de Aguadilla, Isla Grande, y SJU aparecen los datos en OPSNET.

ata Source: I	https://www.faa.gov/air_traffic	/flight_info/aeronav/aero_dat	ta/ Print Date: 11/08/202	24					
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Gracias.

Alberto Mercado Vargas, MS, JD
Environmental Manager, Government Services | HORNE
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Exhibit 14- Visible AST's Map – 1-Mile Radius Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Above Ground Storage Tanks- IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780 **Coordinates:** Latitude: 18.042667, Longitude: -66.570861 **Cadaster:**

365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend:



1 Mile radius



Above Ground Storage Tanks



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center Database Used: Google Earth

Sources: Google Earth Desktop Application

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin

Islands FIPS 5200 Feet



Exhibit 14.1- AST Site Visit Report Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Site Visit Verification for Offsite Fuel Tanks

As part of the environmental assessment (EA) for the project, a desktop review was conducted within a 1-mile radius of the site. This review was performed by design professionals with experience in assessing fuel tanks used for commercial properties. The objective was to identify potential offsite fuel tanks that could pose environmental or safety concerns.

Identified Sites

The desktop review identified three locations with potential tanks:

Walmart – Suspected water tank

Pan Pepin Distribution Center – Potential fuel tank

Monte Plaza – Potential fuel tank

A map of these locations, as included in the EA, is attached for reference.

Site Verification

On March 15,2025 a site verification visit was conducted as requested by CDBG to confirm the presence and type of tanks at the identified locations. Observations were as follows:



Figure 1Walmart Water Tank Coordinates: 18.045354, -66.577880

Walmart: A water tank was identified at this location (Figure 1). As a non-fuel storage system, it does not present an explosive hazard.



Figure 2 Pepin Tank Coordinates: 18.041948, -66.573021

Pan Pepin Distribution Center: A fuel storage tank, determined to be less than 1,000 gallons, was observed at this site (Figure 2). The surveyor was denied access to the site. However, based on historic aerial images of the site and the size of the facility, the tank was determined to be less than 1,1000 gallons.



Figure 3 El Monte Tank Coordinates: 18.039735, -66.578626

Monte Plaza: Another fuel storage tank, also under 1,000 gallons, was identified at this location. (Figure 3)

The site verification confirmed that only two fuel tanks, both under 1,000 gallons, are present within the reviewed area. Given their size, they are not expected to present significant environmental or explosive risks. The water tank at Walmart does not pose a concern regarding fuel storage hazards.

Attachments

Figure 1: Map of Identified Tank Locations

Above Ground Storage Tanks- IPGM-00154

Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.042757 Longitude: -66.570861

Cadaster: 365-059-647-15

Generated By: Infinity Advanced Healthcare Center, LLC.





Legend:



1 Mile radius



Above Ground Storage Tanks



Area of activities not funded by CDBG



CDBG Parcel For Infinity Advanced Healthcare Center Database Used: Google Earth

Sources: Google Earth Desktop Application

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin

Islands FIPS 5200 Feet



Exhibit 15 - Plan de Ordenación Territorial Ponce	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	

PUT Classification Map-IPGM-00154

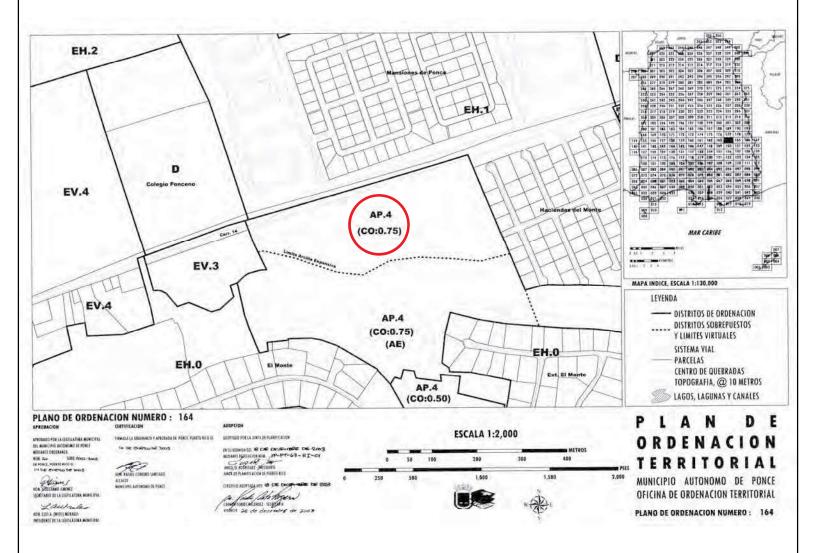
Address: Carr. 14 Km 6.6 Barrio Cerrillos, Coto Laurel, Ponce, PR, 00780

Coordinates: Latitude: 18.04216887, Longitude: -66.57059816

Cadaster: 365-059-647-15

Generated By: Edwin D. Ortiz, PE, & Associates





Database Used: Junta de Planificación de Puerto Rico

Sources: Mipr- Junta de Planificación de Puerto Rico

Web Address: https://gis.jp.pr.gov/mipr/

Spatial Reference: NAD 1983 StatePlane Puerto Rico Virgin Islands FIPS 5200 Feet



Exhibit 16 – Environmental Justice (EO 14173) Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Presidential Documents

Executive Order 14173 of January 21, 2025

Ending Illegal Discrimination and Restoring Merit-Based Opportunity

By the authority vested in me as President by the Constitution and the laws of the United States of America, it is hereby ordered:

Section 1. *Purpose*. Longstanding Federal civil-rights laws protect individual Americans from discrimination based on race, color, religion, sex, or national origin. These civil-rights protections serve as a bedrock supporting equality of opportunity for all Americans. As President, I have a solemn duty to ensure that these laws are enforced for the benefit of all Americans.

Yet today, roughly 60 years after the passage of the Civil Rights Act of 1964, critical and influential institutions of American society, including the Federal Government, major corporations, financial institutions, the medical industry, large commercial airlines, law enforcement agencies, and institutions of higher education have adopted and actively use dangerous, demeaning, and immoral race- and sex-based preferences under the guise of so-called "diversity, equity, and inclusion" (DEI) or "diversity, equity, inclusion, and accessibility" (DEIA) that can violate the civil-rights laws of this Nation.

Illegal DEI and DEIA policies not only violate the text and spirit of our longstanding Federal civil-rights laws, they also undermine our national unity, as they deny, discredit, and undermine the traditional American values of hard work, excellence, and individual achievement in favor of an unlawful, corrosive, and pernicious identity-based spoils system. Hardworking Americans who deserve a shot at the American Dream should not be stigmatized, demeaned, or shut out of opportunities because of their race or sex.

These illegal DEI and DEIA policies also threaten the safety of American men, women, and children across the Nation by diminishing the importance of individual merit, aptitude, hard work, and determination when selecting people for jobs and services in key sectors of American society, including all levels of government, and the medical, aviation, and law-enforcement communities. Yet in case after tragic case, the American people have witnessed first-hand the disastrous consequences of illegal, pernicious discrimination that has prioritized how people were born instead of what they were capable of doing.

The Federal Government is charged with enforcing our civil-rights laws. The purpose of this order is to ensure that it does so by ending illegal preferences and discrimination.

Sec. 2. *Policy.* It is the policy of the United States to protect the civil rights of all Americans and to promote individual initiative, excellence, and hard work. I therefore order all executive departments and agencies (agencies) to terminate all discriminatory and illegal preferences, mandates, policies, programs, activities, guidance, regulations, enforcement actions, consent orders, and requirements. I further order all agencies to enforce our longstanding civil-rights laws and to combat illegal private-sector DEI preferences, mandates, policies, programs, and activities.

Sec. 3. Terminating Illegal Discrimination in the Federal Government. (a) The following executive actions are hereby revoked:

- (i) Executive Order 12898 of February 11, 1994 (Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations);
- (ii) Executive Order 13583 of August 18, 2011 (Establishing a Coordinated Government-wide Initiative to Promote Diversity and Inclusion in the Federal Workforce);
- (iii) Executive Order 13672 of July 21, 2014 (Further Amendments to Executive Order 11478, Equal Employment Opportunity in the Federal Government, and Executive Order 11246, Equal Employment Opportunity); and
- (iv) The Presidential Memorandum of October 5, 2016 (Promoting Diversity and Inclusion in the National Security Workforce).
- (b) The Federal contracting process shall be streamlined to enhance speed and efficiency, reduce costs, and require Federal contractors and subcontractors to comply with our civil-rights laws. Accordingly:
 - (i) Executive Order 11246 of September 24, 1965 (Equal Employment Opportunity), is hereby revoked. For 90 days from the date of this order, Federal contractors may continue to comply with the regulatory scheme in effect on January 20, 2025.
 - (ii) The Office of Federal Contract Compliance Programs within the Department of Labor shall immediately cease:
 - (A) Promoting "diversity";
 - (B) Holding Federal contractors and subcontractors responsible for taking "affirmative action"; and
 - (C) Allowing or encouraging Federal contractors and subcontractors to engage in workforce balancing based on race, color, sex, sexual preference, religion, or national origin.
 - (iii) In accordance with Executive Order 13279 of December 12, 2002 (Equal Protection of the Laws for Faith-Based and Community Organizations), the employment, procurement, and contracting practices of Federal contractors and subcontractors shall not consider race, color, sex, sexual preference, religion, or national origin in ways that violate the Nation's civil rights laws.
 - (iv) The head of each agency shall include in every contract or grant award:
 - (A) A term requiring the contractual counterparty or grant recipient to agree that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code; and
 - (B) A term requiring such counterparty or recipient to certify that it does not operate any programs promoting DEI that violate any applicable Federal anti-discrimination laws.
- (c) The Director of the Office of Management and Budget (OMB), with the assistance of the Attorney General as requested, shall:
 - (i) Review and revise, as appropriate, all Government-wide processes, directives, and guidance;
 - (ii) Excise references to DEI and DEIA principles, under whatever name they may appear, from Federal acquisition, contracting, grants, and financial assistance procedures to streamline those procedures, improve speed and efficiency, lower costs, and comply with civil-rights laws; and
 - (iii) Terminate all "diversity," "equity," "equitable decision-making," "equitable deployment of financial and technical assistance," "advancing equity," and like mandates, requirements, programs, or activities, as appropriate.
- **Sec. 4**. Encouraging the Private Sector to End Illegal DEI Discrimination and Preferences. (a) The heads of all agencies, with the assistance of the

- Attorney General, shall take all appropriate action with respect to the operations of their agencies to advance in the private sector the policy of individual initiative, excellence, and hard work identified in section 2 of this order.
- (b) To further inform and advise me so that my Administration may formulate appropriate and effective civil-rights policy, the Attorney General, within 120 days of this order, in consultation with the heads of relevant agencies and in coordination with the Director of OMB, shall submit a report to the Assistant to the President for Domestic Policy containing recommendations for enforcing Federal civil-rights laws and taking other appropriate measures to encourage the private sector to end illegal discrimination and preferences, including DEI. The report shall contain a proposed strategic enforcement plan identifying:
 - (i) Key sectors of concern within each agency's jurisdiction;
 - (ii) The most egregious and discriminatory DEI practitioners in each sector of concern;
 - (iii) A plan of specific steps or measures to deter DEI programs or principles (whether specifically denominated "DEI" or otherwise) that constitute illegal discrimination or preferences. As a part of this plan, each agency shall identify up to nine potential civil compliance investigations of publicly traded corporations, large non-profit corporations or associations, foundations with assets of 500 million dollars or more, State and local bar and medical associations, and institutions of higher education with endowments over 1 billion dollars;
 - (iv) Other strategies to encourage the private sector to end illegal DEI discrimination and preferences and comply with all Federal civil-rights laws:
 - (v) Litigation that would be potentially appropriate for Federal lawsuits, intervention, or statements of interest; and
 - (vi) Potential regulatory action and sub-regulatory guidance.
- **Sec. 5**. Other Actions. Within 120 days of this order, the Attorney General and the Secretary of Education shall jointly issue guidance to all State and local educational agencies that receive Federal funds, as well as all institutions of higher education that receive Federal grants or participate in the Federal student loan assistance program under Title IV of the Higher Education Act, 20 U.S.C. 1070 et seq., regarding the measures and practices required to comply with Students for Fair Admissions, Inc. v. President and Fellows of Harvard College, 600 U.S. 181 (2023).
- **Sec. 6.** Severability. If any provision of this order, or the application of any provision to any person or circumstance, is held to be invalid, the remainder of this order and the application of its provisions to any other persons or circumstances shall not be affected thereby.
- **Sec. 7**. *Scope*. (a) This order does not apply to lawful Federal or private-sector employment and contracting preferences for veterans of the U.S. armed forces or persons protected by the Randolph-Sheppard Act, 20 U.S.C. 107 *et sea*.
- (b) This order does not prevent State or local governments, Federal contractors, or Federally-funded State and local educational agencies or institutions of higher education from engaging in First Amendment-protected speech.
- (c) This order does not prohibit persons teaching at a Federally funded institution of higher education as part of a larger course of academic instruction from advocating for, endorsing, or promoting the unlawful employment or contracting practices prohibited by this order.
- **Sec. 8**. *General Provisions*. (a) Nothing in this order shall be construed to impair or otherwise affect:
 - (i) the authority granted by law to an executive department, agency, or the head thereof; or

- (ii) the functions of the Director of the Office of Management and Budget relating to budgetary, administrative, or legislative proposals.
- (b) This order shall be implemented consistent with applicable law and subject to the availability of appropriations.
- (c) This order is not intended to and does not create any right or benefit, substantive or procedural, enforceable at law or in equity by any party against the United States, its departments, agencies, or entities, its officers, employees, or agents, or any other person.

Am Manny

THE WHITE HOUSE, January 21, 2025.

[FR Doc. 2025–02097 Filed 1–30–25; 8:45 am] Billing code 3395–F4–P

Exhibit 17 – Climate Change (EO 14148) Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC

Presidential Documents

Executive Order 14148 of January 20, 2025

Initial Rescissions of Harmful Executive Orders and Actions

By the authority vested in me as President by the Constitution and the laws of the United States of America, it is hereby ordered as follows:

Section 1. Purpose and Policy. The previous administration has embedded deeply unpopular, inflationary, illegal, and radical practices within every agency and office of the Federal Government. The injection of "diversity, equity, and inclusion" (DEI) into our institutions has corrupted them by replacing hard work, merit, and equality with a divisive and dangerous preferential hierarchy. Orders to open the borders have endangered the American people and dissolved Federal, State, and local resources that should be used to benefit the American people. Climate extremism has exploded inflation and overburdened businesses with regulation.

To commence the policies that will make our Nation united, fair, safe, and prosperous again, it is the policy of the United States to restore common sense to the Federal Government and unleash the potential of the American citizen. The revocations within this order will be the first of many steps the United States Federal Government will take to repair our institutions and our economy.

- **Sec. 2**. *Revocation of Orders and Actions*. The following executive actions are hereby revoked:
- (a) Executive Order 13985 of January 20, 2021 (Advancing Racial Equity and Support for Underserved Communities Through the Federal Government).
- (b) Executive Order 13986 of January 20, 2021 (Ensuring a Lawful and Accurate Enumeration and Apportionment Pursuant to the Decennial Census).
- (c) Executive Order 13987 of January 20, 2021 (Organizing and Mobilizing the United States Government To Provide a Unified and Effective Response To Combat COVID–19 and To Provide United States Leadership on Global Health and Security).
- (d) Executive Order 13988 of January 20, 2021 (Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation).
- (e) Executive Order 13989 of January 20, 2021 (Ethics Commitments by Executive Branch Personnel).
- (f) Executive Order 13990 of January 20, 2021 (Protecting Public Health and the Environment and Restoring Science To Tackle the Climate Crisis).
- (g) Executive Order 13992 of January 20, 2021 (Revocation of Certain Executive Orders Concerning Federal Regulation).
- (h) Executive Order 13993 of January 20, 2021 (Revision of Civil Immigration Enforcement Policies and Priorities).
- (i) Executive Order 13995 of January 21, 2021 (Ensuring an Equitable Pandemic Response and Recovery).
- (j) Executive Order 13996 of January 21, 2021 (Establishing the COVID–19 Pandemic Testing Board and Ensuring a Sustainable Public Health Workforce for COVID–19 and Other Biological Threats).
- (k) Executive Order 13997 of January 21, 2021 (Improving and Expanding Access to Care and Treatments for COVID-19).

- (l) Executive Order 13999 of January 21, 2021 (Protecting Worker Health and Safety).
- (m) Executive Order 14000 of January 21, 2021 (Supporting the Reopening and Continuing Operation of Schools and Early Childhood Education Providers).
- (n) Executive Order 14002 of January 22, 2021 (Economic Relief Related to the COVID–19 Pandemic).
- (o) Executive Order 14003 of January 22, 2021 (Protecting the Federal Workforce).
- (p) Executive Order 14004 of January 25, 2021 (Enabling All Qualified Americans To Serve Their Country in Uniform).
- (q) Executive Order 14006 of January 26, 2021 (Reforming Our Incarceration System To Eliminate the Use of Privately Operated Criminal Detention Facilities).
- (r) Executive Order 14007 of January 27, 2021 (President's Council of Advisors on Science and Technology).
- (s) Executive Order 14008 of January 27, 2021 (Tackling the Climate Crisis at Home and Abroad).
- (t) Executive Order 14009 of January 28, 2021 (Strengthening Medicaid and the Affordable Care Act).
- (u) Executive Order 14010 of February 2, 2021 (Creating a Comprehensive Regional Framework To Address the Causes of Migration, To Manage Migration Throughout North and Central America, and To Provide Safe and Orderly Processing of Asylum Seekers at the United States Border).
- (v) Executive Order 14011 of February 2, 2021 (Establishment of Interagency Task Force on the Reunification of Families).
- (w) Executive Order 14012 of February 2, 2021 (Restoring Faith in Our Legal Immigration Systems and Strengthening Integration and Inclusion Efforts for New Americans).
- (x) Executive Order 14013 of February 4, 2021 (Rebuilding and Enhancing Programs To Resettle Refugees and Planning for the Impact of Climate Change on Migration).
- (y) Executive Order 14015 of February 14, 2021 (Establishment of the White House Office of Faith-Based and Neighborhood Partnerships).
- (z) Executive Order 14018 of February 24, 2021 (Revocation of Certain Presidential Actions).
 - (aa) Executive Order 14019 of March 7, 2021 (Promoting Access to Voting).
- (bb) Executive Order 14020 of March 8, 2021 (Establishment of the White House Gender Policy Council).
- (cc) Executive Order 14021 of March 8, 2021 (Guaranteeing an Educational Environment Free From Discrimination on the Basis of Sex, Including Sexual Orientation or Gender Identity).
- (dd) Executive Order 14022 of April 1, 2021 (Termination of Emergency With Respect to the International Criminal Court).
- (ee) Executive Order 14023 of April 9, 2021 (Establishment of the Presidential Commission on the Supreme Court of the United States).
- (ff) Executive Order 14027 of May 7, 2021 (Establishment of the Climate Change Support Office).
- (gg) Executive Order 14029 of May 14, 2021 (Revocation of Certain Presidential Actions and Technical Amendment).
- (hh) Executive Order 14030 of May 20, 2021 (Climate-Related Financial Risk).

- (ii) Executive Order 14031 of May 28, 2021 (Advancing Equity, Justice, and Opportunity for Asian Americans, Native Hawaiians, and Pacific Islanders).
- (jj) Executive Order 14035 of June 25, 2021 (Diversity, Equity, Inclusion, and Accessibility in the Federal Workforce).
- (kk) Executive Order 14037 of August 5, 2021 (Strengthening American Leadership in Clean Cars and Trucks).
- (ll) Executive Order 14044 of September 13, 2021 (Amending Executive Order 14007).
- (mm) Executive Order 14045 of September 13, 2021 (White House Initiative on Advancing Educational Equity, Excellence, and Economic Opportunity for Hispanics).
- (nn) Executive Order 14049 of October 11, 2021 (White House Initiative on Advancing Educational Equity, Excellence, and Economic Opportunity for Native Americans and Strengthening Tribal Colleges and Universities).
- (oo) Executive Order 14050 of October 19, 2021 (White House Initiative on Advancing Educational Equity, Excellence, and Economic Opportunity for Black Americans).
- (pp) Executive Order 14052 of November 15, 2021 (Implementation of the Infrastructure Investment and Jobs Act).
- (qq) Executive Order 14055 of November 18, 2021 (Nondisplacement of Qualified Workers Under Service Contracts).
- (rr) Executive Order 14057 of December 8, 2021 (Catalyzing Clean Energy Industries and Jobs Through Federal Sustainability).
- (ss) Executive Order 14060 of December 15, 2021 (Establishing the United States Council on Transnational Organized Crime).
- (tt) Executive Order 14069 of March 15, 2022 (Advancing Economy, Efficiency, and Effectiveness in Federal Contracting by Promoting Pay Equity and Transparency).
- (uu) Executive Order 14070 of April 5, 2022 (Continuing To Strengthen Americans' Access to Affordable, Quality Health Coverage).
- (vv) Executive Order 14074 of May 25, 2022 (Advancing Effective, Accountable Policing and Criminal Justice Practices To Enhance Public Trust and Public Safety).
- (ww) Executive Order 14075 of June 15, 2022 (Advancing Equality for Lesbian, Gay, Bisexual, Transgender, Queer, and Intersex Individuals).
- (xx) Executive Order 14082 of September 12, 2022 (Implementation of the Energy and Infrastructure Provisions of the Inflation Reduction Act of 2022).
- (yy) Executive Order 14084 of September 30, 2022 (Promoting the Arts, the Humanities, and Museum and Library Services).
- (zz) Executive Order 14087 of October 14, 2022 (Lowering Prescription Drug Costs for Americans).
- (aaa) Executive Order 14089 of December 13, 2022 (Establishing the President's Advisory Council on African Diaspora Engagement in the United States).
- (bbb) Executive Order 14091 of February 16, 2023 (Further Advancing Racial Equity and Support for Underserved Communities Through the Federal Government).
- (ccc) The Presidential Memorandum of March 13, 2023 (Withdrawal of Certain Areas off the United States Arctic Coast of the Outer Continental Shelf from Oil or Gas Leasing).
- (ddd) Executive Order 14094 of April 6, 2023 (Modernizing Regulatory Review).

- (eee) Executive Order 14096 of April 21, 2023 (Revitalizing Our Nation's Commitment to Environmental Justice for All).
- (fff) Executive Order 14099 of May 9, 2023 (Moving Beyond COVID–19 Vaccination Requirements for Federal Workers).
- (ggg) Executive Order 14110 of October 30, 2023 (Safe, Secure, and Trustworthy Development and Use of Artificial Intelligence).
- (hhh) Executive Order 14115 of February 1, 2024 (Imposing Certain Sanctions on Persons Undermining Peace, Security, and Stability in the West Bank).
- (iii) Executive Order 14124 of July 17, 2024 (White House Initiative on Advancing Educational Equity, Excellence, and Economic Opportunity Through Hispanic-Serving Institutions).
- (jjj) Executive Order 14134 of January 3, 2025 (Providing an Order of Succession Within the Department of Agriculture).
- (kkk) Executive Order 14135 of January 3, 2025 (Providing an Order of Succession Within the Department of Homeland Security).
- (lll) Executive Order 14136 of January 3, 2025 (Providing an Order of Succession Within the Department of Justice).
- (mmm) Executive Order 14137 of January 3, 2025 (Providing an Order of Succession Within the Department of the Treasury).
- (nnn) Executive Order 14138 of January 3, 2025 (Providing an Order of Succession Within the Office of Management and Budget).
- (000) Executive Order 14139 of January 3, 2025 (Providing an Order of Succession Within the Office of the National Cyber Director).
- (ppp) The Presidential Memorandum of January 3, 2025 (Designation of Officials of the Council on Environmental Quality to Act as Chairman).
- (qqq) The Presidential Memorandum of January 3, 2025 (Designation of Officials of the Office of Personnel Management to Act as Director).
- (rrr) The Presidential Memorandum of January 3, 2025 (Designation of Officials of the Office of Science and Technology Policy to Act as Director).
- (sss) The Presidential Memorandum of January 3, 2025 (Designation of Officials of the United States Agency for Global Media to Act as Chief Executive Officer).
- (ttt) The Presidential Memorandum of January 3, 2025 (Designation of Officials of the United States Agency for International Development to Act as Administrator).
- (uuu) The Presidential Memorandum of January 3, 2025 (Designation of Officials of the United States International Development Finance Corporation to Act as Chief Executive Officer).
- (vvv) The Presidential Memorandum of January 6, 2025 (Withdrawal of Certain Areas of the United States Outer Continental Shelf from Oil or Natural Gas Leasing).
- (www) The Presidential Memorandum of January 6, 2025 (Withdrawal of Certain Areas of the United States Outer Continental Shelf from Oil or Natural Gas Leasing).
- (xxx) The Presidential Memorandum of January 14, 2025 (Certification of Rescission of Cuba's Designation as a State Sponsor of Terrorism).
- (yyy) The Presidential Memorandum of January 14, 2025 (Revocation of National Security Presidential Memorandum 5).
- (zzz) Executive Order 14143 of January 16, 2025 (Providing for the Appointment of Alumni of AmeriCorps to the Competitive Service).
- **Sec. 3**. *Implementation*. (a) To effectuate the revocations described in section 2 of this order, the heads of each agency shall take immediate steps to end Federal implementation of unlawful and radical DEI ideology.

And Samme

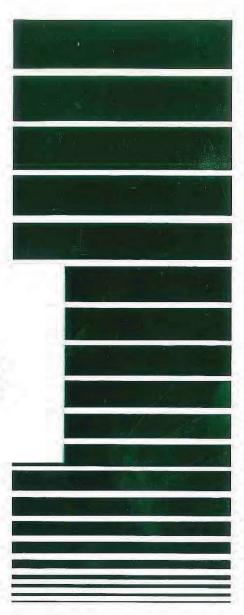
- (b) The Director of the Domestic Policy Council (DPC) and the Director of the National Economic Council (NEC) shall review all Federal Government actions taken pursuant to the orders, memoranda, and proclamations listed in section 2 of this order and take necessary steps to rescind, replace, or amend such actions as appropriate. Within 45 days of the date of this order, the Director of the DPC and the Director of the NEC shall submit to the President an additional list of orders, memoranda, and proclamations issued by the prior administration that should be rescinded, as well as a list of replacement orders, memoranda, or proclamations, to increase American prosperity.
- (c) The National Security Advisor (NSA) shall immediately begin a complete and thorough review of all National Security Memoranda (NSMs) issued from January 20, 2021, through January 20, 2025, for harm to national security, domestic resilience, and American values. No later than 45 days from the date of this order, the NSA shall recommend to the President NSMs for rescission.
- **Sec. 4**. *General Provisions*. (a) Nothing in this order shall be construed to impair or otherwise affect:
 - (i) the authority granted by law to an executive department or agency, or the head thereof; or
 - (ii) the functions of the Director of the Office of Management and Budget relating to budgetary, administrative, or legislative proposals.
- (b) This order shall be implemented consistent with applicable law and subject to the availability of appropriations.
- (c) This order is not intended to, and does not, create any right or benefit, substantive or procedural, enforceable at law or in equity by any party against the United States, its departments, agencies, or entities, its officers, employees, or agents, or any other person.

THE WHITE HOUSE, January 20, 2025.

[FR Doc. 2025–01901 Filed 1–27–25; 8:45 am] Billing code 3395–F4–P

Exhibit 18 - Geotechnical Exploration	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	
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Infinity Advanced Healthcare Center- Infinity Advanced Healthcare Center, LLC	

GEOTECHNICAL EXPLORATION INFINITY PARK PLAZA - PHASE I PONCE, PR



VICTOR E. RIVERA ASSOCIATES

GEOTECHNICAL ENGINEERS

& CONCRETE TESTING LABORATORIES



Mayagüez Office: Road # 114, Km. 0.3 (Int.)

Guanajibo, Mayagüez, P.R. P.O. Box 7999 - PMB 360 Mayagüez, P.R. 00681 Tels. (787)-986-1400 / 986-1410 Fax: (787)-986-6538

Main Office:

Road No. 2 - Km. 221.8 El Tuque, Ponce P.R. P.O. Box 32198 Ponce, P.R. 00732-2198 Tels. (787)-259-1410 / 843-6538 Fax: (787)-259-1604 GEOTECHNICAL EXPLORATION INFINITY PARK PLAZA - PHASE I NINE (9) FREE STANDING STRUCTURES DEVELOPMENT PR-14, KM. 6.7, CERRILLOS WARD PONCE, PR (VERA JOB NO. 10-3275)

Submitted to: MR. RICARDO HATTON RENTAS 2972 AVENIDA EMILIO FAGOT PONCE, PR 00716-3615

Attention:
MR. RICARDO HATTON RENTAS
SPONSOR

By:
VICTOR E. RIVERA RIVERA, BSCE
VICTOR E. RIVERA ROLDAN, M.B.A., P.E.
VICTOR E. RIVERA ASSOCIATES
GEOTECHNICAL ENGINEERS

JANUARY 12, 2010





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INTRODUCTION

The present report covers the results of the geotechnical evaluation performed along the site of the proposed Infinity Park Plaza - Phase I commercial development, located at Cerrillos Ward, Ponce, PR. This report is rendered as per kindly instructions from yourgoodselves according to our written revised proposal of July 29, 2009, properly approved and received at our office on September 16, 2009.

The purpose behind this engineering assignment was to evaluate the engineering and geological characteristics of the subsoil at the proposed site. The data gathered from this evaluation was used in formulating geotechnical recommendations such as for:

- site improvement;
- foundation design parameters for the proposed structures;
- and in anticipating any construction related problem and suggest the most viable way to deal with it.

FIELD AND LABORATORY WORK

VICTOR E. RIVERA ASSOCIATES
GEOTECHNICAL ENGINEERS
& CONCRETE TESTING LABORATORIES

In accordance with the before discussed scope, ten (10) test borings advanced by power driven hollow stem auger method were made at the locations shown on the enclosed site plan as per attached exhibit A, "Site Location Map; Site and Borings Location Plan; and Boring Logs and Soil Classification Tests Results". Borings are numbered as no. 1 through no. 10. The depths of the borings varies from 20.5 to 21.0 ft. with a total aggregate footage of 206.5 lineal feet of boring been drilled at the site under discussion.

Soil sampling was achieved by means of the universally adopted standard penetration test (SPT). All samples secured were visual-manually described and examined for the detection of any weak and/or secondary plane, or foreign/organic matter contain that could weaken it shearing strength, thus it load carrying capacity and compressibility as well. Routine laboratory tests as moisture content (w_n) and unconfined compressive strength (Q_u) tests were ran whenever possible.

All other standard procedures followed during the field and laboratory testing programs are fully discussed on exhibit **B** of this report, "Routine Field and Laboratory Testing Procedures". Field and laboratory tests were completed in accordance to either the American Society for Testing and Materials (ASTM) or the American Association of State Highway and procedures (AASHTO) related standards latest revisions.

Besides, non routine laboratory tests corresponding to classification tests (Atterberg Limits and Particle Size Distribution Tests) and Potential Volume Change (PVC) ran on selected samples are summarized on exhibit A of this report. Classification based upon these results are given as per American Association of State Highway and Transportation Officials (AASHTO) M145 standard and as per American Society for Testing and Materials (ASTM) D 2486 [Unified Soil Classification System (USCS)].

Additionally, swelling/shrinkage properties were evaluated as per qualitative method called "Potential Volume Change Meter - PVC" developed by Dr. T. William Lambe under the sponsorship of the U.S Federal Housing Administration (USHA).

All depths mentioned on this report are referred to the existing ground surface at the time our field exploration was conducted (December 7th thru December 9th, 2009). Elevations are referred to an arbitrary bench mark established by this office for this report purpose. It is identified on site plan as per exhibit **A**.

SITE AND PROJECT DESCRIPTION

The site investigated is located south of State Road #14, Km. 6.7 at Cerrillos Ward, Ponce. The property is delimited by Pan Pepin Co. at west, Hacienda Del Monte Residential Development at east, El Monte Residential Development at south, and by State Road #14 at north.

The project consists on the construction of a commercial plaza consisting of nine (9) one- story hi light type detached structures ("free standing"). Parking facilities at ground level are also to be provided outside the buildings footprint. The "free standing" structures should correspond to structural steel frames, the roof should be steel or aluminum deck, steel joists or purlins supported, and the ground floor slabs should be on grade. Exterior walls could correspond to either pre-cast concrete panels or of pre-cast concrete blocks.

No grading plan has been submitted to this office, however based on the actual ground surface elevation some fill could be required to reach any designed grading at the buildings areas.

Run-off and storm waters are to be managed by gravity into existing public facilities found adjacent to the site, thus no deep excavations are contemplated. Maximum excavation depth, therefore, could reach 5 ft for the underground utilities installation.



Please, bear in mind the before given general description is aimed as an assistance for a better understanding of the project and of this report content by the user. In **no** case it constitutes a precise and complete description of the project, but most of it highlights as forehanded by the designing office. Complete information pertaining earthwork and all other project details for quantifications and cost estimates should be obtained based on corresponding construction final drawings once they become available.

GEOLOGIC SETTINGS

According to the US Geological Survey Map I-863, "Geologic Map of the Ponce Quadrangle, Puerto Rico", prepared by Richard D. Krushensky and Watson H. Monroe (1975), one (1) main geologic unit should prevail at the site and close vicinity. The map defines this unit as a detrital unit of the Juana Diaz Formation (**Tje**). The unit consists of:

Tje - light blue-gray calcareous sandy clay, sand, and sandy gravel.

Detrital unit results from the weathering of rock and minerals occurring in sedimentary rocks that were derived from pre-existing igneous, sedimentary or metamorphic rocks.

GENERALIZED SUBSOIL CONDITIONS

The generalized soil profile of the site as uncovered by the tests borings program confirms the presence of the detrital unit of the Juana Diaz Formation blanket all throughout by a thin "topsoil" layer. Each is described below.

"Topsoil" Material - uncovered at all boring locations reaching a depth of 2.0 ft. It is mainly composed of a soft to hard silty clay with different portions of fine grained sand and gravel. It is pale brown, dark brown and brownish yellow colored. Results of classification test ran on a random "topsoil" sample is shown in table I ahead.

Table 1: "Topsoil" Classification Tests Results

Plastic clay and fine grained sand [A-7-5 (28) / CH] (AASHTO M145 / ASTM D 2482) Liquid Limit = 79.5 Soil Description Plastic Index = 43.8 % Finer than no. 200 sieve = 62.8 Potential Volume Change (PVC Rating) = Critical

Juana Diaz Formation - found underlying the blanket "topsoil" material at all borings locations extending to the drilled depths. This formation consists of erratically arranged strata of silt, clay, and sand mixed in different proportions. When fine and cohesive it shows a medium to hard consistency, while when coarse (sand and gravel), it shows a medium to medium dense relative density. Predominant colors are brownish yellow, yellowish brown, reddish brown, and pale brown.

Non-Routine Test Results

The non-routine laboratory test results uncovered soils with expansive potential at different depths. See table II ahead for more details.

Table II: Expansive Potential (PVC) of Selected Soil Samples

Boring No.	*Depth of Sample(ft.)	Expansive Potential
	2.0-6.0	Marginal
1	6.0-10.5	Critical
2	2.0-6.0	Marginal
3	4.0-7.5	Critical
4	2.0-10.5	Marginal
5	2.0-10.5	Critical
8	2.0-7.5	Marginal

*Measured from the existing ground surface at the time the field exploration took place.

The outmost feature of the local profile is the presence of the "top soil" material all thorough out the explored site and the swelling/shrinkage properties of both the "topsoil" and of the detrital unit found at all borings locations immediately below the "top soil" material. These soils swell as it moisture content increases, and shrinks as it dries up. Sometimes the damages these soils might cause are of minor maintenance and aesthetic concerns, but often they are worst, causing major structural distresses. Therefore, the presence of these soils must be carefully addressed aimed to mitigate the risk the same pose for the project.



Ground Water Table

No ground water table was found at any boring location during the normal drilling operation. Based on the site geology, topography, and elevations, any naturally occurring ground water should be found deeper than the drilled depths.

Please, see attached boring logs as per exhibit \underline{A} for more detailed description of each soil stratigraphic unit encountered, field and laboratory tests results.

CONCLUSIONS AND RECOMMENDATIONS

The results of our exploration uncovered a soil profile capable of safely carry the anticipated blanket load of any permanent fill, and concentrated foundation loads from the new structures at relatively shallow foundation depths. The buildings are to rest over either isolated, continuous, and/or combined footings system. An alternate foundation approach can be a flexible mat foundation with it top surface serving as the ground floor slab.

Nevertheless, the presence of the "topsoil" material plus the detrital unit strata found at all borings locations exhibiting potential swelling/shrinkage properties must be carefully addressed as follows.

First, the lot development shall consists of an over-excavation of approximately 2.0 ft. deep all around the buildings and substructures construction areas plus a belt of not less than 8.0 ft. wide beyond the buildings footprints and 3.0 ft. wide for the substructures to deal with the presence of the "topsoil" materials.

Second, swelling and/or shrinkage of the underlain soils induce undesirable stresses on structural members nesting directly above resulting in subsidence, and/or up heaving, and/or cracks on floors or walls, and /or deformations of structures overlying it. To avoid such structural damages, any improvement measure should provide a seal for the expansive soils from loosing or gaining additional moisture and enough fill material to counteract soil up-heave with its weight. The most common, viable, and economic measure to deal with such soils is the placement of a fill blanket as a seal for moisture and counterweight up-heave pressures.

Consequently, it is recommended to place a permanent fill pad of not less than 6.0 ft. in thickness beneath the buildings footprints plus the 8.0 ft. wide belt all around, and a permanent fill blanket of not less than 3.0 ft. in thickness beneath the substructures as pavements, curbs, sidewalks, and any pedestrian corridors. This fill pad shall aerially extend not less than 3.0 ft. according to the substructures footprints. The 8.0 ft. wide belt must be referred to any foundation

exterior face, while the 3.0 ft. wide to the substructure (s) edge. Most probably, though these minimum thicknesses of permanent fill could call for an over-excavation, besides the recommended 2.0 ft. deep, it frequently results a better solution cost and time wise to rise the grading to avoid the said additional over-excavation, or combine as raise in grading and partially over-excavating.

Consequently, the following guidelines and specifications must be fully met for the parcel safest development, and houses and structures most economic design and construction.

A. Site Development

GEOTECHNICAL ENGINEERS

- 1. Completely remove the "topsoil" supporting any existing vegetation, and/or any other foreign matter and/or construction debris, and loose fill that might be found along the construction area. Depth of topsoil removal has been estimated in 2.0 ft., however, this depth could vary as field work progresses.
- 2. Proceed with the precise streets and lots horizontal lay-out and elevations, and determine based on this survey work where over-excavation is to be accomplished to provide the minimum permanent fill thickness of 6.0 ft. and 3.0 ft. Excavated natural soil shall never be used as backfill material at the overexcavated area plus the 8.0 and 3.0 ft. wide belts. Alternatively, such material can be used for landscaping purposes, as fill in areas outside the indicated footprint above, or disposed off in an orderly manner.
- 3. Any material for filling purposes to be brought-in from elsewhere shall posses no swelling/shrinkage properties and shall be dully approved by the project geotechnical engineer. It is highly recommended to use a soil-aggregate mixture classifying as A-4 or A-2-4 according to AASHTO M145 standard. If an A-2-4 soil-aggregate mixture is used, the percent of fines shall vary from 20 to 35.
- Before any placement of fill is made, roll the exposed grade to receive fill. If any weak or soft spot is uncovered, it shall be fully excavated.
- 5. The fill shall be placed in layers not exceeding ten(10) inches uncompacted measured, and each layer shall be imparted with minimum percent of compaction of 95% of the victor E. RIVERA ASSOCIATES

fill MDD obtained as before indicated. The fill material shall exhibit a moisture content varying from 2.0 to 4.0% higher than the corresponding optimum moisture content (OMC) by the time the compaction effort is imparted. Similarly, the naturally occurring soil to be exposed after the topsoil remotion and over-excavation are completed must be watered immediately before the spreading of the first lift of fill/backfill.

- 6. All filling operations must be conducted in controlled moisture conditions. In no case fill placement under excess water is allowed.
 - 7. This filling procedure shall be followed until final grades are reached.
- 8. Any resulting fill slope shall be made 2:1 (horizontal to vertical) regardless of its height and shall be also provided with adequate drainage facilities.
- 9. Because of room limitation, all foundations and/or trenches backfilling as shall be made also on the engineering fashion before discussed, but backfill lifts uncompacted measured is not to exceed 5.0 inches. Compaction is to be imparted by vibratory plates, tampers, or the like.

B. Free Standings Foundation and Ground Floor Slab Design

Once the recommendations herein given are fully accomplished, all structures can be safely laid over either one of the foundation alternatives herein presented:

- a) conventional spread, and/or continuous footings proportioned for an allowable soil bearing pressure (q_a) of 3500 pounds per sq. ft. (psf) at a minimum foundation depth (Df) of 2.0 ft. below the final grade, i.e., over fill. Floor slab may be supported directly over the resultant grade, i. e., over the permanent fill. For purposes of design, a modulus of subgrade reaction (K_s) equal to 150 pounds per cubic inch (PCI) can be adopted I proportioning the slab.
- b) a flexible mat foundation proportioned for modulus of subgrade reaction (Ks) of 150 pounds per cubic inch (PCI) at a foundation depth (Df) 1.0 ft. below lot final elevation. The top of the mat could serve as the ground floor slab. The mat should be provided all around with a 6 inches thick approach extending not less than 1.5 ft. below lot final grade.



C. Temporary Loads and Seismic Design Parameters

For all instances, refer to the Uniform Building Code (1997), volume 2, for the parameters that must be used in designing the structure for seismic consideration adopting a soil type S_D (stiff soil). The allowable bearing pressures can be increased by 30% of the given value to deal with short term loading conditions due to earthquake and/or winds.

D. Project Utilities

All project utilities can be safely designed laying down by its normal bearing over engineered placed and compacted bedding in turn to be placed above the resultant grade at all areas. All excavations, either natural soils or fills extending to the anticipated maximum depth of 5.0 ft. should be efficiently achieved by means of medium size hydraulic excavator locally known as a "digger".

E. Dewatering

No dewatering problems are anticipated during the phase of site improvements, the footings, nor the project utilities trenches excavations, except the resulting surface run-off-waters. Any water entering the excavations can be pumped directly from sumps located at the sides of them.

F. Parking and Streets Facilities

A flexible type of pavement is suggested for the streets stretches and parking facilities. Pavement design parameter as the California Bearing Ratio (CBR) should be determined by proper field tests, or on the other hand, conservatively assumed. Notice that the pavement structure could lay immediately above the permanent fill placed for the recommended ground improvements.

ADDITIONAL RECOMMENDATIONS

GEOTECHNICAL ENGINEERS & CONCRETE TESTING LABORATORIES

It is highly recommended that once construction begins and all concrete pouring operations are completed, excavations made for foundations and other substructures shall be backfilled as soon as possible to minimize run-off and/or storm water filtration under the same that could have an effect on their integrity. Hence, all excavations are to be also engineered and compacted. On account of the limited room this backfilling operation is most victor E. RIVERA ASSOCIATES

commonly executed by means of pneumatic tampers and/or vibratory plates in layers not exceeding 5.0 in. in thickness uncompacted measured.

FINAL COMMENT

The proposed buildings ground floor slabs shall lye completely above the fill deposit to be placed. Consequently the importance of conducting all filling/backfilling operations under strict engineering quality controls.

In the preceding discussions we have presented our conclusions and recommendations based upon results attained from our field exploration information gathered at isolated locations given by the test borings, visual inspection of the site area, and soil parameter assumptions, and other pertinent information advanced to this office. It is our understanding best geotechnical engineering practices were adopted in achieving said goals. Similarly, it is strongly requested this office be allowed to review any final plan once available to confirm, modify and/or change the recommendations given accordingly.

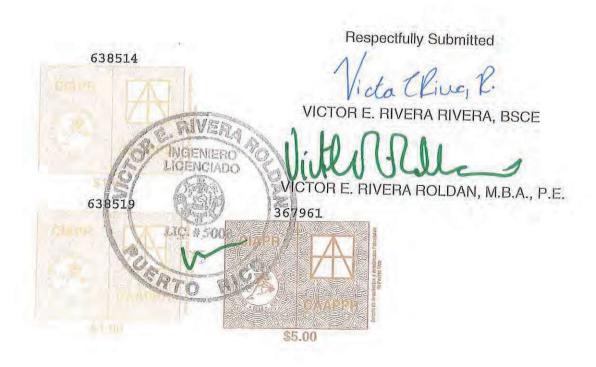




EXHIBIT "A"

SITE LOCATION MAP; SITE AND BORINGS

LOCATION PLAN; AND BORING LOGS

AND SOIL CLASSIFICATION TESTS RESULTS

INFINITY PARK PLAZA - PHASE I

NINE (9) FREE STANDING STRUCTURES

DEVELOPMENT

PR-14, KM. 6.7, CERRILLOS WARD

PONCE, PR

(VERA JOB NO. 10-3275)

By:
VICTOR E. RIVERA RIVERA, BSCE
VICTOR E. RIVERA ROLDAN, M.B.A., P.E.
VICTOR E. RIVERA ASSOCIATES
GEOTECHNICAL ENGINEERS

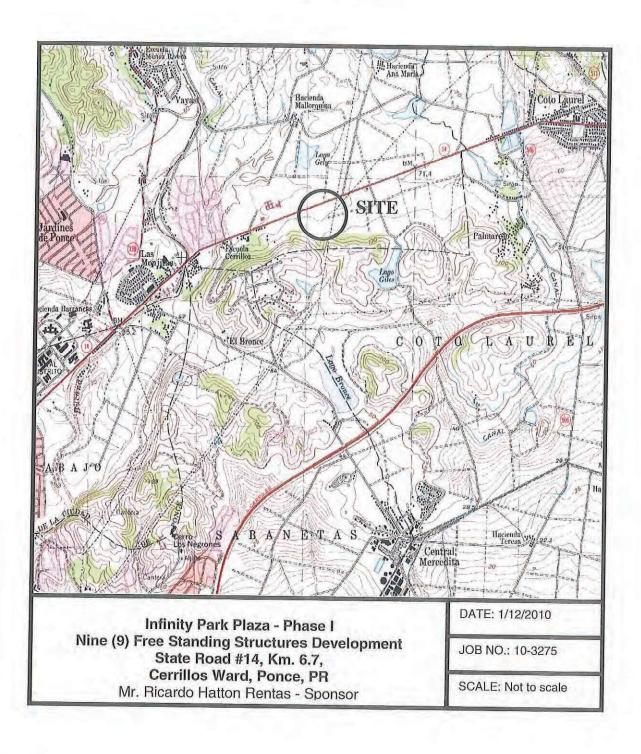
JANUARY 12, 2010



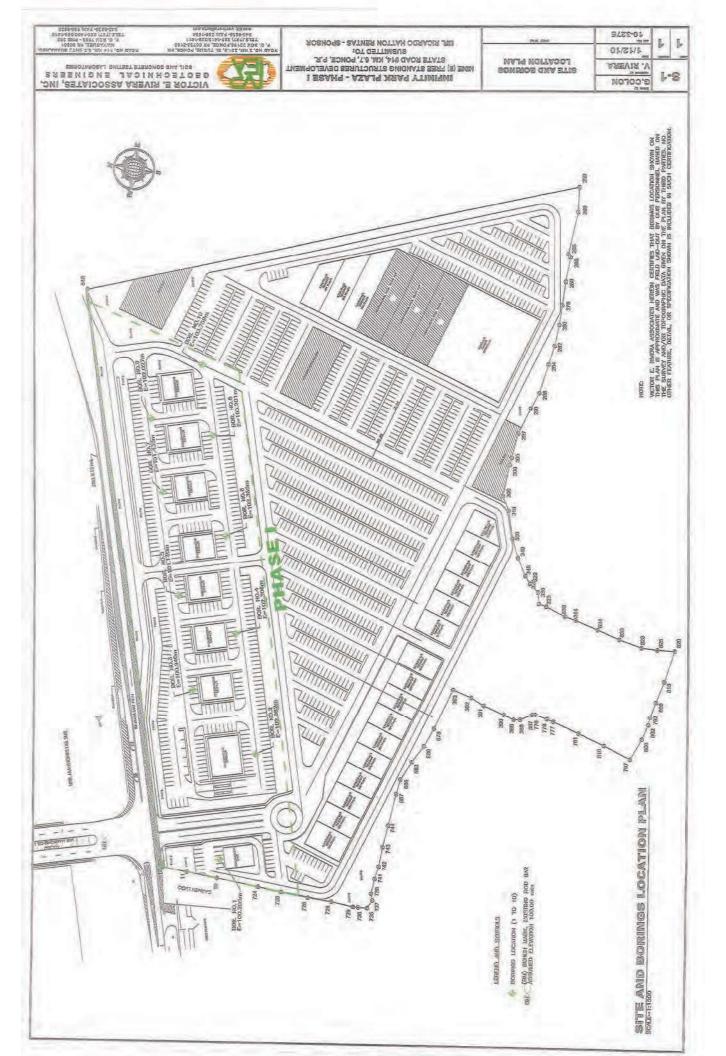


SITE LOCATION MAP

After US Geological Survey







PO Box 32198 Ponce, PR 00732-2198

19

2

22

2

93.96

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 1 SHEET NO.: 1/1 LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/07/09 WORK FINISHED: 12/07/09 POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 1 3/8" I.D. Split Spoon HAMMER WGT: 140 Pounds HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53 DEPTH ELEV. S.P.T. "N" DESCRIPTION OF MATERIALS VALUES WN (FT.) (M) Qu LL PI Td Clay, some sand - very stiff - light/dark brown (a) 3 - 8 16 23.9 3.5 99.70 8-7 -2.0 Fine grained sand and silt - medium -6-6 13 17.5 53.0 23.5 48.6 7 - 9 brownish yellow (b) [A-7-5 (8) / SM] PVC Rating - Marginal 5 - 7 16 14.7 98.38 9-8 -6.0 Plastic clay - hard - brownish yellow (b) 8 - 9 19 18.8 5.0 53.5 25.3 97.6 [A-7-6 (30) / SM] 10 PVC Rating - Critical 6-8 19 13.3 5.0 97.00 11 -10.5 Plastic clay, some fine grained sand - very stiff to hard yellowish brown/white (b) [A-7-6 (27) / CH] 6-9 21 22.9 5.0 56.0 29.7 81.9 12

(a) "Topsoil" Material

(b) Detrital Unit of the Juana Diaz Formation

END OF BORING

__33 __34 __35

* = INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24" (2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC.

W_{II} = NATURAL MOISTURE CONTENT IN % OF DRY WEIGHT

Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT. Td = TYPE OF DRILLING

5-6

7

(A) = STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50

(B) = ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT
PI = PLASTICITY INDEX

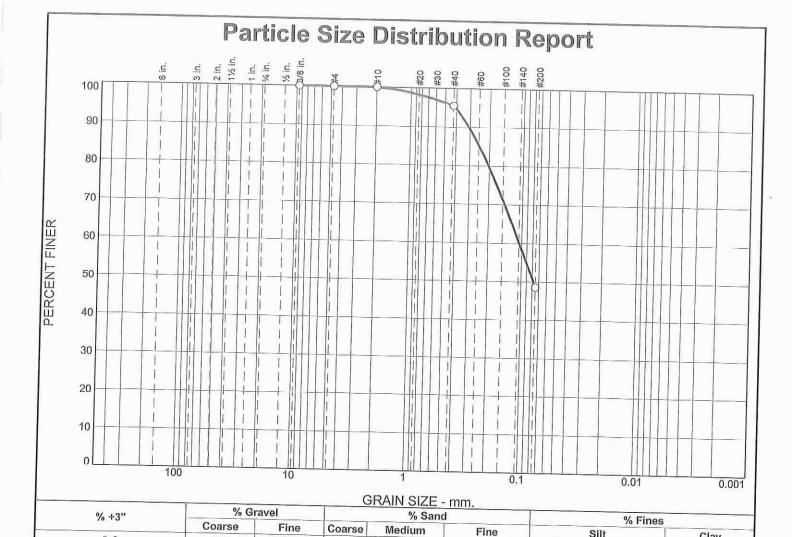
13

-20.5

22.7

3.8

% = PERCENT FINER THAN NO. 200 SIEVE



SIEVE SIZE	PERCENT SPEC.* PASS? FINER PERCENT (X=NO)		EINED DEDOCATE OF THE MATER					
0.375 #4 #10	100.0 100.0 100.0	PERGENT	(X=NC)	fine gra	ined sand	and silt	4
#40 #200	95.5 48.6	ASP ING	VER.		PL= 2	9.5	Atterberg Limit: LL= 53.0	PI= 23.5
		E LICE	NCIADO 基本 全学)		D ₉₀ = (D ₅₀ = (D ₁₀ =).3087).0782	Coefficients D85= 0.2469 D30= Cu=	D ₆₀ = 0.1055 D ₁₅ = C _c =
		LIC	# 5008		USCS=	: SM	Classification AASH	ΓO= A-7-5(8)
		VERT	O M	500	PVC Ra	ting = Mar	Remarks ginal	

VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Source of Sample: Boring no.1 Sample Number: 1

0.0

0.0

Depth: 2-6.0'

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

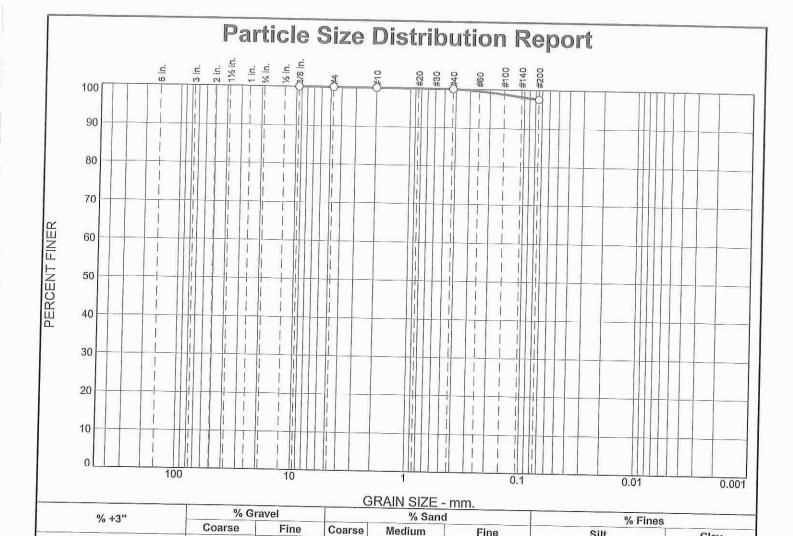
Silt

Clay

Project No: 10-3275

Verified by: V. Rivera

Date: 1/11/2010



0.0	0.0			modium	rine	SIII	Clay
0.0	0.0	0.0	0.0	0.0	2.4	97	7.6
SIEVE PERCENT SIZE FINER	T SPEC.* PASS? PERCENT (X=NO)		nlastic a		al Description		
0.375	New York	INGENIELICENCIA LIC.#50	RA PO	PL= 28 D90= D50= D10= USCS= PVC Rate	Atter LL= Coo D85 D30 Cu= Clas	efficients = D ₆ = D1 C _c	= 25.3 60= 5= -7-6(30)

Fine

Silt

Clay

VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Source of Sample: Boring no.1 Sample Number: 2

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

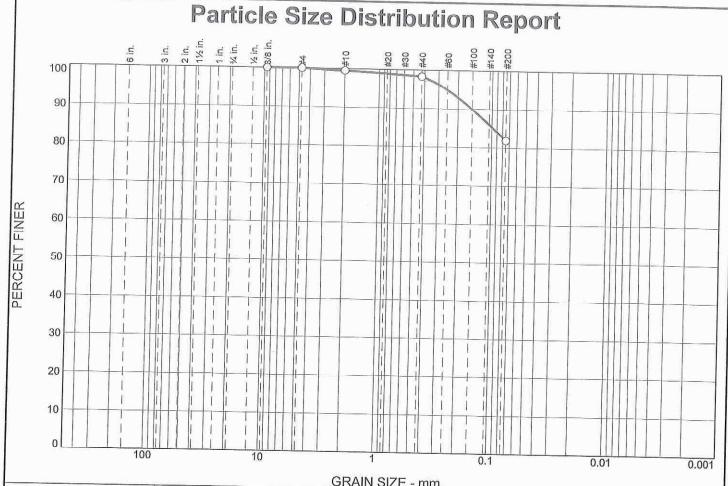
Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Depth: 6-10.5'

Verified by: V. Rivera

Date: 1/11/2010



% +3'	.	% Gr	avel		% Sand		% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0		0.0	0.0	0.5	1.2	16.4	81.9	

SIEVE	PERCENT FINER	SPEC.*	PASS?	Material Description
0.375		PERCENT	(X=NO)	plastic clay, some fine grained sand
#4	100.0 100.0			AF Lin Safe Comments
#10	99.5	1 8 T	WI ES PORTO	
#40	98.3	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Atterberg Limits
#200	81.9	LOS ING	ENIERO DA	PL= 26.3
	h	LICE	VCIADO	
	#	21 1		<u>Coefficients</u> D ₉₀ = 0.1514 D ₈₅ = 0.0973 D ₆₀ =
	H e			D ₉₀ = 0.1514 D ₈₅ = 0.0973 D ₆₀ = D ₁₅ = D ₁₀ = C _u = C _c =
				D50= D30= D15= Cu= Cc=
	A	\ LIC.	5008	Classification
	No.	1001	1 1	USCS= CH AASHTO= A-7-6(27)
1		101	00	
1		CATO	MIG	Remarks
		Andrew Control	A II II	
	1			
* (no spec	cification provide	4)		

Source of Sample: Boring no.1 Sample Number: 3

Depth: 14-21.5'

Date: 1/11/2010

VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Client: Mr. Ricardo Hatton Rentas

Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera

PO Box 32198 Ponce, PR 00732-2198 VICTOR E. RIVERA & ASSOCIATES Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I

PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 2 SHEET NO.: 1/1

LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor

INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/07/09 WORK FINISHED: 12/07/09

POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 13/8" I.D. Split Spoon HAMMER WGT: 140 Pounds

HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: ------

GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53

T.) (M)	S.P.T. "N" VALUES	DESCRIPTION OF MATERIALS	N	WN	Qu	LL	PI	%	To
1 2 102.25	2 - 3 3 - 4	Clay, trace gravel, few roots - medium - brown / dark brown (a) -2.0	6	30.4	2.0				
3 4 5	4 - 7 9 - 10 4 - 9	, Fine grained sand and silt - medium - brownish yellow (b) PVC Rating = Marginal	16	13,9	12				
_6 101.03	11 - 14	-6.0	20	17.1	*				
7 8 9	16 - 21 22	Plastic clay - hard - brownish yellow (b)	43	17.5	5.0				
10 _11 99.66	3 - 8 10	-10.5	18	21.2	5.0			9 4	A
_12 _13 _14 _15	4 - 8	Silty clay, trace sand - hard - brownish yellow (b)	18	00.0					
16 98.14 17 18	10	-15.5 Fine grained sand and clay - stiff - brownish yellow (b) [A-7-5 (14) / SC]	10	26.6	5.0				
19 20 21 96.61	5 - 6 8	-20.5	14	35.7	2.19	70.5	39.5	47.8	
10 11 99.66 12 13 14 15 16 98.14 17 18 19 20 21 96.61 22 23 24 25 26 27 28 29 10 11 12 23 4		END OF BORING (a) "Topsoil" Material (b) Detrital Unit of the Juana Diaz Formation							

(1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24"

(2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC.

Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

Td = TYPE OF DRILLING

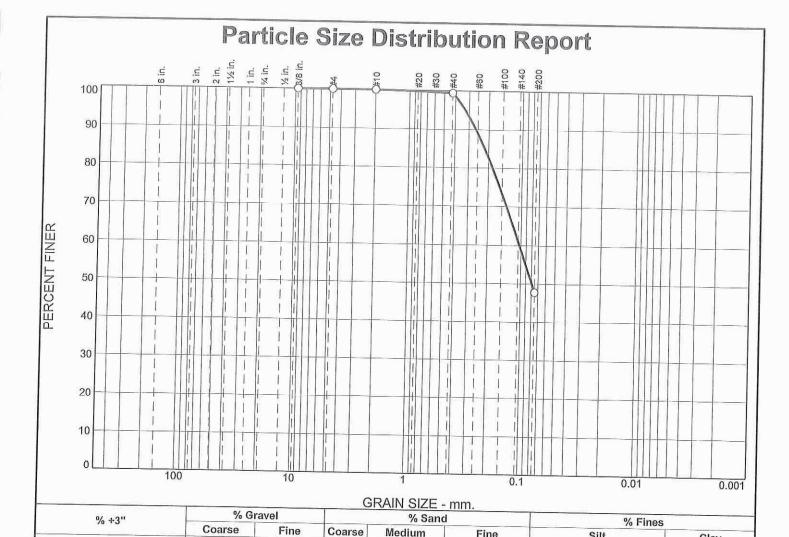
Td = TYPE OF DRILLING

= STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50 = ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT

PI = PLASTICITY INDEX % = PERCENT FINER THAN NO. 200 SIEVE



0.0		0.0	0.0	0.0	0.6	51.6		47.8	
SIEVE SIZE	PERCENT FINER	SPEC PERCE			fine gr	M rained sand	laterial Descri	iption	
0.375 #4 #10 #40 #200	100.0 100.0 100.0 99.4 47.8		INGENIERO LICENCIAD LICENCIAD LICENCIAD		PL= 3	31.0 0.2615 0.0795	Atterberg Lin LL= 70.5 Coefficient D85= 0.2172 D30= Cu= Classification	PI= 39 D ₆₀ = 0 D ₁₅ = C _c =	0.1035

Fine

Silt

Clay

VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Source of Sample: Boring no.2

Sample Number: 4

0.0

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Depth: 19-20.5'

Verified by: V. Rivera

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I

PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 3 SHEET NO.: 1/1

LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor

INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/07/09 WORK FINISHED: 12/07/09

POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 13/8" I.D. Split Spoon HAMMER WGT: 140 Pounds

HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL:

TYPE & SIZE BIT:

GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53

S.P.T. "N" VALUES	DESCRIPTION OF MATERIALS	N	W _N	Qu	LL	PI	%	To
2-3 6-8	Silty clay, trace sand - stiff - pale brown (a)	9	21.5	3.0				
	Fine grained sand and silt - stiff - brownish yellow (b)	20	22.0	2.5				
13 -15	Plastic clay, trace fine grained sand - very stiff to hard - yellowish brown/white (b)	22	17.1	5.0	69.5	43.7	91.0	
19 - 21 27	PVC Rating - Critical -7.5	48	20.3	5.0				
6 - 11 15	Plastic clay, some fine grained sand - hard - brownish yellow (b)	26	23.9	5.0				A
5 - 13 14	-15.5 Fine grained sand and clay - hard - yellowish	27	21.1	5.0				
5 - 9 11	-20.5	20	25.1	4.8				
	(a) "Topsoil" Material (b) Detrital Unit of the Juana Diaz Formation							
	VALUES 2 - 3 6 - 8 7 - 8 12 - 13 5 - 9 13 - 15 19 - 21 27 6 - 11 15 5 - 13 14	Silty clay, trace sand - stiff - pale brown (a) 2 - 3 6 - 8 7 - 8 12 - 13 5 - 9 13 - 15 19 - 21 27 Plastic clay, trace fine grained sand - very stiff to hard - yellowish brown/white (b) [A-7-6 (45) / CH] PVC Rating - Critical Plastic clay, some fine grained sand - hard - brownish yellow (b) 5 - 13 14 Fine grained sand and clay - hard - yellowish brown (b) 5 - 9 11 END OF BORING (a) "Topsoil" Material	VALUES DESCRIPTION OF MATERIALS N 2 - 3 6 - 8 7 - 8 12 - 13 13 - 15 19 - 21 27 Plastic clay, trace fine grained sand - very stiff to hard - yellowish brown/white (b) [A-7-6 (45) / CH] PVC Rating - Critical Plastic clay, some fine grained sand - hard - brownish yellow (b) 5 - 13 14 Fine grained sand and clay - hard - yellowish brown (b) 5 - 9 11 END OF BORING Silty clay, trace sand - stiff - pale brown (a) -2.0 9 20 42 48 -4.0 9 48 -4.0 9 48 -4.0 22 48 -4.0 25 48 -7.5 48 -7.5 -7.5 -7.5 -7.5 -7.5 -7.5 -7.5 -7.5	VALUES DESCRIPTION OF MATERIALS N W _N 2 - 3 6 - 8 7 - 8 12 - 13 5 - 9 13 - 15 19 - 21 27 Plastic clay, trace fine grained sand - very stiff to hard - yellowish brown/white (b) [A-7-6 (45) / CH] PVC Rating - Critical Plastic clay, some fine grained sand - hard - brownish yellow (b) 5 - 13 14 Fine grained sand and clay - hard - yellowish brown (b) 5 - 13 14 Fine grained sand and clay - hard - yellowish brown (b) END OF BORING (a) "Topsoil" Material	VALUES DESCRIPTION OF MATERIALS N W _N Qu 2 - 3 6 - 8 7 - 8 12 - 13 5 - 9 13 - 15 19 - 21 27 Plastic clay, trace fine grained sand - very stiff to hard - yellowish brown/white (b) [A-7-6 (45) / CH] PVC Rating - Critical Plastic clay, some fine grained sand - hard - brownish yellow (b) 5 - 13 14 Fine grained sand and clay - hard - yellowish brown (b) 5 - 9 11 END OF BORING Silty clay, trace sand - stiff - pale brown (a) 9 21.5 3.0 22.0 22.0 25.5 48 20.3 5.0 20 21.1 5.0 22 17.1 5.0 25 27 21.1 5.0 27 21.1 5.0 28 29 21.5 3.0 20 25.1 4.8	VALUES	VALUES DESCRIPTION OF MATERIALS N W _N Qu LL PI	VALUES DESCRIPTION OF MATERIALS N W _N Qu LL PI %

(1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24"
(2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC.

W₁₁ = NATURAL MOISTURE CONTENT IN % OF DRY WEIGHT Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

Td = TYPE OF DRILLING

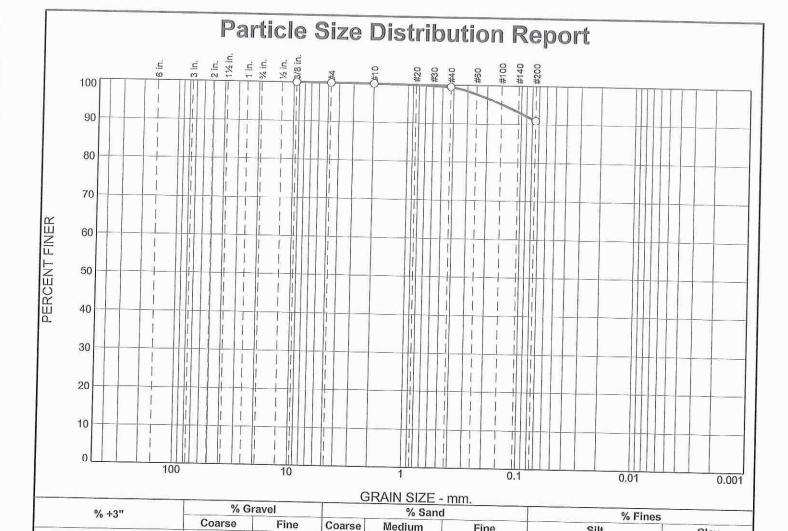
= STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50

= ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT

PI = PLASTICITY INDEX % = PERCENT FINER THAN NO. 200 SIEVE



SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)	plastic clay tra	Material Description to the grained sand	<u>n</u>
0.375 #4 #10 #40 #200	100.0 100.0 100.0 99.5 91.0	SE NO	NEPA POR SINIERO NO SI	PL= 25.8 D ₉₀ = D ₅₀ = D ₁₀ =	Atterberg Limits LL= 69.5 Coefficients D85= D30= CU=	PI= 43.7 D60= D15= Cc=
* (cification provide	OURT C	#5008	USCS= CH PVC Rating = C	Classification AASHTC Remarks ritical	

Medium

0.5

Fine

8.5

Silt

Clay

VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Source of Sample: Boring no.3 Sample Number: 5

0.0

0.0

0.0

Depth: 4-7.5'

0.0

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 4 SHEET NO.: 1/1 LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/08/09 WORK FINISHED: 12/08/09 POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES _____1 3/8" I.D. Split Spoon ____ HAMMER WGT: _____140 Pounds HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53 "X" COORDINATES:

EPTH ELEV. (FT.) (M)	S.P.T. "N" VALUES	DESCRIPTION OF MATERIALS	N	WN	Qu	LL	PI	%	T
1 2 101.70	3 - 4 4 - 7	Silty clay, trace sand - hard - dark brown (a)	8	30.7	5.09				
3 4	6 - 7	Clayey silt, some fine grained sand - medium - yellow (b)	13	13.1	4	40.5	18.7	80.1	
6	5 - 5 7 - 8	[A-6 (14) / CL] PVC Rating - Marginal	12	13.0	5				
7 8	5 - 7 8	s s	15	12.7	4			7 (
9 10 11	5 - 7 10	-10.5 Clayey silt - hard - brownish yellow / white (b)	17	10.1	=				4
_13 _14 _15 _16 _17	7 - 9 14		25	20.9	6.14				
_19 _ 20 _21 96.06	16 - 17 19	-20.5	36	11.3	6.7				
		END OF BORING (a) "Topsoil" Material (b) Detrital Unit of the Juana Diaz Formation							

* = INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24"
(2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC. N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

W_N = NATURAL MOISTURE CONTENT IN % OF DRY WEIGHT Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

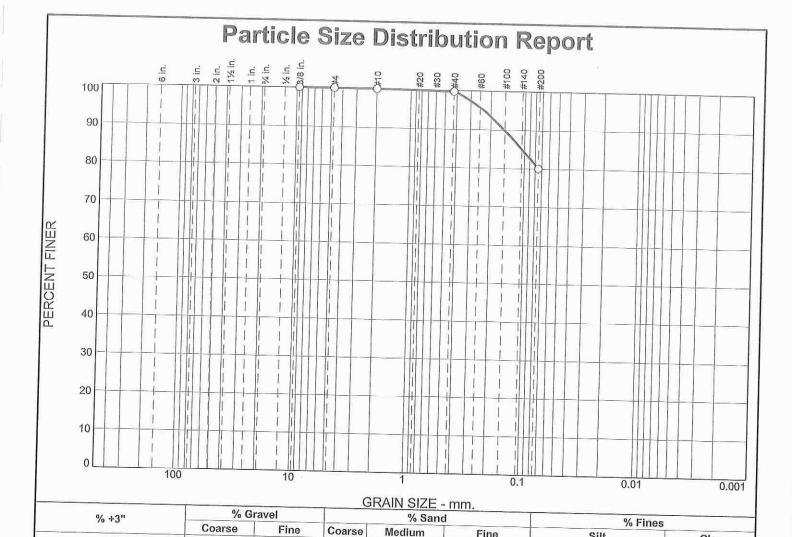
Td = TYPE OF DRILLING

= STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50

= ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

LL = LIQUID LIMIT

PI = PLASTICITY INDEX



0.0		0.0	0.0	Coarse	wearum	Fine	Silt		Clay
0.0		0.0	0.0	0.0	0.3	19.6		80.1	
SIZE	PERCENT FINER	SPEC PERCE	8 8 8 8	W4200	clavey s		erial Description		
0.375 #4 #10 #40 #200	100.0 100.0 100.0 99.7 80.1		Ingenie Ligencia Ligencia Ligencia Ligencia	RA POLIDO	PL= 21 D90= 0. D50= D10= USCS=	.8 At	terberg Limits L= 40.5 Coefficients 085= 0.1055 030= 04= Lassification AASHTO= Remarks al	PI= 18.7 D60= D15= Cc= = A-6(14)	

Medium

Fine

Silt

Clay

Source of Sample: Boring no.4 Sample Number: 6

Depth: 2-10.5

VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera

Ponce, PR 00732-2198

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I

PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 5 SHEET NO.: 1/1

LOCATION: State Road #14, Km. 6.7, Ponce,PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor

INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/08/09 WORK FINISHED: 12/08/09

POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 13/8" I.D. Split Spoon HAMMER WGT: 140 Pounds

HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL:

TYPE & SIZE BIT:

GROUND WATER: DATE AND DEPTH: None

DRILL MANUFACTURER TYPE & NO. Mobile B-53

FT.)	ELEV. (M)	S.P.T. "N" VALUES	DESCRIPTION OF MATERIALS	N	WN	Qu	LL	PI	1 %	Т
1	100.53	3 - 4 5 - 8	Plastic clay and fine grained sand - hard - dark brown (a) [A-7-5 (28) / CH] PVC Rating = Critical		37.1	4.7	79.5	43.8	62.8	
3	7.7-5-0	8 - 8	Clayey silt, some fine grained sand - stiff to very stiff -	-						
_4		9 - 10	\$ brownish yellow (b)	17	15.2	3				
5		5 - 6	PVC Rating = Critical	13	13.2	1.0				
-9		7 - 9 9 - 12	5		15					. 9
- 8	1	13	3	25	14.0	-				
9		10	\$							
10		4 - 6	s ·	14	40.4					
11	97.94	8	-10.		13.4					A
12			 Clayey fine grained sand - stiff - yellowish 							
13			brown (b)							
15		8 - 8	[A-2-7 (3) / SC]						1	
16	1	11		19	34.0	1.8				
17										
18					1 1					
19			**							- 1
20	21.00	5 - 5	i.	12	40.9	1.8	51.6	25.4	32.1	
27	94.74	7 - 8	-21.0				-,10	20.7	02.1	
23			END OF BORING (a) "Topsoil" Material							- 15
24			(b) Detrital Unit of the Juana Diaz Formation							
25			(b) Bethai Officor the Juana Diaz Formation							
26							1		1	
27			4	1 9						
8								4		
29										
10 111 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 4										
1		1.6				1				
2			At 1							
31			T							

INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24" (2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE 1/2 FT/SEC.
Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

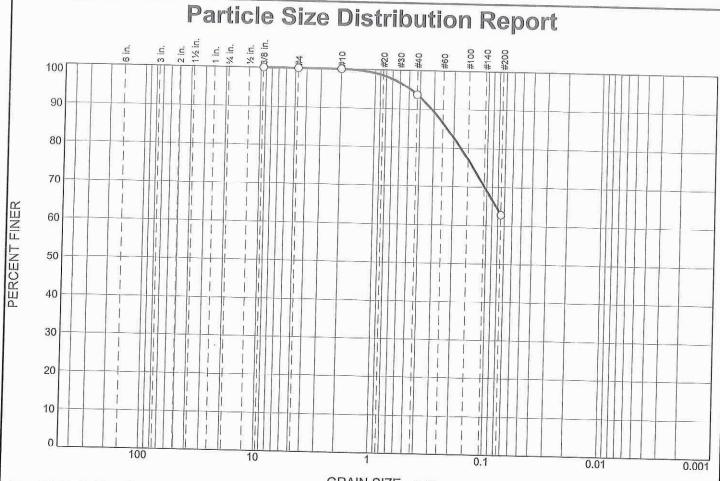
Td = TYPE OF DRILLING

(A) = STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50
(B) = ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT

PI = PLASTICITY INDEX



				G	RAIN SIZE -	mm.			
% +3"		% Gravel		% Sand			% Fines		
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay	
0.0		0.0	0.0	0.0	6.3	30.9	62.8		
SIEVE	PERCENT	SPEC.*		SS?		<u>M</u> aterial	Description		

PERCENT	SPEC.*	PASS?			Material Decements	
FINER	PERCENT	(X≔NO)				,
100.0				plastic clay and	line grained sand	
100.0						
100.0	V (C) (C)	I Pan Pan				
A40 (221 MIN)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	EMA TO		3 DI 05-	Atterberg Limits	
62.8	OF INGE	WERO (W.	· PL= 35.7	LL= 79.5	PI= 43.8
	/ LICEN	CIADO X	4		Coefficients	
10	#/ AG	SA N	100 P	$D_{90} = 0.3156$		Den=
auto	'/ (6'x		hage I	D ₅₀ =	D ₃₀ =	D ₆₀ = D ₁₅ = C _c =
		3/ /		D ₁₀ -	C _u =	$C_c=$
1	A LIC.	5008 /	all I		Classification	
W.	10 November 1	· /		USCS= CH		= A-7-5(28)
	ACAL "	1 - 1 O 6	A. C.		Romarke	•
	PATA	210			Romana	
	Control of the last of the las	A Charles				
	100.0 100.0	FINER PERCENT 100.0 100.0 100.0 93.7 62.8	FINER PERCENT (X=NO) 100.0 100.0 100.0 93.7	FINER PERCENT (X=NO) 100.0 100.0 100.0 93.7 62.8 INGENIERO LICENCIADO	FINER PERCENT (X=NO) 100.0 100.0 100.0 93.7 62.8 INGENIERO LICENCIADO D90= 0.3156 D50= D10= USCS= CH	Naterial Description Percent (X=NO) Plastic clay and fine grained sand

Source of Sample: Boring no.5 Sample Number: 7

Depth: 0-2.0'

VICTOR E. RIVERA **ASSOCIATES**

Ponce, Puerto Rico

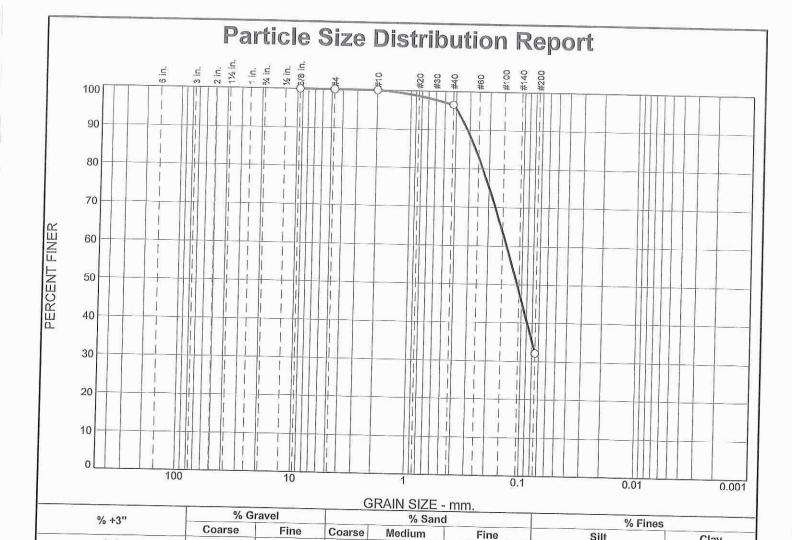
Client: Mr. Ricardo Hatton Rentas

Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera



0.0		0.0	0.0	0.0		11110	SIII		Jlay
0.0		0.0	0.0	0.0	3.4	64.5		32.1	
SIEVE SIZE	PERCENT FINER	SPEC PERCE			clavev	Mate	rial Descriptio	<u>n</u>	
0.375 #4 #10	100.0 100.0 100.0	1 To	FIVER	la la	P P	me gramed sa	na		
#40 #200	96.6 32.1	W 6-117	INGENIER LICENCIAD		PL= 2	6.2 L	erberg Limits L= 51.6	PI= 25.4	
			LIC.#5008	The state of the s	D ₉₀ = 0 D ₅₀ = 0 D ₁₀ =	0.3160 D	Coefficients 85= 0.2661 30= u=	D ₆₀ = 0.1379 D ₁₅ = C _c =	
		100		(0)	USCS=	SC C	assification AASHTO	D= A-2-7(3)	
			770 N	THE STATE OF			<u>Remarks</u>		

VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Sample Number: 8

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Silt

Clay

Project No: 10-3275

Verified by: V. Rivera

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 6 SHEET NO.: 1/1 LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/08/09 WORK FINISHED: 12/08/09 POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 1 3/8" I.D. Split Spoon HAMMER WGT: 140 Pounds HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53 "X" COORDINATES:

DEPTH (FT.)	ELEV. (M)	S.P.T. "N" VALUES		DESCRIPTION OF MATERIALS	N	W _N	Qu	LL	PI	1 %	Т
1	101.76	4 - 5 5 - 6	50	Plastic clay and fine grained sand - very stiff - dark brown (a) -2.0	10	36.2	3.77			76	
3 4		7 - 7 11 - 11	3 8	Clayey silt, some fine grained sand - medium - yellow (b)	18	15.1					
6	100.54	7 - 8 9 - 11	8 8	-6.0	17	14.4					
{8}		12 - 14 19	1	Plastic clay - hard - yellowish brown (b)	33	18.4	3.5				
9 10 11 12 13		9 - 12 18	1		30	14.8	5.0				p
_14 15 _16 _17		8 - 11 17	111		28	21.1	5.0				
_18 _19 _20 _21	96.12	8 - 10 14	1	-20.5	24	24.8	5.0				
				END OF BORING (a) "Topsoil" Material (b) Detrital Unit of the Juana Diaz Formation							

*= INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24"

(2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC.

Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

Td = TYPE OF DRILLING

= STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50 = ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT
PI = PLASTICITY INDEX

Ponce, PR 00732-2198 PO Box 32198

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 7 SHEET NO.: 1/1 LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/08/09 WORK FINISHED: 12/08/09 POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 13/8" I.D. Split Spoon HAMMER WGT: 140 Pounds HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: _____ GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53 "X" COORDINATES: _____ "Y" COORDINATES: _____ ELEVATION: 101.435 m JOB NO.: 10-3275

OEPTH (FT.)	ELEV. (M)	S.P.T. "N" VALUES		DESCRIPTION OF MATERIALS	N	WN	Qu	LL	PI	1 %	1
1 2	100.83	1 - 2 2 - 4		Plastic clay and fine grained sand, trace gravel - soft - dark brown (a) -2.0	4	20.8	7.5			76	
3 4	100,22	4 - 6 6 - 6	1	Sandy clay, trace gravel - hard - brown (b) [A-7-6 (13) / CL1	12	18.5	4.5	46.0	18.9	70.8	
6	99.61	4 - 6 6 - 8	5	Clayey silt, some fine grained sand - medium - yellow (b)	12	17.1	4.				
_8		9 - 10 12	5	Clayey silt, trace sand - hard - brownish yellow/ yellow (b)	22	16.6	5.0				
10	98.08	4 - 5 5 - 4	5 5	-11.0	10	15.1	4.0				,
_12 _13			• •	Fine grained sand and clay - hard - yellowish brown (b) [A-7-6 (9) / SC]							
15 16 17		5 - 8 12	*		20	27.1	5.0	55.0	30.1	45.6	
18 19			**								
21	95.03	4 - 6 8 - 10		-21.0	14	26,7	3.5				
				END OF BORING a) "Topsoil" Material b) Detrital Unit of the Juana Diaz Formation							
2 3 4											

* = INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24"

(2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC.

N = SUM OF THE LAST 12° OF SAMPLER PENETRATION

LL = LIQUID LIMIT

Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

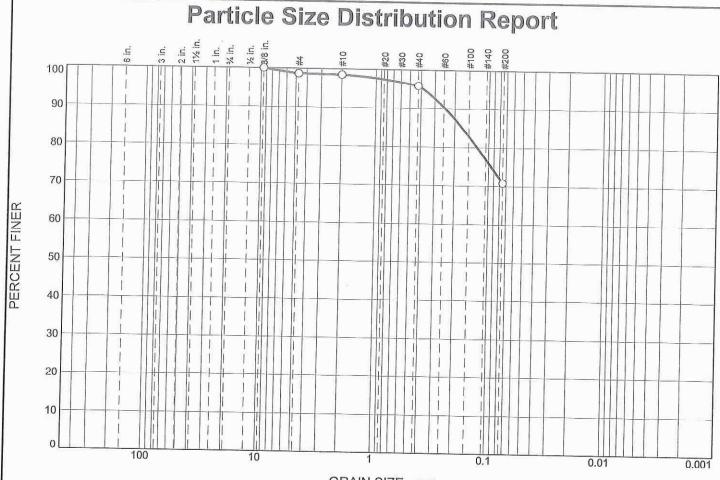
Td = TYPE OF DRILLING

(A) = STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50

= ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

LL = LIQUID LIMIT

PI = PLASTICITY INDEX



GRAIN SIZE - mm. % Gravel % Sand % +3" % Fines Coarse Coarse Fine Medium Fine Silt Clay 0.0 0.0 1.3 0.2 2.6 25.1 70.8

SIEVE	PERCENT	SPEC.*	PASS?	Material Description sandy clay, trace gravel
SIZE	FINER	PERCENT	(X=NO)	
0.375 #4 #10 #40 #200	100.0 98.7 98.5 95.9 70.8	LICE	ENIERO O NICIADO SE	PL= 27.1

Source of Sample: Boring no.7 Sample Number: 9

Depth: 2-4.0'

Date: 1/11/2010

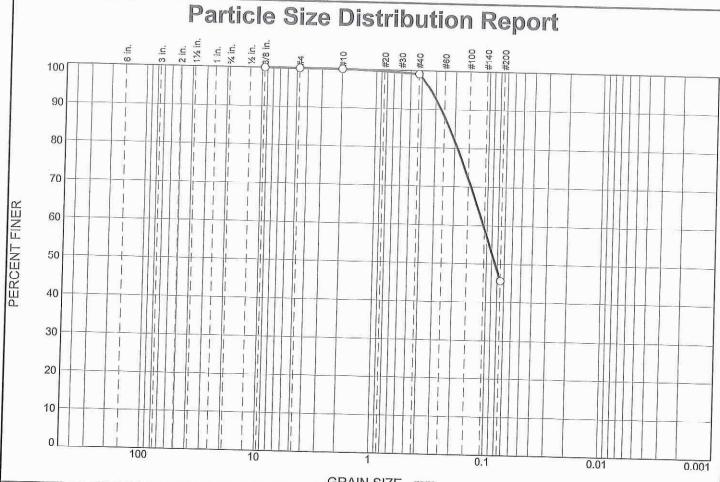
VICTOR E. RIVERA ASSOCIATES Ponce, Puerto Rico

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera



GRAIN SIZE - mm. % Gravel % +3" % Sand % Fines Coarse Fine Coarse Medium Fine Silt Clay 0.0 0.0 0.0 0.0 0.9 53.5 45.6

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
0.375	100.0		(** 1.0)
#4	100.0	400000000000000000000000000000000000000	CHECK-
#10	100.0	ENV	
#40	99.1	O Line	S Parent
#200	45.6	O INGEN	ERO\
	60	LICENC	IADO Y
	OS DE LES	7 ASK	à '
1			F
			V .
	N.	\ LIC. # 5	008 /
		1	""
	70		100
1		A Proposition of	N C
	1	TTO	A North
	1	THE PROPERTY AND ADDRESS OF THE PARTY AND ADDR	ATTICATED TO SERVICE OF THE PARTY OF THE PAR
* (20 020	cification provided		

	Material Description	on
fine grained sar	d and clay	
PL= 24.9	Atterberg Limits LL= 55.0	PI= 30.1
D ₉₀ = 0.2686 D ₅₀ = 0.0839 D ₁₀ =	Coefficients D ₈₅ = 0.2238 D ₃₀ = C _U =	D ₆₀ = 0.1084 D ₁₅ = C _c =
ISCS= SC	Classification AASHTO	O= A-7-6(9)
	Remarks	

Source of Sample: Boring no.7 Sample Number: 10

Depth: 19-21.0'

VICTOR E. RIVERA ASSOCIATES

Ponce, Puerto Rico

Client: Mr. Ricardo Hatton Rentas

Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 8 SHEET NO.: 1/1 LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/09/09 WORK FINISHED: 12/09/09 POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 1 3/8" I.D. Split Spoon HAMMER WGT: 140 Pounds HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. | Mobile B-53

EPTH ELEV. (FT.) (M)	S.P.T. "N" VALUES	DESCRIPTION OF MATERIALS	N	WN	Qu	LL	PI	%	T
1 2 102.59	3 - 5 6 - 5	Sandy clay, trace gravel - stiff - brown/pale brown (a) -2.0	11	21.8	3,5				
3 4	3 - 4 5 - 5	Clayey silt, some fine grained sand - stiff to very stiff - brownish yellow (b)	9	12,3			113		
6	4 - 4 7 - 5	S PVC Rating = Marginal	11	9.8					
8 100.91	6 - 7 9	-7.5	16	13.0	4.0				
10 _11 99.99	6 - 9 14	Silty sandy clay - hard - brown/pale brown (b) [A-7-6 (27) / CH]	23	19.5	8.78	55.2	32.7	78.6	1
13 14 15 16 17 18	3 - 6 9	Silty clay - very stiff to hard - yellowish brown/reddish brown (b)	15	30.5	4.8				
_19 _20 _21 96.95	7 - 9 11	-20.5	20	28.3	3.0				
15 _16 _17 _18 _19 20 _21 96.95 _22 _23 _24 25 _26 _27 _28 _29 30 31 32 33 34		END OF BORING (a) "Topsoil" Material (b) Detrital Unit of the Juana Diaz Formation							

* = INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24" (2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC. W_{tt} = NATURAL MOISTURE CONTENT IN % OF DRY WEIGHT

Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

Td = TYPE OF DRILLING

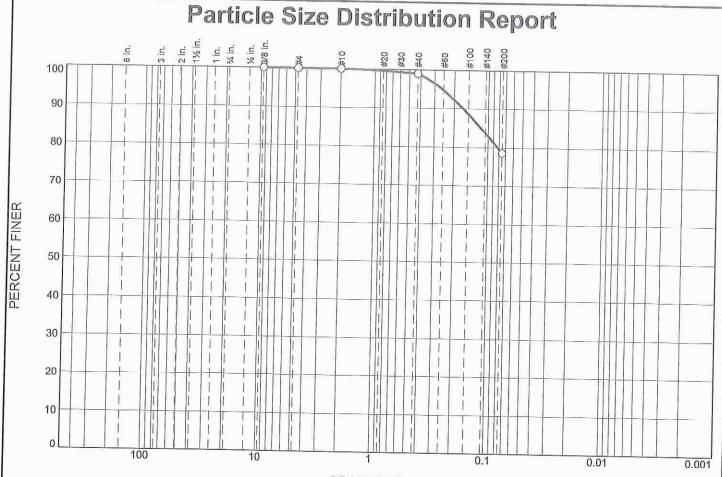
(A) = STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50
(B) = ROTARY DRILLING LISING ALL OVER 150

= ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT

PI = PLASTICITY INDEX



GRAIN SIZE - mm. % Gravel % Sand % +3" % Fines Coarse Fine Coarse Medium Fine Silt Clay 0.0 0.0 0.0 0.0 1.0 20.4 78.6

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
0.375 #4	100.0 100.0	Maria Maria	Pro Des
#10 #40	100.0 99.0	a Figure	ENAN
#200	78.6	INGEN	
	13	1 6	
			<i>y</i>
		LIC. #	3005
		Ven-	-100
		770	M. A. A.
	1		

sandy clay	Material Description	
PL= 22.5	Atterberg Limits LL= 55.2	PI= 32.7
O ₉₀ = 0.1672 O ₅₀ = O ₁₀ =	Coefficients D ₈₅ = 0.1159 D ₃₀ = C _u =	D ₆₀ = D ₁₅ = C _c =
JSCS= CH	Classification AASHTO= Remarks	A-7-6(27)

Source of Sample: Boring no.8 Sample Number: 11

Depth: 9-10.5'

VICTOR E. RIVERA ASSOCIATES

Ponce, Puerto Rico

Client: Mr. Ricardo Hatton Rentas

Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 9 SHEET NO.: 1/1 LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/09/09 WORK FINISHED: 12/09/09 POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 1 3/8" I.D. Split Spoon HAMMER WGT: 140 Pounds HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53

DEPTH ELEV. S.P.T. "N" VALUES DESCRIPTION OF MATERIALS WN Qu LL % Td 101.72 4-7 Clay - hard - dark brown (a) -1.0 7 26.7 5.0 101.42 Sandy clay, trace gravel - very stiff - brown (a) 9-9 9 23.2 3.5 8 - 9 Clayey silt, some fine grained sand - medium -19 13.4 10 - 10 Yellow (b) 4-5 11 11.1 6-7 6-6 12 10.6 99.74 6 -7.5 Clayey silt, trace sand - very stiff to hard - brownish yellow 5 - 7 17 17.4 3.5 10 - 12 4-9 19 27.6 4.32 10 20 4-6 13 35.1 2.5 2 95.62 7-9 -21.0 22 END OF BORING 23 (a) "Topsoil" Material 2 (b) Detrital Unit of the Juana Diaz Formation 25 26 27 28 29 30 3 32 33 34

- INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24" (2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC.

W_N = NATURAL MOISTURE CONTENT IN % OF DRY WEIGHT

Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT. Td = TYPE OF DRILLING

= STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50

= ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT

PI = PLASTICITY INDEX

VICTOR E. RIVERA & ASSOCIATES

Geotechnical Engineers

PO Box 7999 PMB 360 Mayaguez, PR 00681

Infinity Park Plaza - Phase I PROJECT: Nine (9) Free Standing Structures Development BORING NO.: 10 SHEET NO.: 1/1 LOCATION: State Road #14, Km. 6.7, Ponce, PR CLIENT: Mr. Ricardo Hatton Rentas - Sponsor INSPECTOR: V. Rivera DRILLER: E. Vargas WORK STARTED: 12/09/09 WORK FINISHED: 12/09/09 POWER DRIVEN HOLLOW STEM AUGER; SAMPLE-TYPES & SIZES 1 3/8" I.D. Split Spoon HAMMER WGT: 140 Pounds HAMMER DROP: 30" DRILLING FLUID: None CORE DATA-TYPE BARREL: TYPE & SIZE BIT: GROUND WATER: DATE AND DEPTH: None DRILL MANUFACTURER TYPE & NO. Mobile B-53

DEPTH ELEV. S.P.T. "N" DESCRIPTION OF MATERIALS (FT.) (M) VALUES WN Qu LL % Td Plastic clay and fine grained sand - stiff - brown (a) 3-5 13 28.7 6.5 103.15 8-9 -2.0 8-8 Clayey silt, some fine grained sand - medium -17 14.3 9-9 yellow 4 - 5 10 14.7 5-6 7-8 16 19.6 101.47 8 -7.5 Clayey silt, some sand - very stiff - brownish yellow (b) 10 3-5 12 19.1 3.0 100.56 7 -10.5 Plastic clay, trace sand - very stiff - brown (b) [A-7-5 (30) / CH] 15 4-6 14 30.4 3.0 56.0 26.5 97.4 98.88 8 - 10 -16.0 17 Sandy clayey silt - hard - yellow (b) 18 [A-6 (10) / CL] 20 34 - 24 79 25.1 1.79 32.6 13.7 78.9 B 21 97.51 55 -20.5 22 END OF BORING 2: (a) "Topsoil" Material 24 (b) Detrital Unit of the Juana Diaz Formation 25 26 2 28 29 30 3 32 33 34

= INDICATED AS NEEDED (1) NO. OF BLOWS REQUIRED TO DRIVE SAMPLER 0"-6", 6"-12", 12"-18", 18"-24"

(2) FORCE TO CAUSE THIN WALLED SAMPLER TO PENETRATE AT RATE ½ FT/SEC.

W_N = NATURAL MOISTURE CONTENT IN % OF DRY WEIGHT

Qu = UNCONFINED COMPRESSIVE STRENGTH IN TONS PER SQ. FT.

Td = TYPE OF DRILLING

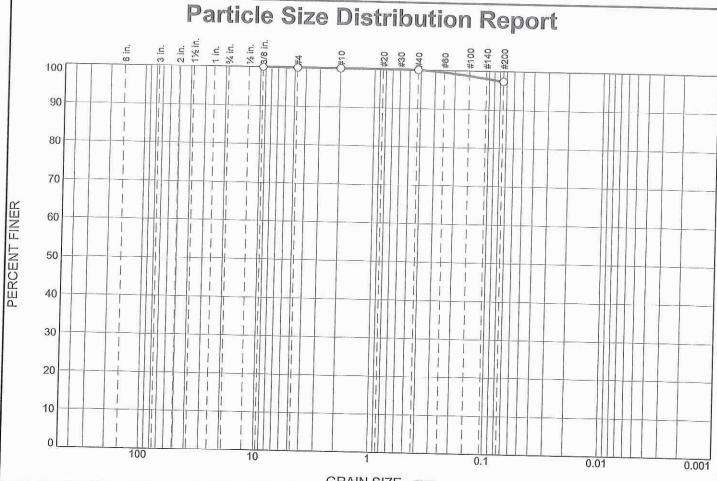
= STANDARD BORING IN SOILS SHOWING "N" VALUES BELOW 50

= ROTARY DRILLING USING ALLOY DRAG BIT AND/OR IN SOILS "N" VALUES ABOVE 50

N = SUM OF THE LAST 12" OF SAMPLER PENETRATION

LL = LIQUID LIMIT

PI = PLASTICITY INDEX



% +3"	5 +3" % G		T G	% Sand		% Fine	20
	Coarse	Fine	Coarse	Medium	Fine	Silt	T
0.0	0.0	0.0	0.0			SIIL	Clay
0.0	0.0	0.0	0.0	0.0	2.6	97.4	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)		Material Descriptio	<u>n</u>
0.375 #4	100.0 100.0	121	VED 3	plastic clay, trac	ce sand	
#10	100.0	A Comment	A Parent			
#40 #200	100.0	OF INGE	NIERO CON ICIADO	PL= 29.5	Atterberg Limits	
#200	97.4	War and	EX MON	1 L- 29.3	LL= 56.0	PI= 26.5
				D ₉₀ =	Coefficients	Doo=
		LIC.	5008	D ₉₀ = D ₅₀ = D ₁₀ =	D ₈₅ = D ₃₀ = C _u =	D ₆₀ = D ₁₅ =
		10	. / /	10	Classification	O _C
		100	RICO	USCS= CH	AASHTO)= A-7-5(30)
		TO	131		Remarks	
* (no spec	cification provided	1)				

Source of Sample: Boring no.10 Sample Number: 12

Depth: 14-16.0'

Date: 1/11/2010

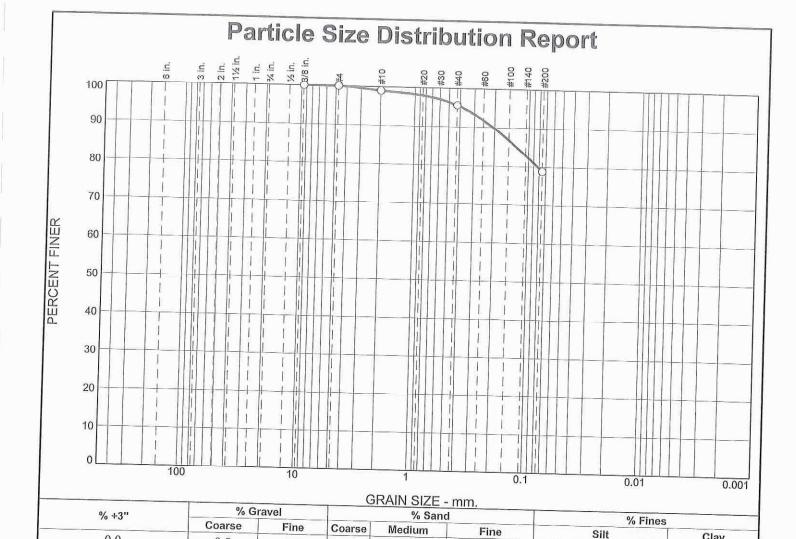
VICTOR E. RIVERA **ASSOCIATES** Ponce, Puerto Rico

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Verified by: V. Rivera



0.0		0.0	rine	Coarse	Medium	Fine	Silt		Clay
		0.0	0.0	1.0	3.4	16.7		78.9	
SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS (X=N)	5.87.277	sandy cl	<u>Ma</u>	terial Description	1	
0.375 #4 #10 #40 #200	100.0 100.0 99.0 95.6 78.9	OR ING			PL= 18	Α	Atterberg Limits LL= 32.6	PI= 13.7	
			1 5008		D ₉₀ = 0. D ₅₀ = D ₁₀ =		Coefficients D85= 0.1275 D30= C _u =	D ₆₀ = D ₁₅ = C _c =	
		SERT.	3008	0:0	USCS=	CL	<u>Classification</u> AASHTO <u>Remarks</u>	= A-6(10)	

VICTOR E. RIVERA ASSOCIATES Ponce, Puerto Rico

Source of Sample: Boring no.10 Sample Number: 13

Client: Mr. Ricardo Hatton Rentas Project: Infinity Park Plaza - Phase I

Nine (9) Free Standing Structures Developmen, PR-14, Ponce, PR

Project No: 10-3275

Depth: 19-20.5'

Verified by: V. Rivera

EXHIBIT "B"

ROUTINE FIELD AND LABORATORY TESTING PROCEDURES
INFINITY PARK PLAZA - PHASE I
NINE (9) FREE STANDING STRUCTURES
DEVELOPMENT
PR-14, KM. 6.7, CERRILLOS WARD
PONCE, PR
(VERA JOB NO. 10-3275)

By:
VICTOR E. RIVERA RIVERA, BSCE
VICTOR E. RIVERA ROLDAN, M.B.A., P.E.
VICTOR E. RIVERA ASSOCIATES
GEOTECHNICAL ENGINEERS

JANUARY 12, 2010





EXHIBIT "B"

ROUTINE FIELD AND LABORATORY TESTING PROCEDURES

The borings were made by the Auger Drilling Method or Process. The Auger Drilling Method consist of powered turning a continuous flight hollow stem auger 6" O.D. and 2 ½" I.D. into the soil to the desired depth or level. The auger is used to advance and case the test hole simultaneously. It is used with a center rod and plug assembly at it lower end. The plug assembly is held in-place by the cap inside drill rod and is coupled to the auger and its assembly to the rotating spindle on the drill rig, thus preventing dirt from entering the mouth of the auger.

Once the desire depth of level for sampling is reached, the plug is retracted by withdrawing the center rod to permit lowering of the sampler or core barrel, as the case may be, through the auger. After the sampler is retracted, the plug is reinserted and held in-place by the center rod, another auger section is connected to the first, together with one additional center rod to secure the plug to the cap, and the hole is advanced.

This procedure is repeated until the desire hole depth is reached. The auger can always be stopped at any depth level to allow normal sampling practice.

Soil samples are secured from the bottom of the hole by means of a 1 3/8" I.D. Split Spoon Sampler. While securing the soil samples, the standard penetration test is performed and the "N" values obtained. This is the number of blows required to drive the sampling spoon at a distance of 1 foot into the ground with 140 pounds hammer falling 30 inches. The "N" values give an indication of the consistency of cohesive soils and the state of packing of granular soils as follows:



COHESIVE SOILS

"N" Value (Blow/Ft.)	Consistency	Unconfined Compressive Strength (TSF)
Less than 2	Very Soft	0.25
2-4	Soft	0.25 - 0.50
4-8	Medium	0.50 - 1.00
8-15	Stiff	1.00 - 2.00
15-30	Very Stiff	2.00 - 4.00
More than 30	Hard	4.00

GRANULAR SOILS

"N" Values (Blows/Ft.)	Relative Density
0-5	Very Loose
5-10	Loose
10-30	Medium
30-50	Dense
Over 50	Very Dense

LABORATORY WORK

IDENTIFICATION OF SOILS

Soil samples are classified according to their constituents, and the following terminology is used to denote the percentage by weight of each component:



Description Term	Range of Proportion (%)
Trace	1-10
Some	10-20
Adjective (sandy, silty, clayey)	20-35
And	35-50

Granular soils are non-cohesive soils consisting of boulders, gravel, sand, silt, either separately or in combination, that is, soil showing no-plasticity.

Boulders are the constituents with an average diameter larger than 3-inches. Gravel ranges from fine (No. 10 Sieve) to coarse (3 inches sieve). Sand particles are those passing No. 10 Sieve and retained on No. 200 mesh. The silt particle ranges from 0.66 to 0.002 mm.

Cohesive soils are those which possess characteristics of cohesiveness and plasticity. They may be granular soils as described above with the addition of clay or organic silt which causes cohesion and plasticity, or may be clay or organic silt with no coarse components.

The clay fraction is composed of clay minerals and in general has an average particle diameter of less than 0.002 mm.

The organic fraction is that portion with average particle diameter less than 0.06 mm. The clay and organic silt may occur separately or in conjunction.

Both materials will exhibit plastic qualities within a certain range of water content, but the range will be greater in the case of clay. The organic silt has a more granular appearance than the clay.

Besides the constituents and colors, each sample is carefully examined for stratifications, presence of secondary structures, shells, fibrous or disseminated peat, plasticity, or any foreign matter that might undermine it shearing resistance, that is, it load carrying capacity.



NATURAL MOISTURE CONTENT

The natural moisture content is determined by finding the quality of water present in the voids of the soil specimen in the natural condition and dividing it by the dry weight of the sample. The result thus attained is expressed as a percentage (dry weight basis).

The weight of the water is determined by subtracting the weight of a soil specimen in its natural condition from the weight of the specimen after been dried in an oven at 105 C twenty-four (24) hours.

UNCONFINED COMPRESSION TESTS

The cohesive soil specimens obtained from split spoon samples, cannot be considered as undisturbed samples, nevertheless, their unconfined compressive strength can be easily determined to obtain some information as to the shearing strength. Unconfined compressive strength tests were performed by subjecting cylinders of soil some 2.75" high by 1.375" in diameter to axial deflection at a constant load and measuring the resisting stress developed in the soil.

The load applied on the samples is measured by a scale and the deflection recorded on a strain dial calibrated in thousands of an inch.

OTHER DRILLING METHOD

A. Semi-Consolidated or Gravel Materials
 (B-Type of Drilling) Where Applicable:

Advancement of the hole into semi-consolidated or gravelly deposit generally showing "N" values below 100 by means of the conventional method previously described results on a very low and costly operation, thus, requiring a different system for deepening the hole. On this case, a combined drilling and sampling method is used.



Sampling is made on the standard way already discussed, however, advancement of the hole is achieved by means of rotary drilling using alloy drag bit placed at the lower end of the powered turning rod. This method also combines from the standard wash boring the jet of water to clean-out the soil debris produced by the drilling action.

B. Rock Coring (C-Type of Drilling) Where Applicable:

This method is applied for drilling into hard or consolidated rock and some coarse gravel and boulder deposits, and basically consist of drilling with diamond bits secured to the lower end of a rock sampler (core barrel). This barrel is double tubed to insure a high percentage of core recovery for most adequate evaluation of the rock sample.

Respectfully Submitted,

VICTOR E. RIVERA ASSOCIATES
GEOTECHNICAL ENGINEERS

vmr



