



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

451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: LOTE 23 / PR-SBIA-00074

Responsible Entity: Puerto Rico Department of Housing (PRDOH)

Grant Recipient (if different than Responsible Entity): LOTE 23 LLC

State/Local Identifier: 66-0820966

Preparer: Julio Gonzalez-Fortuño, P.E., PhD_(c)

Certifying Officer Name and Title: Sally Acevedo Cosme, Pedro De Leon Rodriguez, Maria T. Torres-Bregon, Ivelisse Lorenzo, Angel Gabriel Lopez Guzman, Santa Ramirez Lebrón.

Consultant (if applicable): Carlos M. Pérez Rivera, P.E. – Construction Design Drawings

Project representative:

Cristina Sumaza Santos
1715 Ponce De León Ave. Suite-1
San Juan, P.R. 00909
Tel. (787) 599-2807
Email: csumaza@lote23.com

Project Location:

The location is at 1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909¹.

Latitude: 18° 26' 41.25" N / Longitude: 66° 04' 02.08" W

Cadaster Number: 040-070-049-28

¹ See appendix A: Location Maps.

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

Lote 23 is a gastronomic park located in the heart of Santurce that highlights the culinary and cultural offer of Puerto Rico². The gastronomic park has several kiosks that provide the taste of different type of food throughout the yard interior. It has been operating and servicing the Santurce area since summer of 2017. Lote 23 presents an open recreational space out in the inner-city area of Santurce.

Presently, the gastronomic park has being operating without any interruptions other than for the Covid-19 pandemic restrictions. Now, the owner wants to expand the service provided at this location, the park, and improve several topics with the infrastructure such as the ADA codes, for instance, bathrooms wheelchair ramp. Also, the construction of several concrete slabs to set up and anchor ocean containers to be established as administrative offices with a conference room for meetings and storage room³.

Lote 23 LLC is requesting the use of the funds to purchase the assets of what is known as the food park, Lote 23. The existing infrastructure of kiosks, stage, parking, operational team and food service serves as a validation tool for food businesses in the incubation program. The existing kiosk structures and the clientele that already visits the park are crucial for participants in the program to have a real time outlet to validate business strategies and products.

In addition to the existing operating facility that is acquired, the funds will be used to build an office space for the educational curriculum. An office made of containers and cement slabs, will be developed, and it will include conference rooms for the courses, and office space for the incubator program community and staff to work in. It will also include a refrigerated storage space for participants to keep their food preparation. Also, additional works will be

- a. The Sump Pump will be relocated,
- b. Section of 5.0'high cyclone fence to be replaced in the southwest section of the property,
- c. New Cyclone fence will be installed along south parking area,
- d. Pergola, please refer to the construction plans for more details.

² See appendix B: Photos

³ See appendix C: Construction Drawings

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

As part of the service growth in the gastronomic park, Lote 23 wants to create “Jump in All”. “Jump All In by Lote 23” is an incubation program that provides a platform for chefs, entrepreneurs and food producers to develop, test and validate their concepts within the community while developing the necessary skills to successfully run their business through of our educational program. By providing participants with a strong business vision and a physical space to validate their products, we help them effectively navigate the first phase of launching a business with the necessary resources to have the best chance of success.

The proponent evaluated three alternatives to accomplish this proposal. They are:

1. Provide the park improvement and develop the “jump in all” program at the LOTE23 location.
2. Develop the program in another location.
3. Does not improve the park and not develop the chef incubation program.

After a comprehensive analysis on the different alternatives, the first alternative is the crucial and essential action to accomplish. LOTE 23 has been operating since 2017 providing gastronomic services to vicinity of Santurce. Santurce is a neighborhood which has been progressively overturning the old structures in new buildings and/or converting them in open areas to create a healthful metropolis life blending different planning factors such as professional’s offices, banking, entertainment, and residential areas. Example of that is the mixed development of “Ciudadela”, a residential and commercial designed community in the center of the inner-city district. With all that explanation, the alternatives of performing the action at another location or not doing the improvement or adding the incubation program are not a reasonable action. Therefore, the first alternative is the action to engage in and achieve.

The agencies consulted during the evaluation of the proposed activities were:

- Junta de Planificación de Puerto Rico (JP)
- Instituto de Cultura Puertorriqueña (ICP)
- State Historic Preservation Office (SHPO)
- Tribal Historic Preservation Office (THPO)

- Departamento de Recursos Naturales y Ambientales (DRNA)
- US Environmental Protection Agency (USEPA)
- U.S. Dept. of Interior—Fish & Wildlife Service (USFWS)
- Federal Emergency Management Agency (FEMA)

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

The vicinity known as Santurce District is located along the north-eastern coast of Puerto Rico. It is an area which has been transforming its old structures and revamping its commercial activity but following its architecture and historic elements. Santurce was the commercial trending zone during the 1960's, 70's, 80,'s and started declining late 90's, consequently, many properties and structures are abandoned in the district.

Now days, particular developers are contributing to re-develop the district accordingly to the environmental challenge that urban trends and habitants' influence. Lote 23 is one example of the development of trending commercial activity to the district. The property has several structures and approximately between the 1995 and 2003, were demolished⁴.

Following the demolition, for instance commencing this century, the property was used as a parking lot, not until summer of 2017, that Lote 23 open for business. Lote 23 development fits with the recent developments that has being executed throughout the district, to revamp its economy throughout the commercial activity. Moreover, in the area a great number of residential communities has growth complying with the residential necessity in the inner-city with open spaces and recreational areas. Examples of that is Lote 23 with the open spaces through its yard and the Ciudadela community that has an open plaza between the commercial and residential structures providing a natural environment in the inner city.

Funding Information

Grant Number	HUD Program	Funding Amount
B-17-DM-72-0001	Small Business Incubator and Accelerator Program	\$2,353,983.37
B-18-DP-72-0001		

Estimated Total HUD Funded Amount:
\$2,353,983.37

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:
\$2,353,983.37

⁴ See appendix D: Historical Aerial Photos

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 ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	<i>Lote 23 activity does not interfere with Luis Muñoz Marín International Airport (aprox. 17,500 feet is the distance between the subject project and LMM Clear Zone) and or Fernando Luis Ribas Dominicci Regional Airport better known as Isla Grande Airport (aprox. 9,000 feet is the distance between the subject project and the Rinaway clear zone of the Isla Grande Airport). Therefore, subject project is not within a runway projection zone nor is it within 15,000 feet of a military airport or 2,500 feet of a civilian airport. Refer appendix A.</i>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	<i>Lote 23 does not have coastal area; it is located at the center area of Santurce district; therefore, it is not located within a CBRS. Refer to appendix A for maps.</i>
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 ☐ ☒	<i>Lote 23 is situated in a X zone as determine by the FEMA FIRM 72000C0355J of 18/Nov/2009, therefore, the project does not require Flood Insurance. Although the insurable structure or property is not located in a FEMA-designated Special Flood Insurance may not be required in this case. HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Refer to appendix A.</i>

STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5

Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ ☒	<i>Lote 23's activities does not contribute with any contaminant to the area air quality. It is a gastronomic park, which provide spaces to food kiosks. Although, the Municipality of San Juan is currently listed as a nonattainment and maintenance area for Sulphur Dioxide (2010). Nonattainment Areas for Criteria Pollutants (Green Book), USEPA. During construction activities, a General Consolidated Permit is required</i>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No ☐ ☒	<i>Even though Santurce District, Lote 23, is located inside the Coastal Zone Inland Boundary, it will not affect/impact the Coastal Zone. Refer to appendix A for Coastal Zone Inland map. During construction activities, a Soil Erosion Plan (which is part of the General Consolidated Permit) is required.</i>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	<i>Lote 23 activities do not generate any contamination to the environment and/or toxic substances. However, there are neighbors listed in the EPA contamination and toxics data. We evaluated the reports on the data and determined that they will not affect and/or impact Lote 23 property. See Appendix A for contamination and toxic substance.</i>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	<i>Lote 23 was developed during summertime of 2017, the project succeeded construction permits and was approved by the state and federal codes and regulations to operate. There are no critical habitats in or near the project area.</i>
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	<i>Lote 23 does not manage any explosive and/or flammable hazards other than Liquified propane gas (lpg) for the kitchens.</i>
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	<i>Santurce district is not a farmland determined by the zoning map. The project does not include any development, construction, or rehabilitation that will</i>

		<i>increase residential density. Refer to Appendix A.</i>
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	<i>Lote 23 is situated in a X zone as determine by the FEMA FIRM 72000C0355J of 18/Nov/2009. Refer to appendix A.</i>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☒	<i>Lote 23 property is not situated in a historic zone, however, there are several historic structures throughout the Santurce district. As it is proposed, the project will have no adverse effect on historic resources provided that the maximum depth of disturbance does not exceed the proposed maximum depth of 0.61meters (2 feet) below the current ground surface.</i> <i>Refer to appendix D for the SHPO “no adverse effect consultation package & determination”.</i>
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 ☐ ☒	<i>Lote 23 complies with the noise pollution regulations and control any noise pollution generate while operating. Specially, when live music is play at night. Lote 23 has planted vegetation (tress, palms among others) around the yard to mitigate the noise generated by the park operations, if any; and the noise coming from the vicinity road, such as Ponce de León Avenue to the park.</i>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	<i>The island of Puerto Rico does not have any Sole Source Aquifers. The property is served by the PRASA and LUMA Energy.</i>
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	<i>Lote 23 does not impact any wetland; the project is located at the center area of Santurce district. The subject property is outside of any wetland delimitation area according to the US Fish and Wildlife Service, National Wetlands Inventory Map. Refer appendix A.</i>
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	<i>Lote 23 does not impact any river; the project is located at the center area of Santurce district. Refer appendix A.</i>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No ☐ ☒	<i>Lote 23 activities does not pose any threat or danger to the neighborhood area, minority population and low-income populations, on the other hand, it provides a recreational open space area for the relaxation of the residents and workers of the area. Santurce is a well-developed area that has being transformed in the last 20 years incorporating low-income units to various areas. There are no environmental compliance issues associated with the project site.</i>

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 Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	<i>Lote 23 was developed in 2017, and the proposed construction activities will not impact the property. It is well-developed. The property zone is ZU-G4 which provides for the commercial activity at the subject property. Refer appendix A.</i>
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	<i>Lote 23 proposed improvements to the developed area and the establishment of about 1,280 square feet of administrative offices with conference room and storage area. The construction is based on ocean containers anchors to a concrete</i>

		<i>surface. The property is flat and there will be minor earth movement when placing/digging the container footings/anchors. Refer appendix C.</i>
Hazards and Nuisances including Site Safety and Noise	2	<i>The construction activities will not exceed the noise regulation of 85 dB while achieving the construction and the setting up of the ocean containers. Contractor will provide safety measurement during the construction activities.</i>
Energy Consumption	2	<i>Part of the improvements is to change light pools lighting to led and the new offices and room lighting will be led. However, the new electricity demand will not require major expansion of power facilities, nor would it have any anticipated adverse effects.</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	<i>Lote 23 provides employment to approximately 100 employees direct and indirect and it is proposed that the incubation program that will contribute to the minority and low-income community that need help to growth as a self-employee and business entrepreneur.</i>
Demographic Character Changes, Displacement	2	<i>Lote 23 was established on a vacant land (after structures demolition), and the proposed improvements do not pose any community displacement or changes.</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	1	<i>Lote 23 is proposing an educational program as part of its improvement. The activities will be no burden or negative impact to the existing educational and cultural facilities in the area.</i>
Commercial Facilities	1	<i>Lote 23 is a gastronomic park which presently is providing space for food kiosks and entertainment open space area. There are numerous small, mid-scale and large-scale mixed-use Commercial Facilities which will benefit from the new potential base client.</i>
Health Care and Social Services	1	<i>Lote 23 provides food and entertainment to the labors working at the medical offices around the area.</i>
Solid Waste Disposal / Recycling	2	<i>The activities for solid waste disposal and recycling are supply by a private contract. For the construction activities, the contractor will implement and enforced a recycling program as per DRNA standards rules. The contractor will follow and comply with the laws and regulations related to</i>

		<i>the management and disposal of solid waste and recyclable materials.</i>
Waste Water / Sanitary Sewers	2	<i>Service is current at the property and provided by the Puerto Rico Aqueduct and Sewer Authority (PRASA)</i>
Water Supply	2	<i>Service is current at the property and provided by the Puerto Rico Aqueduct and Sewer Authority (PRASA)</i>
Public Safety - Police, Fire and Emergency Medical	2	<i>Lote 23 complies with the public safety, police, fire, and emergency medicals; every year the Fire department inspect the park. The park has a relief map for any emergency.</i>
Parks, Open Space and Recreation	2	<i>Parks, Open space and recreation area will not be impacted by the proposed activity at the subject property. The proposed activity will not affect them negatively.</i>
Transportation and Accessibility	2	<i>Lote 23 has plenty parking space that can provide space for the present vehicular volume and for the proposed action. The area is served by public transportation (AMA). The proposed subject has an AMA stop station nearby (walking distance).</i>

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<i>No natural resources in the property or surroundings. Refer to Appendix A for property location.</i>
Vegetation, Wildlife	2	<i>There are some common trees and there is not wildlife in the property or surroundings. Refer to appendix A.</i>
Other Factors		<i>No other factors.</i>

Additional Studies Performed:

No additional studies were performed for the environmental Assessment.

Field Inspection (Date and completed by):

On March 3, 2022, a site visit was performed by Julio Gonzalez. The site visit consists of visual observations of the existing structures and operation of the park. Also, inspection of the area where the ocean containers will be anchored.

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

- *Junta de Planificación de Puerto Rico (JP)*
- *Instituto de Cultura Puertorriqueña (ICP)*
- *State Historic Preservation Office (SHPO)*
- *Tribal Historic Preservation Office (THPO)*
- *Departamento de Recursos Naturales y Ambientales (DRNA)*
- *US Environmental Protection Agency (USEPA)*
- *U.S. Dept. of Interior—Fish & Wildlife Service (USFWS)*
- *Federal Emergency Management Agency (FEMA)*

List of Permits Obtained:

USE PERMIT⁵

Public Outreach [24 CFR 50.23 & 58.43]:

NONE

Cumulative Impact Analysis [24 CFR 58.32]:

This proposal does not present cumulative impacts to the environment.

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

The alternatives were discussed at first section in this assessment report. Please refer to page #3.

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

The alternatives were discussed at first section in this assessment report. Please refer to page #3.

Summary of Findings and Conclusions:

We have identified the Environmental Assessment for this project indicates a Finding of No Significant Impact. After evaluating the presented documentation by ELMARKET LLC / LOTE 23 and the Federal and State documentation such as maps, permits, certification, and a Site visit; we concluded that the exiting activities and the proposed action do not pose any threat or significant impact to the any Historic properties, Floodplain management and wetland protection, Coastal

⁵ See appendix E: USE Permit

Zone Management, Sole source aquifers, Endangered species, Air quality, Farmland's protection; and comply with HUD environmental standards and Environmental justice.

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

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

Law, Authority, or Factor	Mitigation Measure
NONE	

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: _____ Date: 03/05/2022

Name/Title/Organization: Julio Gonzalez Fortuño, P.E., PhD (c) / President/ JGF Group P.S.C.

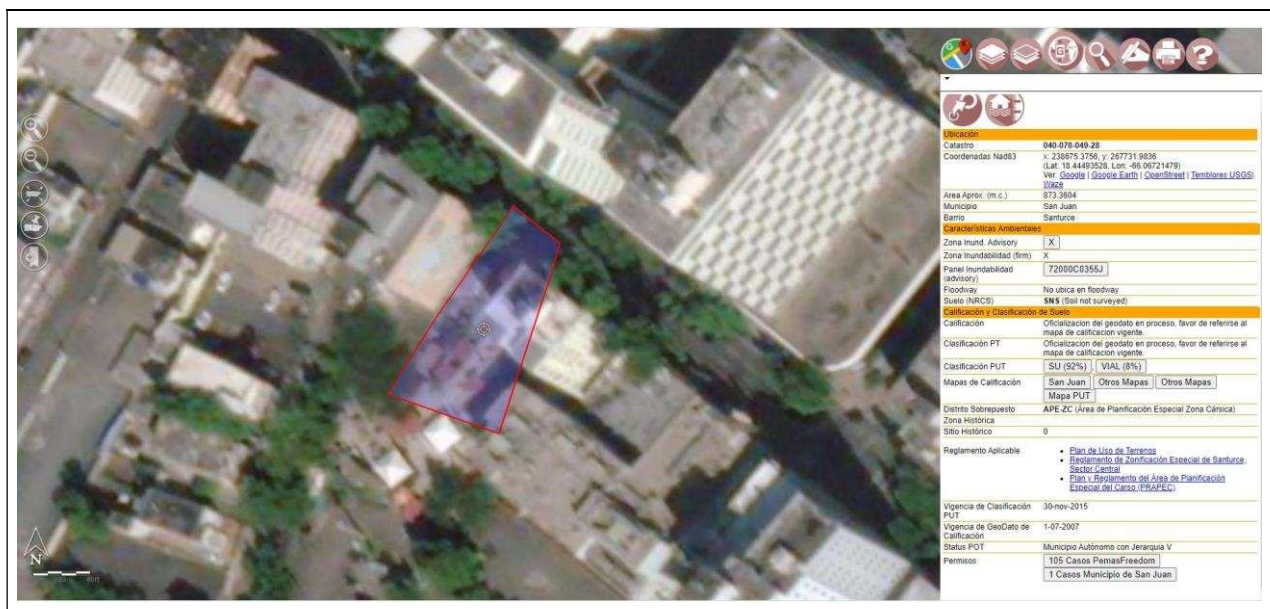
Certifying Officer Signature: *Santa D. Ramirez Lebrón* Date: December 28, 2022

Name/Title: Santa D. Ramirez Lebrón / Permits and Environmental Compliance Specialist

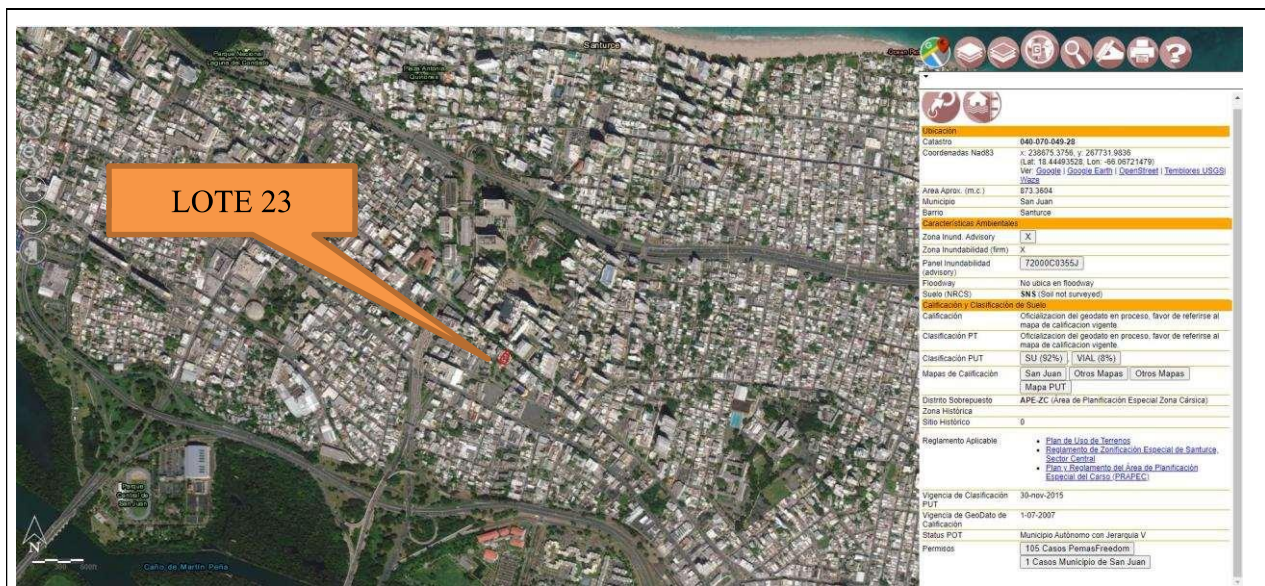
This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

Appendix A: Location Maps.





GEOLOCALIZADOR MAP		Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909		Latitude: 18° 26' 41.25" N	
Cadaster Number: 040-070-049-28		Longitude: 66° 04' 02.08" W	



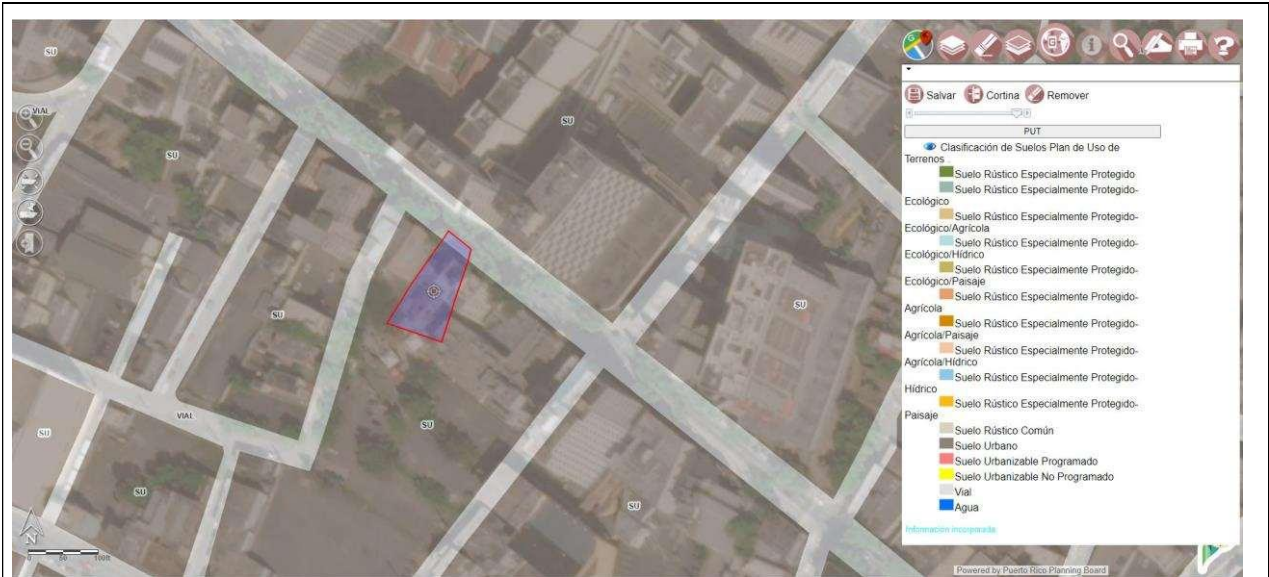
GEOLOCALIZADOR MAP		Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909		Latitude: 18° 26' 41.25" N	
Cadaster Number: 040-070-049-28		Longitude: 66° 04' 02.08" W	

Maps provided by the Puerto Rico Planning Board.

LOTE 23
SANTURCE, PUERTO RICO



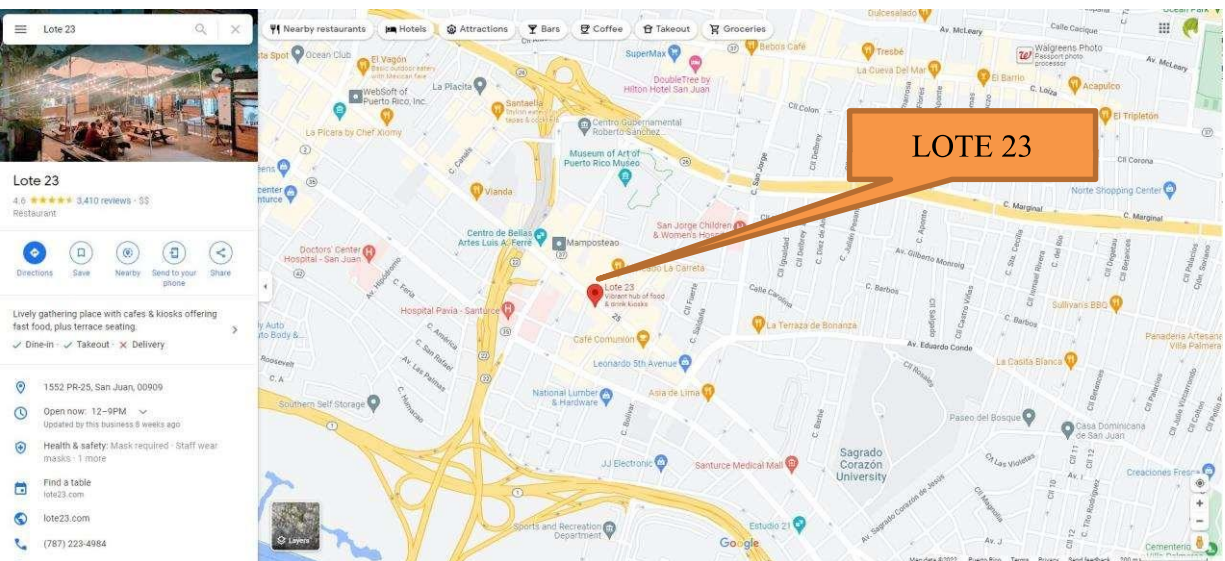
ZONNING MAP		Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909		Latitude: 18° 26' 41.25" N	
Cadaster Number: 040-070-049-28		Longitude: 66° 04' 02.08" W	

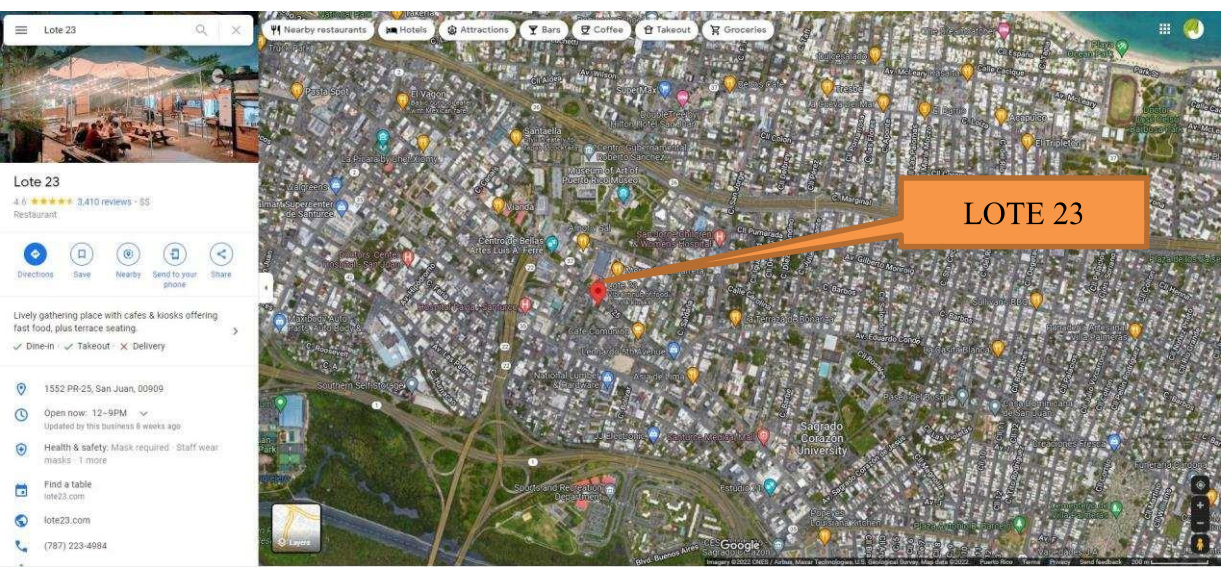


LAND USE PLAN MAP (PUT)		Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909		Latitude: 18° 26' 41.25" N	
Cadaster Number: 040-070-049-28		Longitude: 66° 04' 02.08" W	

Maps provided by the Puerto Rico Planning Board.

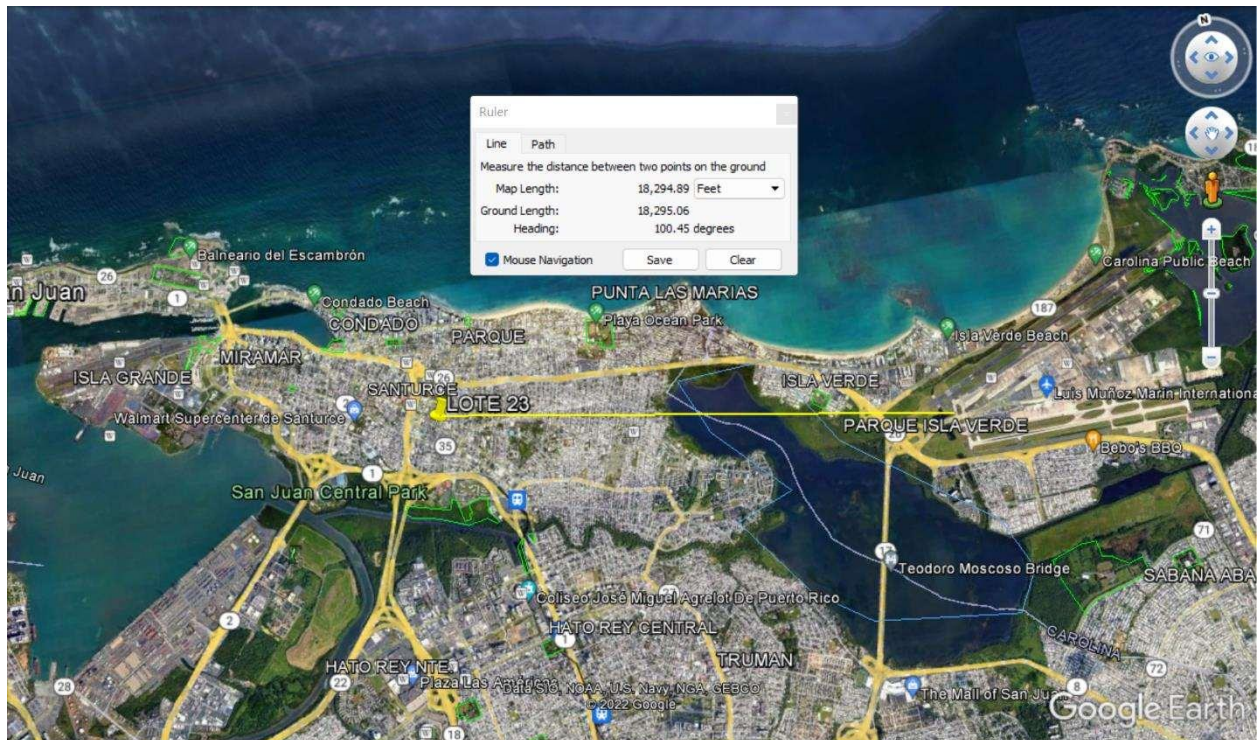
LOTE 23
SANTURCE, PUERTO RICO

	AREA GOOGLE MAP (SANTURCE AREA) Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909 Cadaster Number: 040-070-049-28	Latitude: 18° 26' 41.25" N Longitude: 66° 04' 02.08" W	

	AREA GOOGLE MAP (SANTURCE AREA) Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909 Cadaster Number: 040-070-049-28	Latitude: 18° 26' 41.25" N Longitude: 66° 04' 02.08" W	

Maps provided by the Google maps.

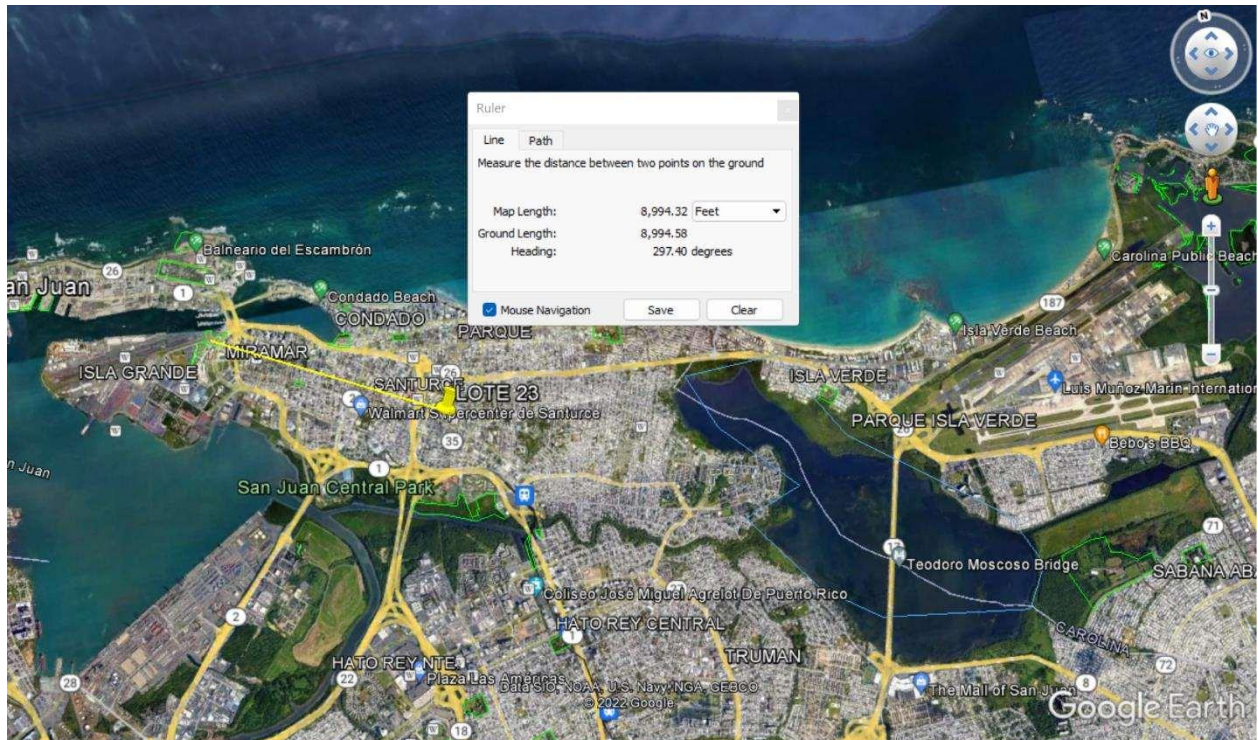
LOTE 23
SANTURCE, PUERTO RICO



GOOGLE EARTH – AIRPORT MAP (SJU)	Reference to Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909 Cadaster Number: 040-070-049-28	Latitude: 18° 26' 41.25" N Longitude: 66° 04' 02.08" W	

Aeropuerto Internacional Luis Muñoz Marín (SJU)

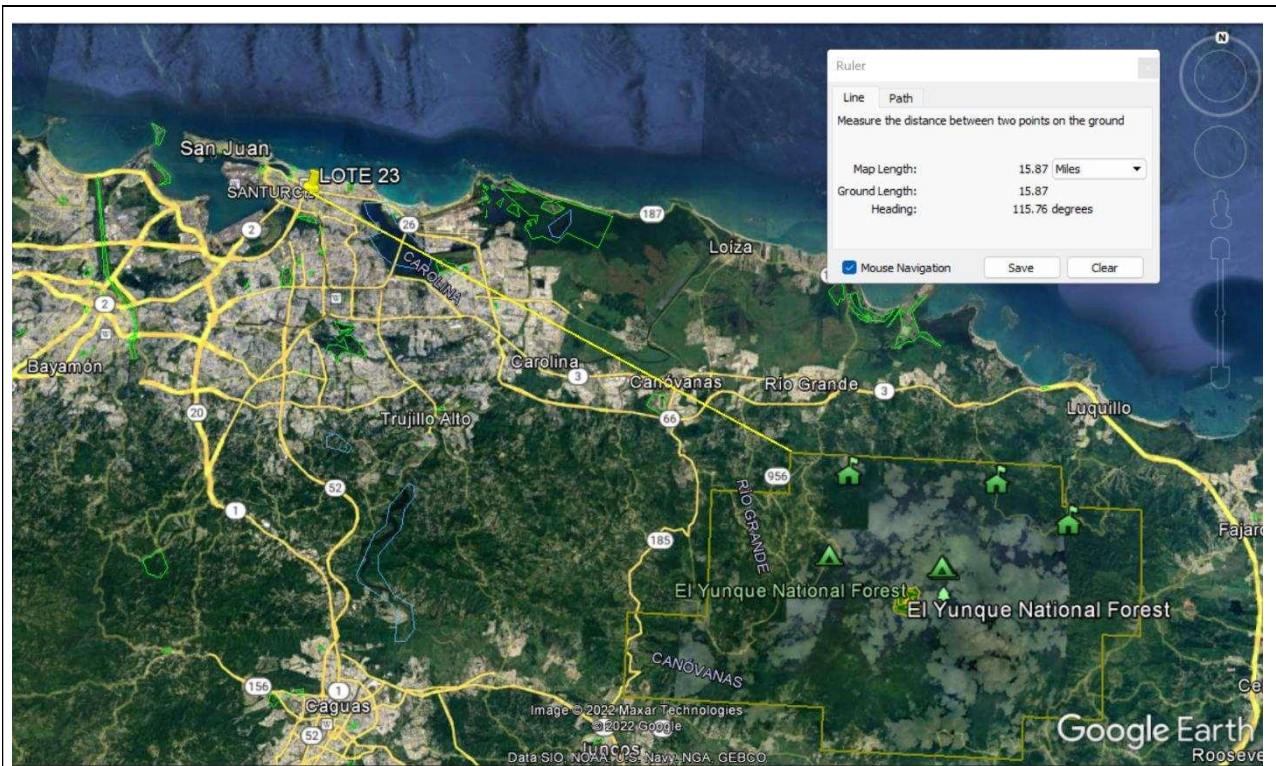
LOTE 23
SANTURCE, PUERTO RICO



GOOGLE EARTH – AIRPORT MAP (SIG)	Reference to Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909 Cadaster Number: 040-070-049-28	Latitude: 18° 26' 41.25" N Longitude: 66° 04' 02.08" W	

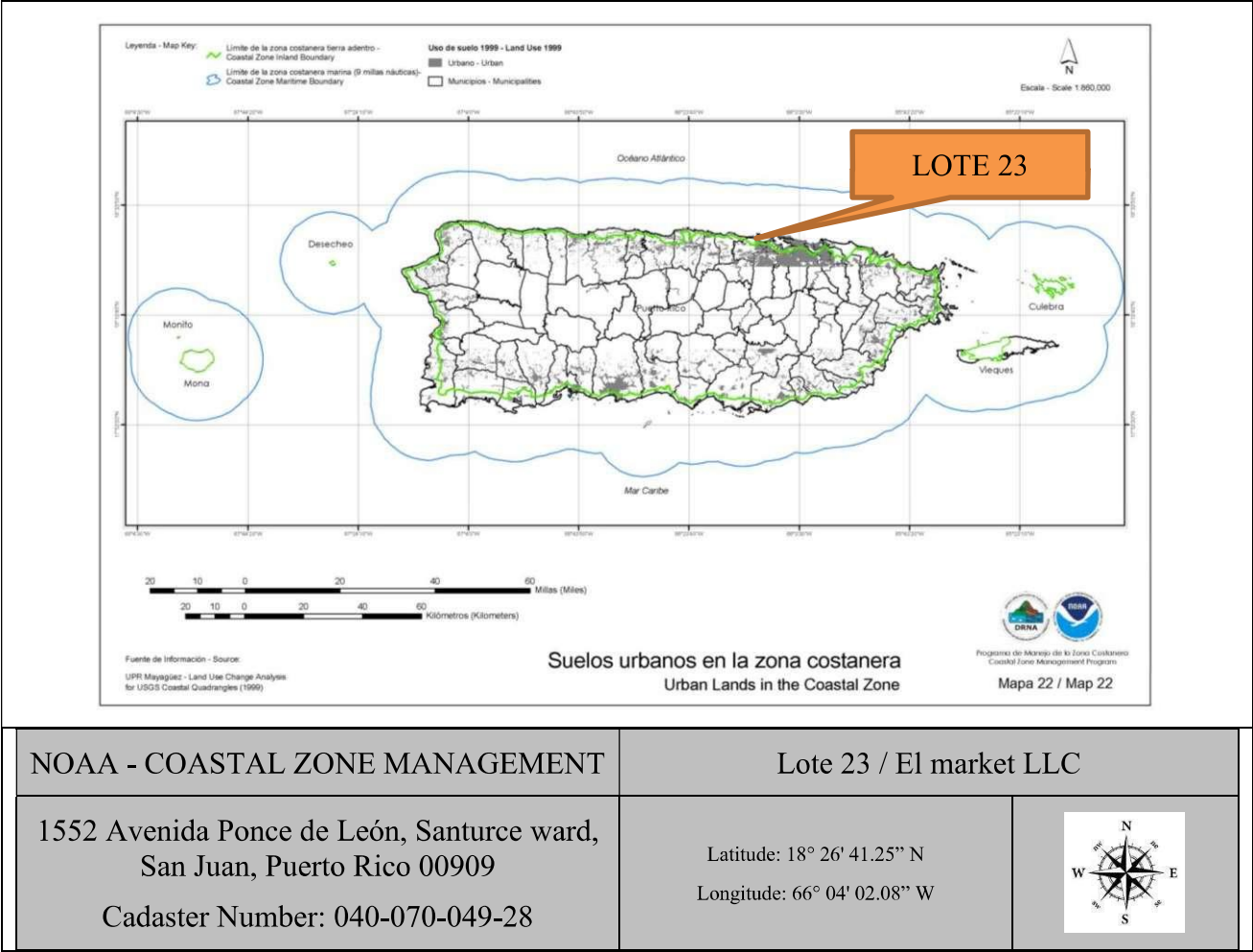
Aeropuerto de Isla Grande (SIG)

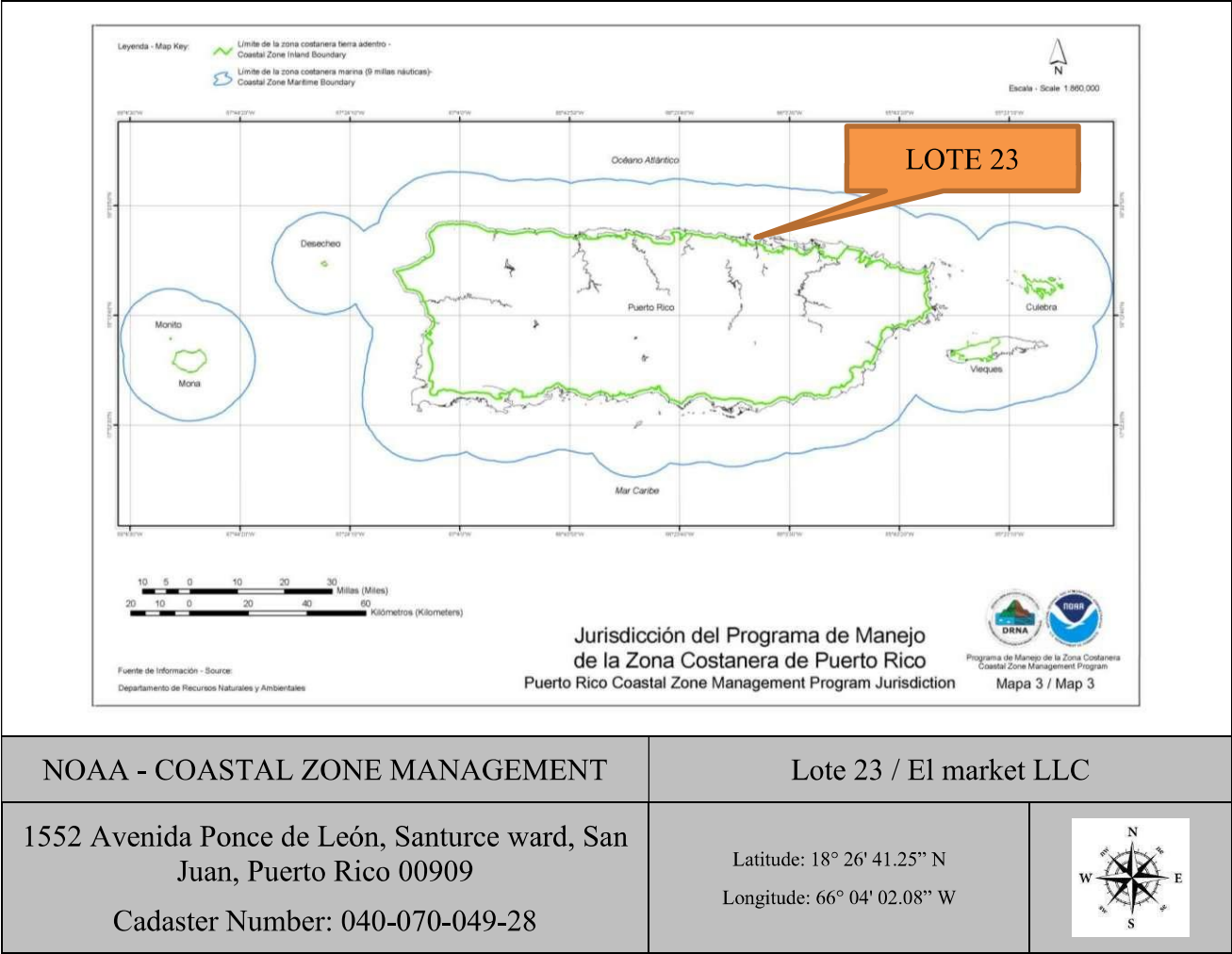
LOTE 23
SANTURCE, PUERTO RICO



GOOGLE EARTH MAP-NATIONAL FOREST PARK	Reference to Lote 23 / El market LLC	
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909 Cadaster Number: 040-070-049-28	Latitude: 18° 26' 41.25" N Longitude: 66° 04' 02.08" W	

LOTE 23
SANTURCE, PUERTO RICO





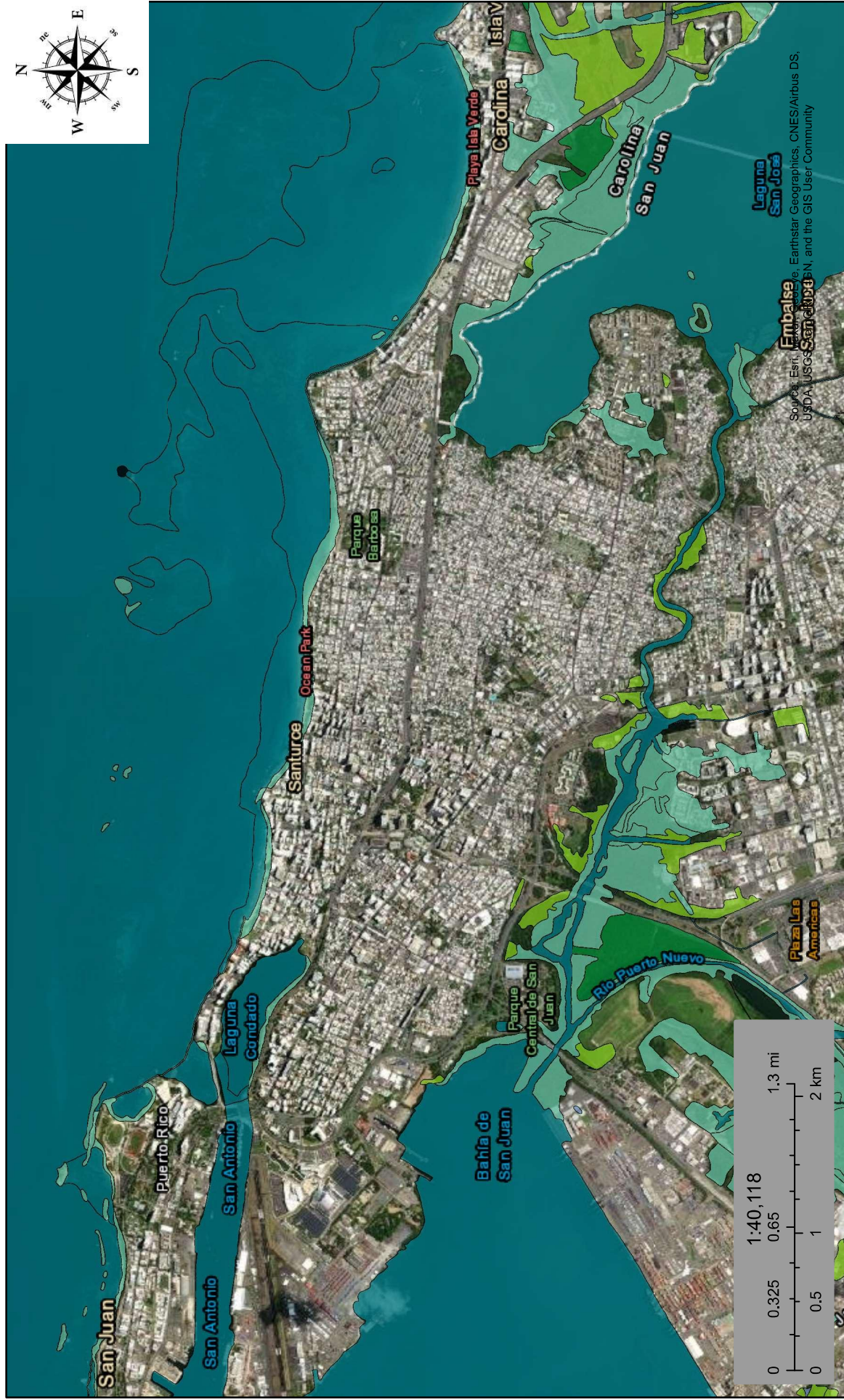


U.S. Fish and Wildlife Service

National Wetlands Inventory

LOTE 23

ID: LOTE 23 / PR-SBIA-00074
1552 Avenida Ponce de León, Santurce ward, San Juan, Puerto Rico 00909 .
Latitude: 18° 26' 41.25" N / Longitude: 66° 04' 02.08" W
Cadastral Number: 040-070-049-28



April 4, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

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

- Lake
- Other
- Riverine

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.



U.S. Fish and Wildlife Service

Coastal Barrier Resources System

ID: LOTE 23 / PR-SBIA-00074

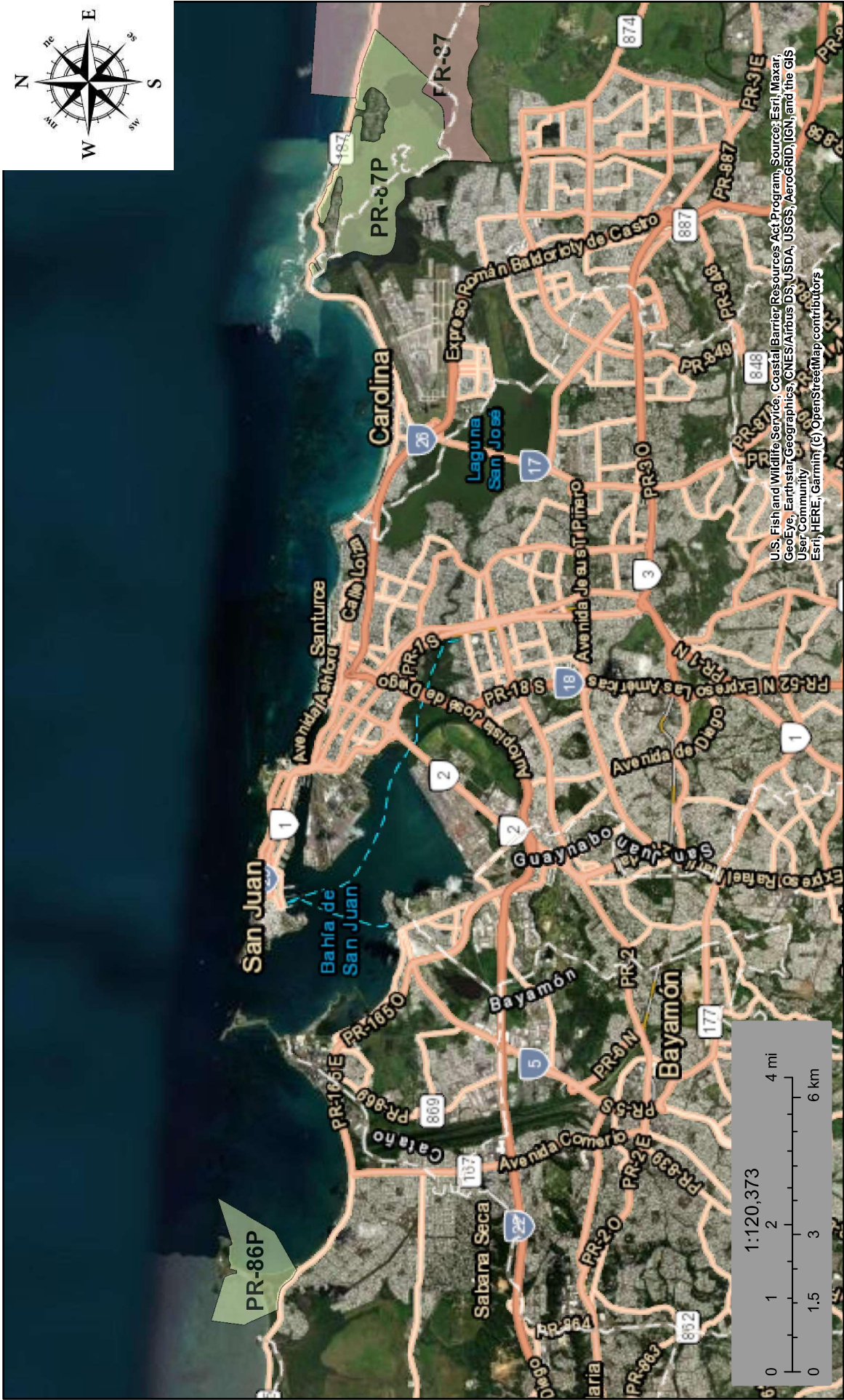
1552 Avenida Ponce de León, Santurce ward, San Juan,

Puerto Rico 00909 .

Latitude: 18° 26' 41.25" N / Longitude: 66° 04' 02.08" W

Cadaster Number: 040-070-049-28

LOTE 23



March 5, 2022

- CBRS Buffer Zone
- System Unit
- CBRS Units
- Otherwise Protected Area

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/cbra/maps/index.html>. 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 (<http://www.fws.gov/cbra/Determinations.html>) 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 extent of the units is not shown in the CBRS mapper.



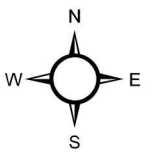
Lote 23 LLC Critical Habitat



Legend

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

0 2.75 5.5 11 mi

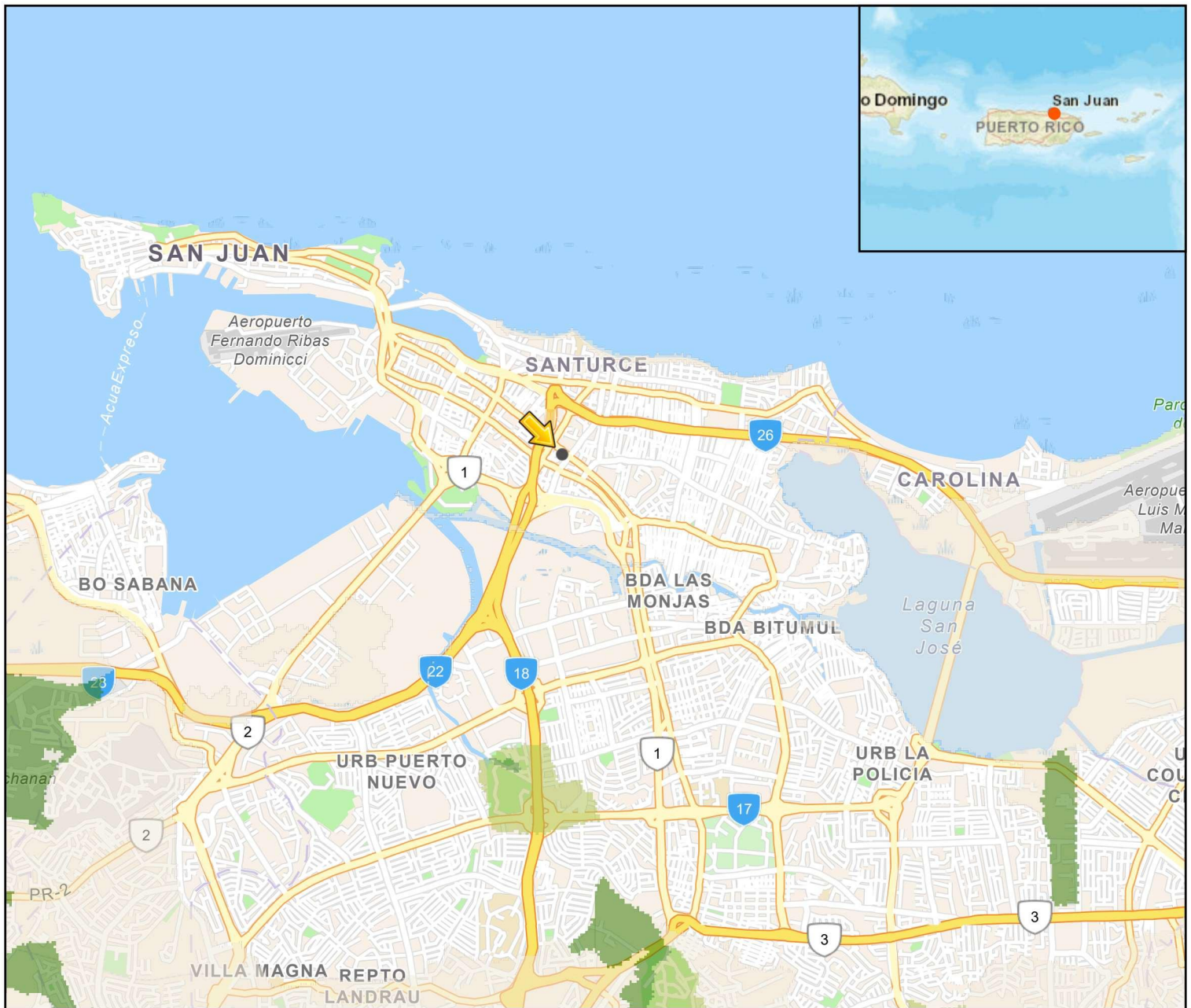


U.S. Fish and Wildlife Service

Critical Habitat



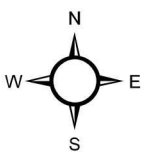
Lote 23 LLC Farmlands



Legend

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

0 0.5 1 2 mi



USDA

NRCS



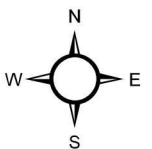
Lote 23 LLC Scenic Rivers



Legend

— Wild and Scenic River Lines

0 5 10 20 mi



National Wild and Scenic River System

National Park Service



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

Determinación Número
2022-00-JDI-2666

DETERMINACIÓN DE INUNDACIÓN

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

Número de Catastro 040-070-049-28	Nombre de la Comunidad Participante Comunidad Participante de Puerto Rico	Número de la Comunidad Participante 720000#
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Información de la Propiedad

Municipio San Juan	Barrio Santurce	Carretera y Sector 609 Belaval Street, Santurce Ward, San Juan, P.R. 00909	Plus Code 77CMCWVM+X4	Coordenadas X:238675.4 Y:267732
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Información sobre el Mapa de Tasas del Seguro de Inundación (FIRM, por sus siglas en inglés)

Número del Mapa de Inundación, FIRM 72000C0355J	Vigencia 18/Nov/2009	Status de Panel Printed	Zona Inundable X
Cauce Mayor (Sí, No, No determinado) No	¿La propiedad ubica en un área especial de riesgo a inundación del 1% de probabilidad? No	Nivel de Inundación Base (MSL) No Aplica	Profundidad de Inundación Base (Solo aplica a Zona AO) No Aplica
Sistema de Barreras Costeras (Sí o No)/Fecha de Designación No Aplica	Tipo de Barrera Costera No Aplica	Cuenca Hidrográfica (USGS) Cuenca del Río Bayamón - Río Hondo hasta Río Puerto Nuevo - Río Piedras	¿Se propone depósito de relleno? No
Nombre del Cuerpo de Agua Adyacente (cuando es VE es el mar, primera fase el cuerpo de agua mas cercano) Caño Martín Peña (Ríos) a 9926.1 m.			

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

Número del Mapa de Inundación 72000C0355J	Vigencia 13/Apr/2018	Zona Inundable Fuera mapa (ABFE)
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La Junta de Planificación de Puerto Rico, en su resolución JP-ABFE_01 del 23 de marzo de 2018, **requiere que para toda nueva construcción o mejora sustancial, otorgación de permisos según aplique en su ámbito jurisdiccional cumpla con los Mapas de Niveles de Inundación Base Recomendados** preparados por la Agencia Federal para el Manejo de Emergencias (FEMA, por sus siglas en inglés); excluyendo de su uso determinaciones o decisiones relacionadas al seguro de inundación NFIP, por sus siglas en inglés.

Determinación

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

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

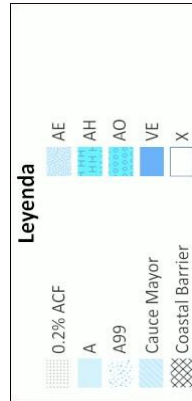
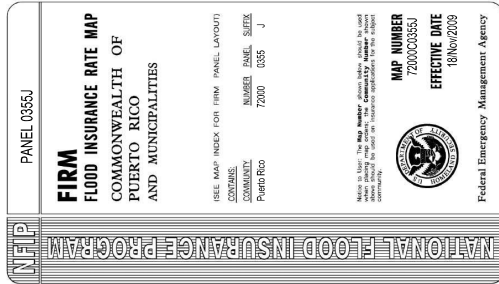
Solicitante
ELMARKET LLC

Contáctenos en avipr@jp.pr.gov

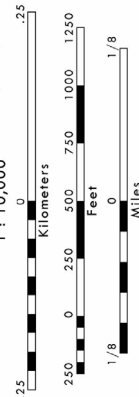
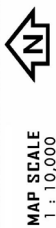
Fecha de Emisión
04/Mar/2022



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



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





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

Para propósitos de nueva construcción o mejora substancial.

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

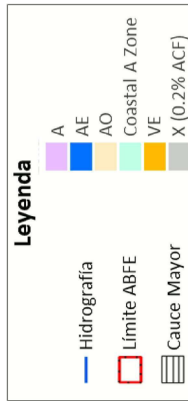
Zona Inundabilidad
Por ciento

Fuera de los límites de los mapas de inundación recomendados

Panel Inundabilidad: 72000C0355J

Fecha de Efectividad: 18 de abril de 2018

Ver Resolución JP-ABFE_01 del 23 de marzo de 2018

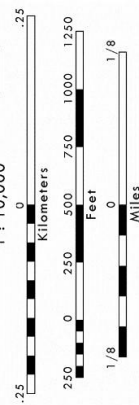
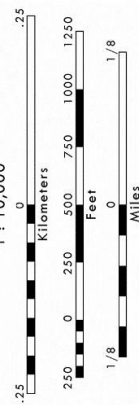
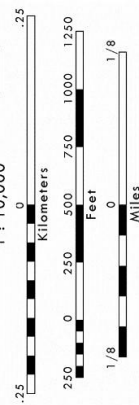


Notas:

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

MAP SCALE
1 : 10,000

MAP SCALE
1 : 10,000



[<< Return](#)

Search Parameters:

API Link for Report Data: *(Copy and paste the link below to view the data from this report)*

<https://data.epa.gov/eiservice/multisystem/minLatitude/18.43783/maxLatitude>



LIST OF EPA –REGULATED FACILITIES IN ENVIROFACTS

FACILITY INFORMATION	ICIS-Air	ACRES	BR	SEMS	GHG	ICIS-NPDES	RADInfo	RCRAInfo	TRI	TSCA
A C T A HAZARDOUS WASTE SVCS 1603 AVE PONCE DE LEON SANTURCE, PR 00909-1820 Latitude: 18.444679 Longitude: -66.06641								ViewReport		
BALDORIOTY VOLVO SERVICE 1924 MARGINAL BALDORIOTY SANTURCE, PR 00912 Latitude: 18.448102 Longitude: -66.059617								ViewReport		
C B R PROFESSION PRINTERS AIBONITO ST - PARADA 20 SANTURCE, PR 00912 Latitude: 18.44212 Longitude: -66.07129								ViewReport		
CARIBBEAN WASTE RECYCLING AVE. CONCEPCION SANTURCE, PR 00910 Latitude: 18.44198 Longitude: -66.07344								ViewReport		

FACILITY INFORMATION	ICIS-Air	ACRES	BR	SEMS	GHG	ICIS-NPDES	RADInfo	RCRAInfo	TRI	TSCA
CASIANO COMMUNICATIONS 1700 AVE MANUEL FERNANDEZ JUNCOS SANTURCE, PR 00914 Latitude: 18.44183 Longitude: -66.06435								ViewReport		
CHASE MANHATTAN BANK NA THE 1600 AVE PONCE DE LEON SANTURCE, PR 009091844 Latitude: 18.44456 Longitude: -66.06625								ViewReport		
CIUDADELA PHASE III 1511 PONCE DE LEON AVENUE SAN JUAN, PR 00909 Latitude: 18.4455 Longitude: -66.0675						ViewReport				
CLINICAL RESEARCH PR INC 359 DE DIEGO AVE SUITE 501 SAN JUAN, PR 00909- 1711 Latitude: 18.446643 Longitude: -66.067988								ViewReport		
DOCTORS HOSPITAL 1395 CALLE SAN RAFAEL SAN JUAN, PR 00909-2518 Latitude: 18.44571 Longitude: -66.07398								ViewReport		

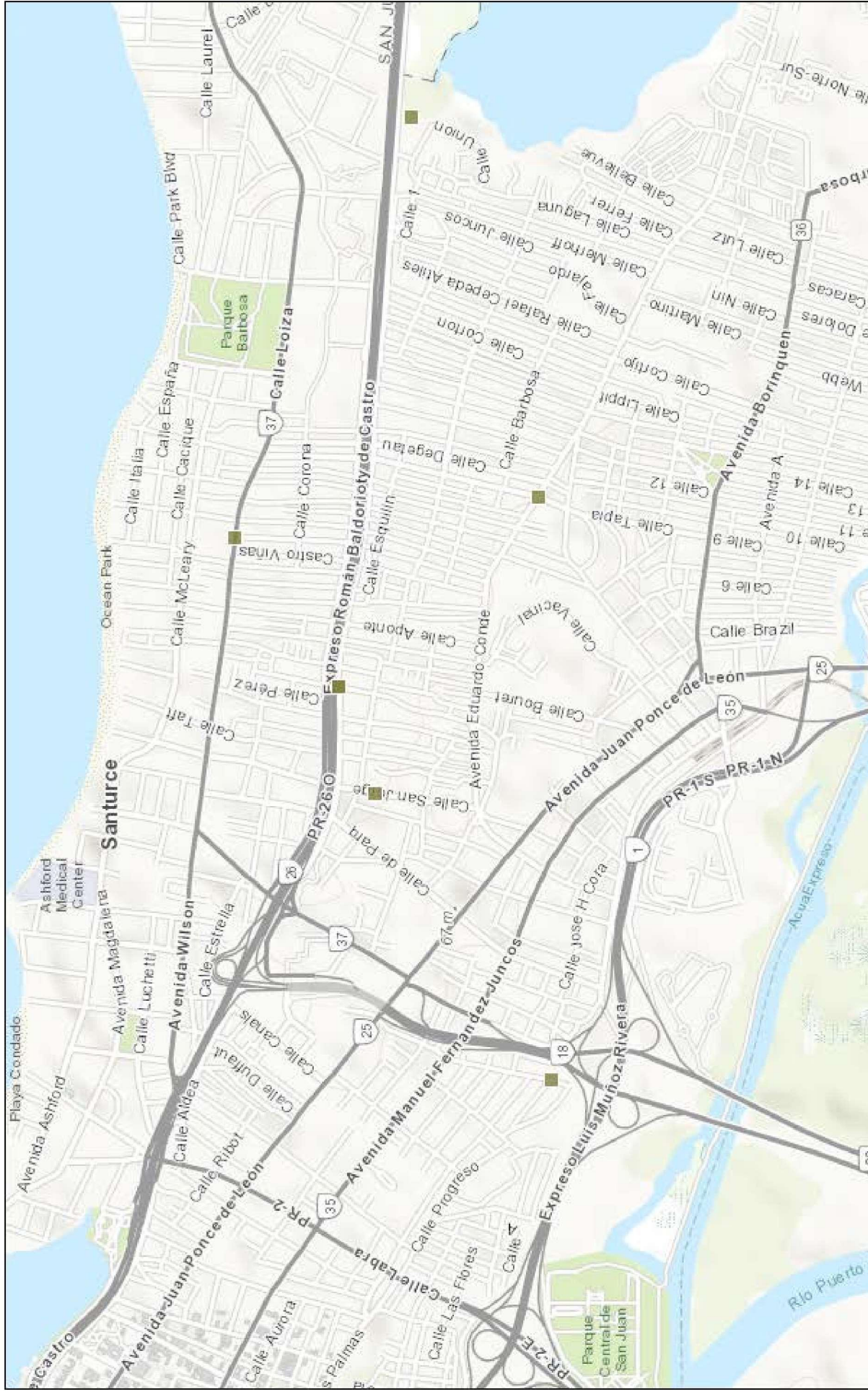
FACILITY INFORMATION	ICIS-Air	ACRES	BR	SEMS	GHG	ICIS-NPDES	RADInfo	RCRAInfo	TRI	TSCA
ENVIRONMENTAL QUALITY BOARD DEL PARQUE COR PUMARADA NO 204 SAN JUAN, PR 00910 Latitude: 18.448011 Longitude: -66.063724								ViewReport		
ENVIRONMENTAL QUALITY LABORATORIES, INC. 1397 CALLE FERIA SANTURCE, PR 00909-2519 Latitude: 18.44619 Longitude: -66.07333								ViewReport		
GARAGE MORE BALDORIOTY AVE 205 SAN JUAN, PR 00912 Latitude: 18.448102 Longitude: -66.059617								ViewReport		
HERA PRINTING CORP 1671 AVE PONCE DE LEON SANTURCE, PR 00909 Latitude: 18.44301 Longitude: -66.06424								ViewReport		
HIPODROMO SERVICE STATION AVE MANUEL FERNANDEZ JUNCOS & AVE HIPODROMO SANTURCE, PR 00907 Latitude: 18.44654 Longitude: -66.07254								ViewReport		

FACILITY INFORMATION	ICIS-Air	ACRES	BR	SEMS	GHG	ICIS-NPDES	RADInfo	RCRAInfo	TRI	TSCA
HOSPITAL PAVIA SANTURCE 1462 PROF AUGUSTO RODRIGUEZ ST SAN JUAN, PR 00909 Latitude: 18.4449 Longitude: -66.06937								ViewReport		
J.A.B. CLEANEANERS,INC. (DBA SAN FRANCISCO CLEANERS) LOIZA ST CONDADO #1702 SAN JUAN, PR 00903 Latitude: 18.4435 Longitude: -66.072972	ViewReport									
METROPOLITAN ONCOLOGY CENTER CORP 1427 FERNANDEZ JUNCOS AVE SAN JUAN, PR 00910 Latitude: 18.44524 Longitude: -66.07088								ViewReport		
NAIMKO PLASTICS & TROPHY CENTER GIFT SHOP 1810 AVE PONCE DE LEON SANTURCE, PR 00909 Latitude: 18.44047 Longitude: -66.06153								ViewReport		
OMEGA ENGINEERING S E 310 AVE JOSE DE DIEGO SANTURCE, PR 00907 Latitude: 18.447465 Longitude: -66.067405								ViewReport		

FACILITY INFORMATION	ICIS-Air	ACRES	BR	SEMS	GHG	ICIS-NPDES	RADInfo	RCRAInfo	TRI	TSCA
PARADA 6-1/2 SERVICE STATION FERNANDEZ JUNCOS AVE SAN JUAN, PR 00931 Latitude: 18.449136 Longitude: -66.073973								ViewReport		
PR ENVIRONMENTAL QUALITY BOARD 1418 PONCE DE LEON AVE SAN JUAN, PR 00907 Latitude: 18.44726 Longitude: -66.0698								ViewReport		
PREMSCO LOS ANGELES RD - PARADA 27 SANTURCE, PR 00909 Latitude: 18.44106 Longitude: -66.06563								ViewReport		
ROHPSODY OF THE SEA PIER 4B PASEO CONCEPCION DE SAN JUAN, PR 00902 Latitude: 18.44198 Longitude: -66.07344								ViewReport		
SAN JORGE CHILDRENS HOSPITAL 258 CALLE SAN JORGE SANTURCE, PR 00912-3310 Latitude: 18.44707 Longitude: -66.06276	ViewReport							ViewReport		

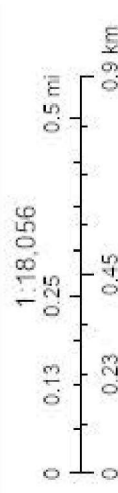
FACILITY INFORMATION	ICIS-Air	ACRES	BR	SEMS	GHG	ICIS-NPDES	RADInfo	RCRAInfo	TRI	TSCA
SAN MOTE SERVICE CENTER 1700 AVE EDUARDO CONDE SANTURCE, PR 00907 Latitude: 18.44422 Longitude: -66.0628								ViewReport		
SANTURCE METAL & BAG CALLE LAS PALMAS 1104 SANTURCE, PR 00909 Latitude: 18.44491 Longitude: -66.07386								ViewReport		
SCORPIO RECYCLING INC 705 PEDRO DE CASTRO ST SANTURCE, PR 00909-3018 Latitude: 18.43925 Longitude: -66.06218								ViewReport		
TEXACO PR INC FERNANDEZ JUNCOS SS 1607 AVE MANUEL FERNANDEZ JUNCOS SANTURCE, PR 00910 Latitude: 18.44307 Longitude: -66.0671								ViewReport		
Z & Z HAZARDOUS WASTE SERVICES 1607 AVE PONCE DE LEON SAN JUAN, PR 00909 Latitude: 18.44415 Longitude: -66.06573								ViewReport		

LOTE 23



May 13, 2022

Single Facility



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

NAME	REG_ID	ADDRESS	CITY	STATE	ZIPCODE	LATITUDE	LONGITUDE
A C T A Hazardous Waste Svcs	110004888337	1603 AVE PONCE DE LEON	SANTURCE	PR	00909-182	18.44468	-66.06641
American Airlines Inc	110012285240	1509 CALLE LOPEZ LADRON	SANTURCE	PR	00907	18.44992	-66.06541
Baldorioty Volvo Service	110004890841	1924 MARGINAL BALDORIOTY	SANTURCE	PR	00912	18.4481	-66.059617
C B R Profession Printers	110031392687	AIBONITO ST - PARADA 20	SANTURCE	PR	00912	18.44212	-66.07129
Cafe Yaucono	110004889461	1103 AVE MANUEL FERNANDEZ JUNCOS	SANTURCE	PR	9074713	18.44964	-66.07709
Caribbean Petroleum Lp Ss Gulf 040	110004893928	PR-2 KM 1.0 AVE KENNEDY IND	SAN JUAN	PR	00936	18.44515	-66.077688
Caribbean Waste Recycling	110007809381	AVE. CONCEPCION	SANTURCE	PR	00910	18.44198	-66.07344
Casiano Communications	110004893474	1700 AVE MANUEL FERNANDEZ JUNCOS	SANTURCE	PR	00914	18.44183	-66.06435
Chase Manhattan Bank Na The	110004889559	1600 AVE PONCE DE LEON	SANTURCE	PR	9091844	18.44456	-66.06625
Ciudadela Phase Iii	110070067220	1511 PONCE DE LEON AVENUE	SAN JUAN	PR	00909	18.4455	-66.0675
Clinical Research Pr Inc	110032659549	359 DE DIEGO AVE SUITE 501	SAN JUAN	PR	00909-171	18.44664	-66.067988
Cluster #1 Haz: Ponce De Len Barrio Obrero Mari	110070523694	PONCE DE LEN AVENUE	SAN JUAN	PR	00917	18.43398	-66.058752
Compania De Fomento Industrial	110004891797	355 ROOSEVELT AVE	SAN JUAN	PR	00936-235	18.4434	-66.07518
Constructora Tomasa	110062917198	2069 SAGRADO CORAZON	SAN JUAN	PR	00726	18.44149	-66.053128
Cvs Pharmacy #10315	110070749466	1901 AVE REXACH	SAN JUAN	PR	00915	18.43564	-66.05789
Cvs Pharmacy #10315	110067271561	1901 AVE REXACH	SAN JUAN	PR	00915	18.43564	-66.05789
De Diego Ambulatory San Juan Health Ctr	110032659479	150 DE DIEGO AVE	SAN JUAN	PR	00907-230	18.45056	-66.065334
Department Of Natural And Environmental Resources (Dner) Pump Station	110067429688	STREET VILLAMIL (END) STOP 18	SANTURCE	PR	00907	18.44369	-66.07675
Department Of Natural And Environmental Resources Of Puerto Rico	110070100049	ROAD 8838 KM 6.3 EL CINCO SECTOR, FLOOR 9	RIO PIEDRAS	PR	00917	18.45102	-66.06531
Dept Of Ed - Imprinta	110009436743	HOARE 705	SANTURCE	PR	00908	18.45131	-66.081181
Doctors Hospital	110012633962	1395 CALLE SAN RAFAEL	SAN JUAN	PR	00909-251	18.44571	-66.07398
Eduardo Viera Ss	110004894776	ST 12 #517 COR BORINQUEN AVE	SANTURCE	PR	00915	18.43747	-66.053938
Environmental Quality Board	11007802495	PROGRESO ST COR OF HIPODROMO	SANTURCE	PR	00910	18.44464	-66.0741
Environmental Quality Board	110006433699	DEL PARQUE COR PUMARADA NO 204	SAN JUAN	PR	00910	18.44801	-66.063724
Environmental Quality Laboratories, Inc.	110016661708	1397 CALLE FERIA	SANTURCE	PR	00909-251	18.44619	-66.07333
Esso Standard Oil Co - Pr Co-020	110007820206	AVE PONCE DE LEON & AVE BORINQUEN	SANTURCE	PR	00915	18.43775	-66.059454
Esso Standard Oil Co - Pr Co-030	110007817069	CALLE LAS PALMAS & AVE ROBERTO H TODD	SANTURCE	PR	00907	18.44676	-66.07697
Esso Standard Oil Co Pr Ss Co-186	110015322756	CALLE LOIZA & CALLE TAPIA CORNER	SANTURCE	PR	00907	18.45029	-66.052733
Forest Labs Caribe Inc	110002049079	126 DE DIEGO AVENUE	SAN JUAN	PR	00921	18.45063	-66.06431
Former Gulf Station 452	110045453399	530 BALDORIOTY DE CASTRO MARGINAL	SANTURCE	PR	00911	18.44769	-66.05054
Garage More	110004890832	BALDORIOTY AVE 205	SAN JUAN	PR	00912	18.4481	-66.059617
Geometrical And Safety Improvements Of Pr-26, San Juan -Carolina	110070067241	PR-26, FROM PR-1 TO PR-66	SAN JUAN	PR	00907	18.4457	-66.052
Healing Corner Plaza	110071229157	104 CALLE DIEZ DE ANDINO	SAN JUAN	PR	00911	18.45135	-66.05973
Heira Printing Corp	110031366885	1671 AVE PONCE DE LEON	SANTURCE	PR	00909	18.44301	-66.06424
Hipodromo Service Station	110010611034	AVE MANUEL FERNANDEZ JUNCOS & AVE HIPODROMO	SANTURCE	PR	00907	18.44654	-66.07254
Hospital Pavia Santurce	110032955684	1462 PROF AUGUSTO RODRIGUEZ ST	SAN JUAN	PR	00909	18.4449	-66.06937
J.A.B. Cleaners,Inc. (Dba San Francisco Cleaners)	110007216770	LOIZA ST CONDADO #1702	SAN JUAN	PR	00903	18.4435	-66.072972
Laboratory Of Neurobiology	110009700449	201 BOULEVARD DEL VALLE	SAN JUAN	PR	00901-112	18.44809	-66.05441
Lot No. 704	110071089112	#704 ARGENTINA ST.	SAN JUAN	PR	00915	18.43555	-66.05749
Lot No. 709	110071090598	#709 CALLE 7	SAN JUAN	PR	00915	18.43482	-66.0564
Master Concrete Plant 5	110054206523	PR-2 SAN MIGUEL INDUSTRIAL PARK	SAN JUAN	PR	00951	18.43422	-66.0856
Maxon Engineering Services	110004891902	605 AVE CONDADO	SANTURCE	PR	00907	18.45057	-66.0755
Mecanica Don Pochi	110041695939	1014 AVE MANUEL FERNANDEZ JUNCOS	SANTURCE	PR	00907	18.45096	-66.079548

Merino Building	110035439479	700 ROBERTO H TODD AVE STOP 18	SAN JUAN	PR	00907	18.4484	-66.07593
Metropolitan Oncology Center Corp	110037441738	1427 FERNANDEZ JUNCOS AVE	SAN JUAN	PR	00910	18.44524	-66.07088
Monacillos Transmission Center	110012259652	RD 1 KM 5.3	RIO PIEDRAS	PR	00928	18.44342	-66.079611
Naimko Plastics & Trophy Center Gift Shop	110022305183	1810 AVE PONCE DE LEON	SANTURCE	PR	00909	18.44047	-66.06153
Niani Service Station Gulf	110007815105	CALLE TAPIA & AVE EDUARDO CONDE	SANTURCE	PR	00912	18.44248	-66.05397
Old Mantecados Payco Building	110004891779	113 CHARDON AVE	HATO REY	PR	00917	18.43767	-66.063109
Omega Engineering S E	110015686275	310 AVE JOSE DE DIEGO	SANTURCE	PR	00907	18.44747	-66.067405
One Hour Electric Cleaners	110001661960	705 CALLE MONSERRATE PDA. 15	SANTURCE	PR	00907	18.45026	-66.07906
Parada 6-1/2 Service Station	110016712547	FERNANDEZ JUNCOS AVE	SAN JUAN	PR	00931	18.44914	-66.073973
Pr Dept. Of Natural & Environmental Resources,Barriada Figueroa (Stop 18)	110043481078	PUMP STATION CALLE VILLAMIL AND CALLE KENNEDY	SAN JUAN	PR	00916	18.45085	-66.065309
Pr Environmental Quality Board	110007811387	1418 PONCE DE LEON AVE	SAN JUAN	PR	00907	18.44726	-66.0698
Premiso	110042191507	LOS ANGELES RD - PARADA 27	SANTURCE	PR	00909	18.44106	-66.06563
Puerto Rico Dept. Of Transportation And Public Works-De Diego Flood Control Ps	110055634513	NORTH CORNER OF DE DIEGO AVENUE AND ESTRELLA STREE	SAN JUAN	PR	00940-126	18.45085	-66.065309
Puerto Rico Electric Power Auth	110022538556	605 AVE CONDADO	SANTURCE	PR	00908	18.45057	-66.0755
Puerto Rico Industrial Development	110004889620	40 CALLE MANUEL CORCHADO & LOIZA	SANTURCE	PR	00912	18.451	-66.05517
Raul Service Station	110004891252	2026 LOIZA ST	SAN JUAN	PR	00911-174	18.45028	-66.05276
Richie & Frank Garage	110041695948	2115 AVE EDUARDO CONDE	SANTURCE	PR	00915	18.44056	-66.05034
Rod Rodder	110060228515	198 ROOSEVELT AVE	SAN JUAN	PR	00919	18.4434	-66.07518
Rohpsody Of The Sea	110004893973	PIER 4B PASEO CONCEPCION DE	SAN JUAN	PR	00902	18.44198	-66.07344
San Jorge Childrens Hospital	110039077352	258 CALLE SAN JORGE	SANTURCE	PR	00912-331	18.44707	-66.06276
San Juan Health Centre Lab	110004889755	150 AVE JOSE DE DIEGO	SANTURCE	PR	00911	18.45054	-66.06535
San Moteo Service Center	110004890850	1700 AVE EDUARDO CONDE	SANTURCE	PR	00907	18.44422	-66.0628
Santurce Electric Group - Usepa Reg 2	110004894990	142 CALLE MANUEL CORCHADO	SANTURCE	PR	00911	18.44906	-66.05526
Santurce Metal & Bag	110043985541	CALLE LAS PALMAS 1104	SANTURCE	PR	00909	18.44491	-66.07386
Scorpio Recycling Inc	110004890182	705 PEDRO DE CASTRO ST	SANTURCE	PR	00909-301	18.43925	-66.06218
Shell Co Pr Ltd Shell Ss 0019 Alvarado	110004892965	1910 AVE PONCE DE LEON	SANTURCE	PR	9092013	18.43656	-66.059259
Shell Co Pr Ltd Ss 2291	110004893072	140 CALLE APONTE	SANTURCE	PR	9112220	18.44931	-66.05754
Shell Co Pr Ltd Ss 804819 Calle Cerra	110007819762	956 CERRA & LAS PALMAS ST	SANTURCE	PR	00911	18.44885	-66.08107
Texaco La Riviera	110004891207	123 DE DIEGO AVE	PUERTO NUEVO	PR	00921	18.45088	-66.064986
Texaco Pr Inc Fernandez Juncos Ss	110007821660	1607 AVE MANUEL FERNANDEZ JUNCOS	SANTURCE	PR	00910	18.44307	-66.0671
Texaco Pr Inc Ramon Rodriguez Ss	110007821116	110 AVE JOSE DE DIEGO	SANTURCE	PR	00910	18.4511	-66.064839
Texaco Pr Inc Stop 18 Ss	110004894231	1256 AVE MANUEL FERNANDEZ JUNCOS	SANTURCE	PR	00908	18.44847	-66.07527
Texaco Pr Inc William Rodriguez Ss	110007821269	PR-2 KM 22.4	TOA BAJA	PR	00632	18.44984	-66.074896
Tras Talleres	110071089255	1006 CALLE CERRA ANDINO	SAN JUAN	PR	00907	18.44811	-66.081256
Triani Service Station	110007814570	AVE EDUARDO CONDE & CALLE TAPIA	SANTURCE	PR	00911	18.44248	-66.05397
Viaducto Shell Service Station	110004891136	906 AVE ROBERTO H TODD	SANTURCE	PR	00911	18.44706	-66.07677
Walgreens	110004894507	1963 CALLE LOIZA	SANTURCE	PR	00911	18.45099	-66.05512
Walgreens #12599	110066978284	700 AVE ROBERTO H TODD	SAN JUAN	PR	00907	18.4484	-66.07593
Z & Z Hazardous Waste Services	110004888453	1607 AVE PONCE DE LEON	SAN JUAN	PR	00909	18.44415	-66.06573

Summary of 104 TRI facilities in Puerto Rico

Map of TRI Facilities - Reporting Year 2020

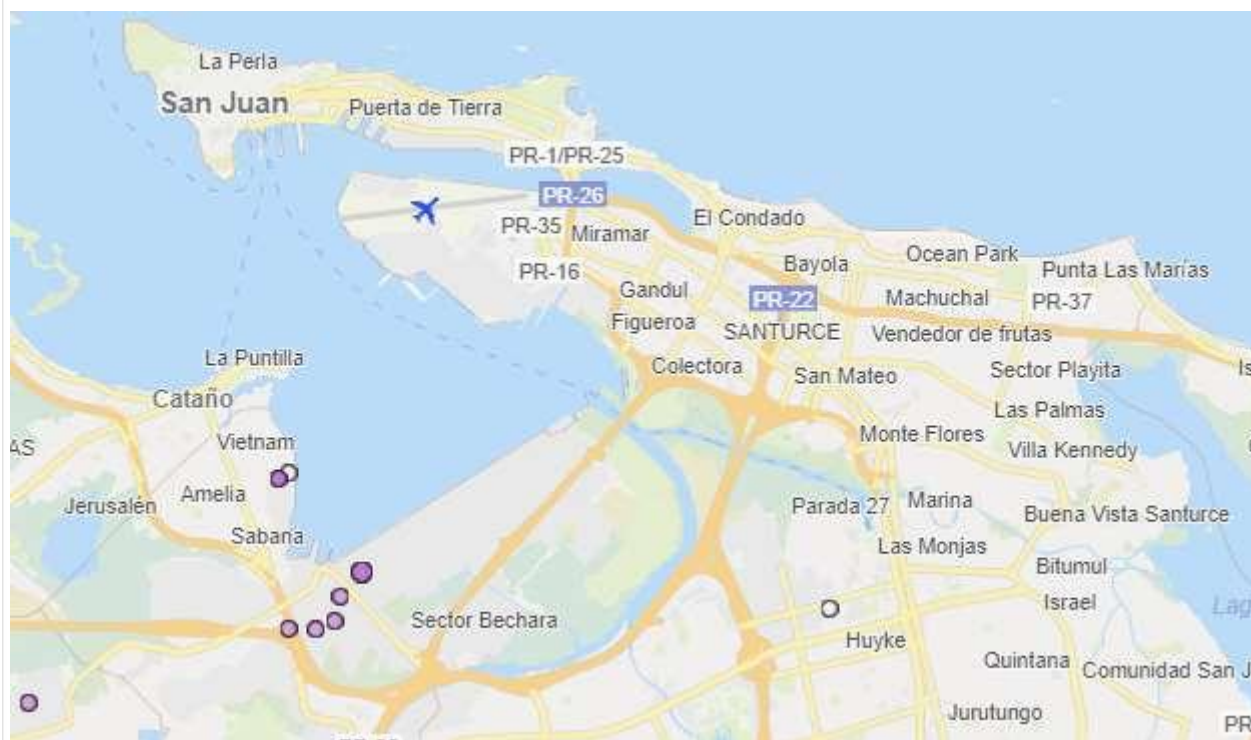
Facility locations may not fall exactly within the boundary of your selected location. **To view data about an individual facility**, click on the facility location and then the green checkmark button. Next, select "Facilities Summary" from the left menu to find basic facility information, an EJ report and demographic statistics.

Dot size represents:

- ☒ Releases (lb)
☐ Potential Risk Score

Dot color represents:

- ☒ Releases (lb)
☐ Industry Sector



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You are currently viewing data for facilities based on your search parameters shown in the green bar above

Facilities

28

Reporting Years

3 (2018 - 2020)

Chemicals Reported

41

Reporting Forms

301

Map of TRI Facilities

To access data about an individual facility, click on the facility location and then the green checkmark button. Next, select "Summary" from the left menu to find basic facility information, an EJ report and demographic statistics.

Map Options:

Change your search radius (miles):

Current address search: 00907

Dot size represents:

- ☒ Releases (lb)
☐ Waste Managed (lb)
☐ Potential Risk Score

Dot color represents:

- ☒ Releases (lb)
☐ Industry Sector

Demographic data:

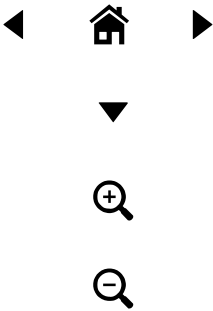
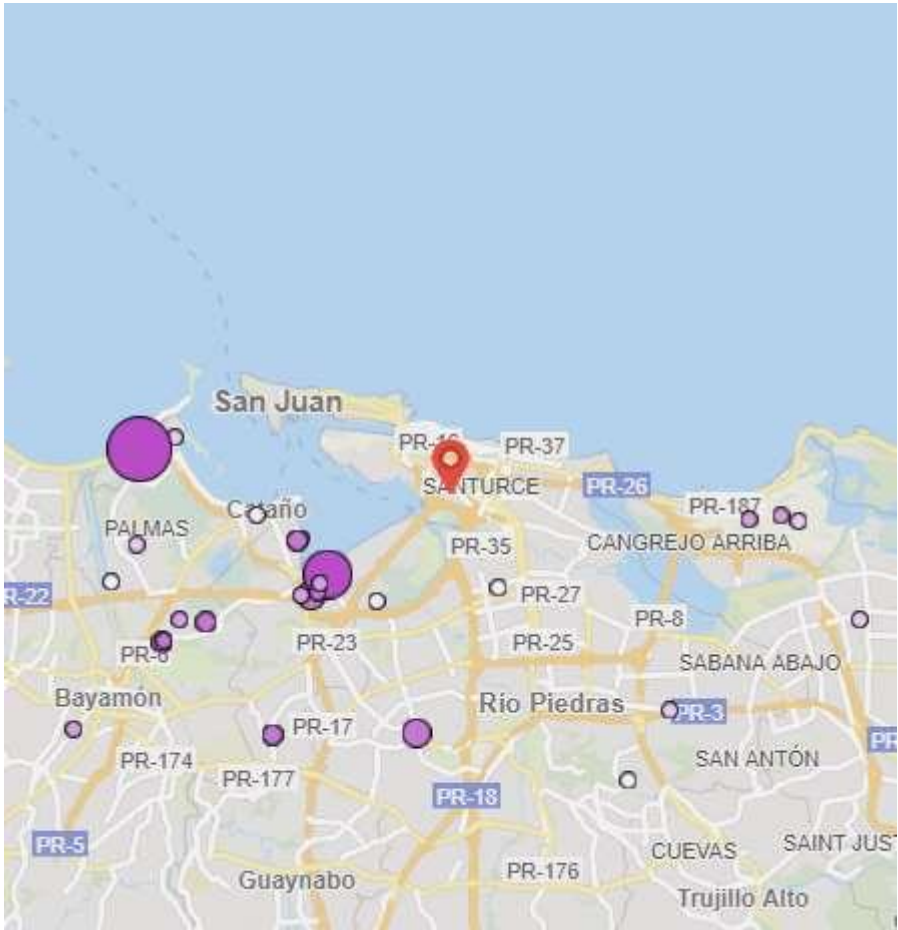
- ☒ Hide ☐ Show

Non-TRI facilities: 

☒ Hide ☐ Show

Default View

Satellite View



2 mi

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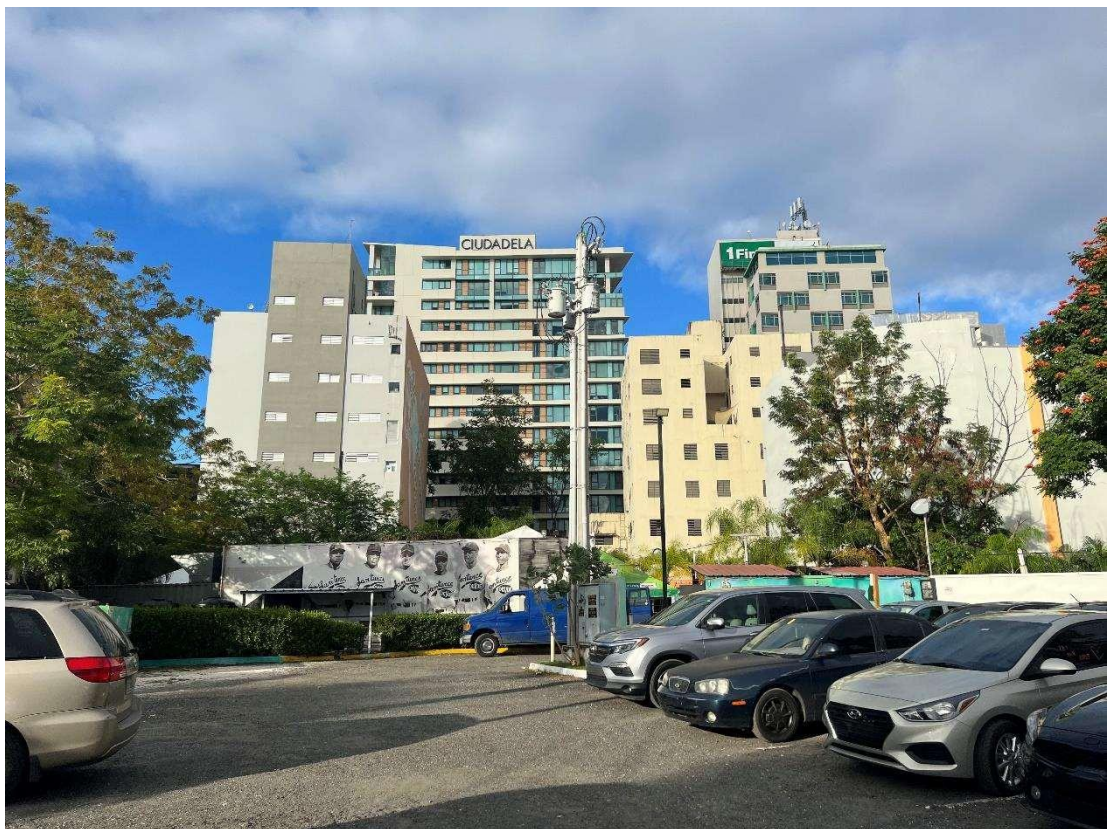
Appendix B: Actual Photos

LOTE 23
1552 Avenida Ponce de León, Santurce ward, San Juan, P.R. 00909
Catastro: #040-070-049-28

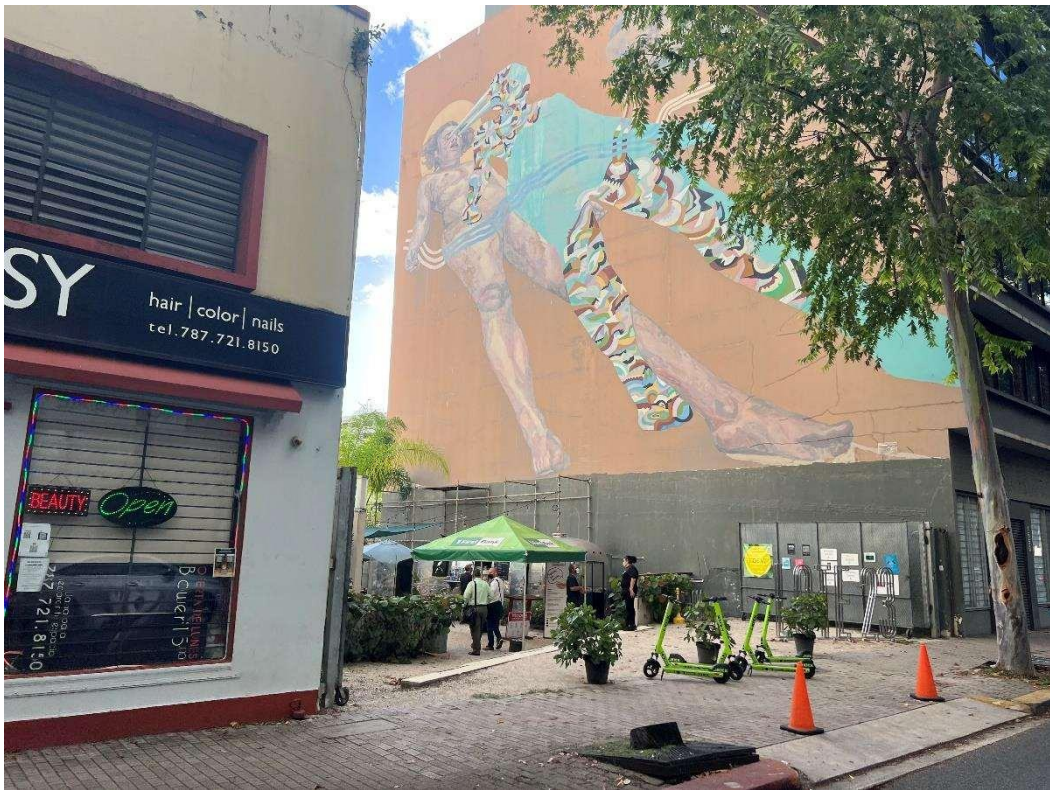
PHOTOS













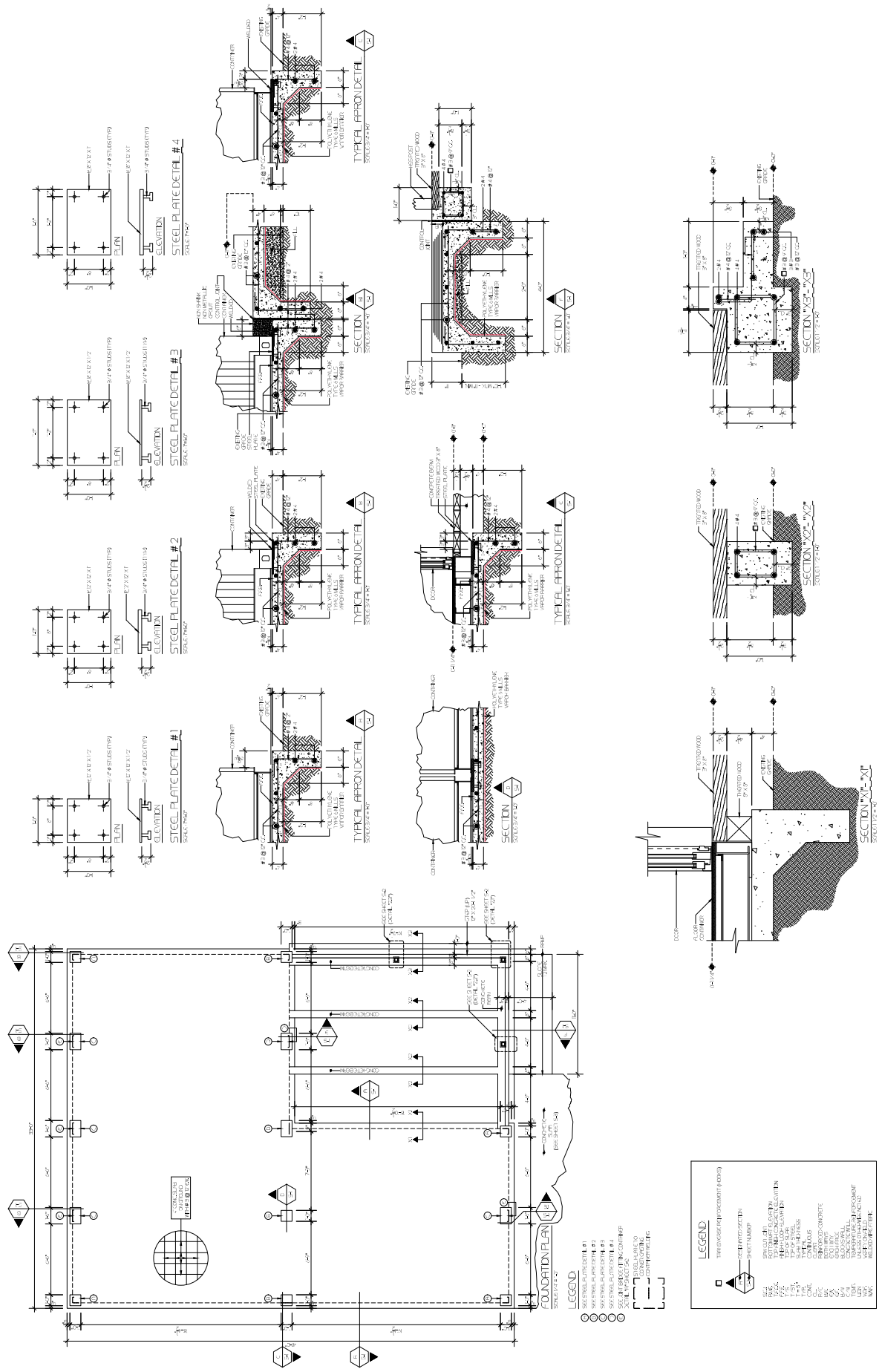


Appendix C: Proposed Construction Drawings

[illegible][illegible]

NOTE

THESE DRAWINGS AND ITS CONTENTS ARE THE INTELLECTUAL PROPERTY OF CARLOS M. PEREZ EMERITA. THEY SHALL BE USED AS A REFERENCE DOCUMENT AND WORKING INSTRUMENT ONLY BY THE PROJECT OWNER TOTAL OR PARTIAL REPRODUCTION OR USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE DESIGNED THIS PROJECT IS STRICTLY PROHIBITED WITHOUT THE APPROPRIATE WRITTEN CONSENT OF THIS FIRM AND SHALL BE RETURNED TO OUR OFFICE IF REQUIRED.



NOTE:
BEFORE ALL UNDER CONCRETE SLABS (A-2) OR
BETTER, CONTACTED.

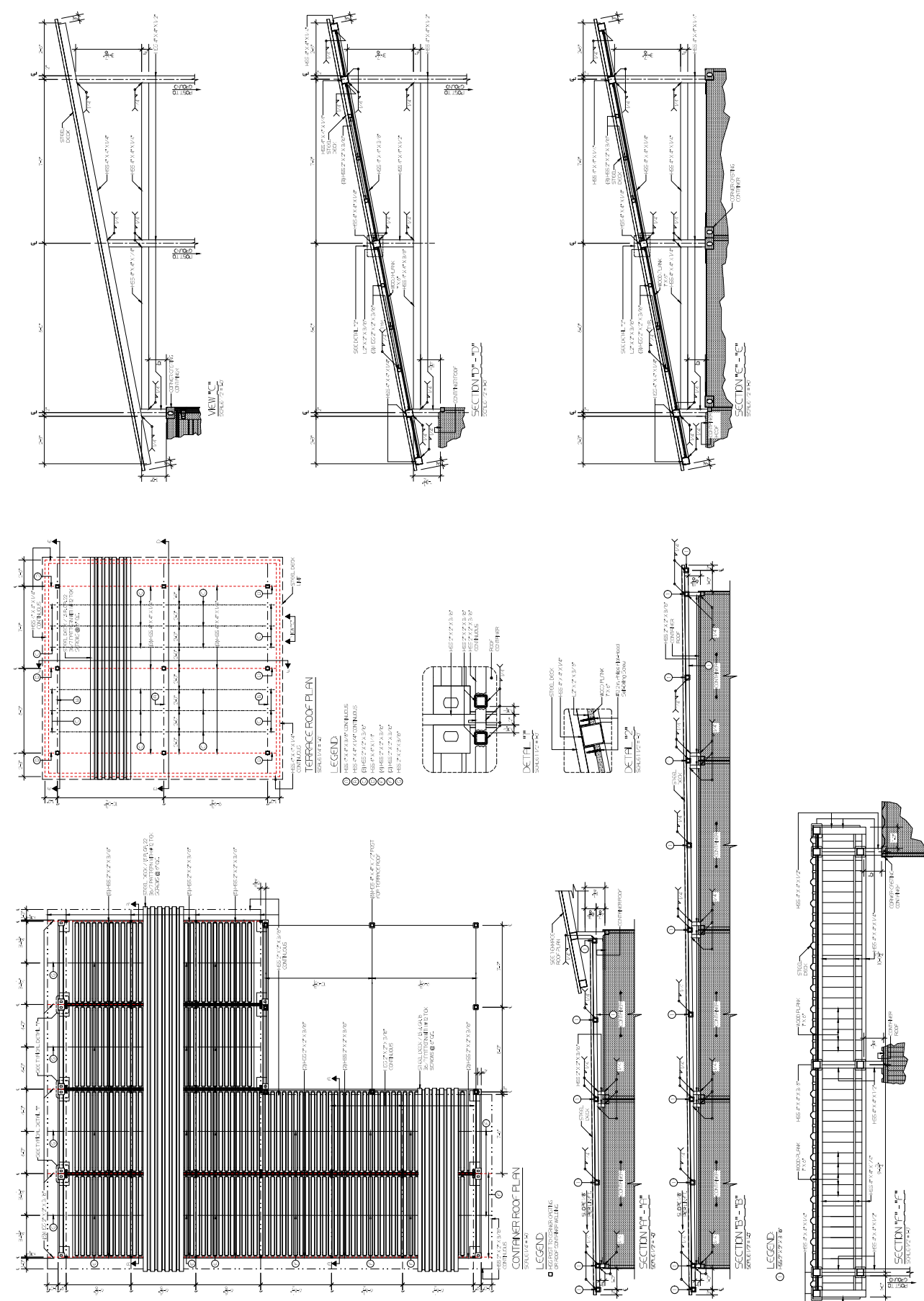
PROJECT
 LOTE 23 IMPROVEMENTS

609 CALLE BELVAL
 SAN JUAN, P.R. 00909

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 ARE THE INTELLECTUAL PROPERTY OF
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 OR MECHANICAL, INCLUDING PHOTOCOPYING,
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 ENGINEER. ANY VIOLATION OF THIS
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 AND MAY BE SUBJECT TO PROSECUTION
 BY THE BOARD OF PROFESSIONAL
 ENGINEERS OF THE COMMONWEALTH OF
 PUERTO RICO.

Ingeniero M. PEREZ RIVERA
 Villalba, P.R. 00766
 Tel. 787-462-3438
 cpingeneros@outlook.com

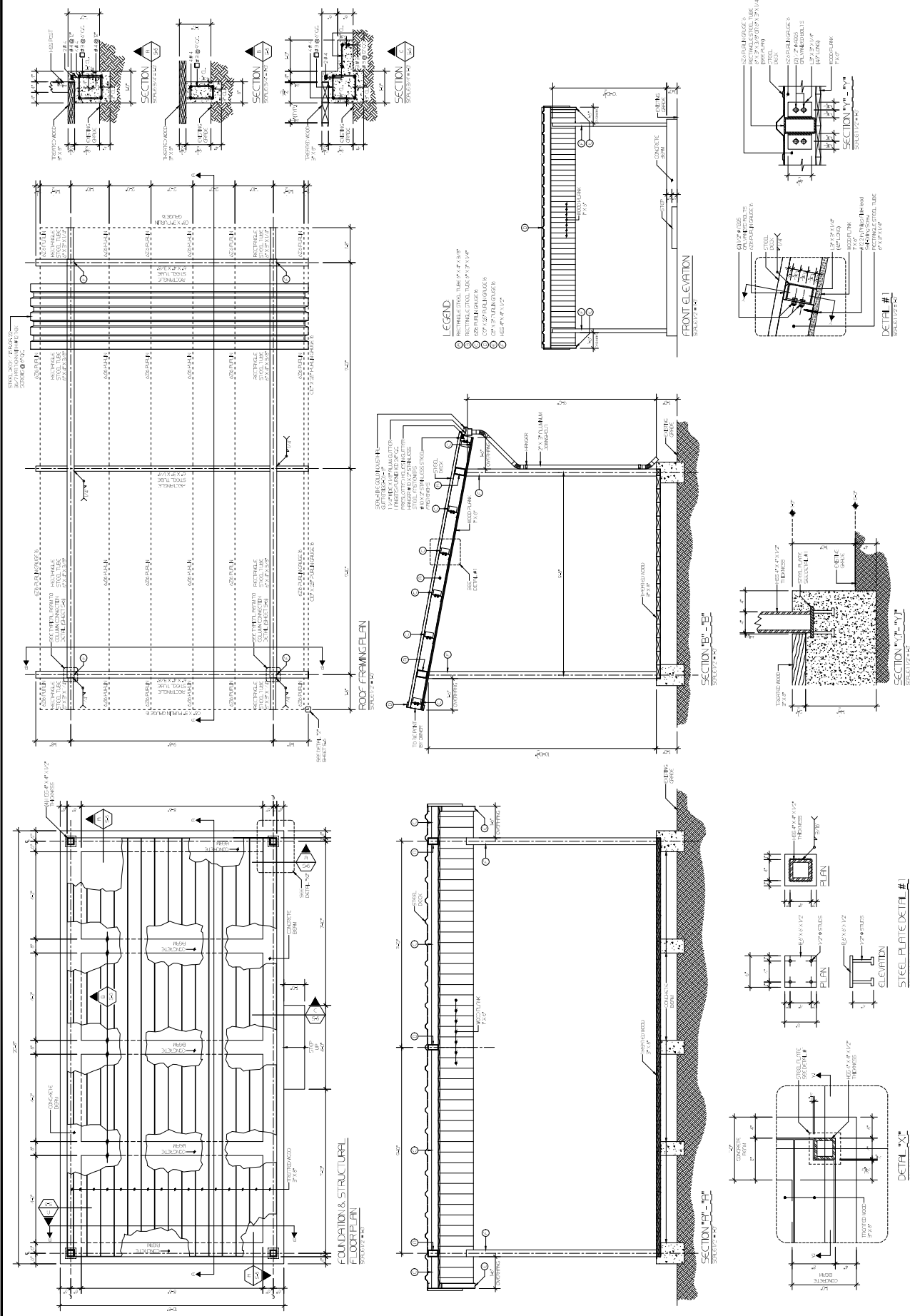
CLIENT
 LOTE 23
 CARLOS M. PEREZ RIVERA, PE
 CHRYSLER
 LUIS L. TORRES MALDONADO
 DATE
 12/04/2017

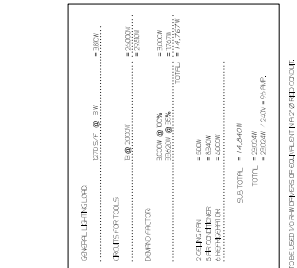
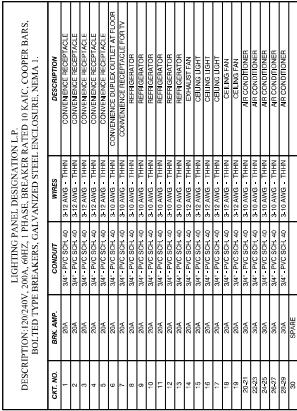


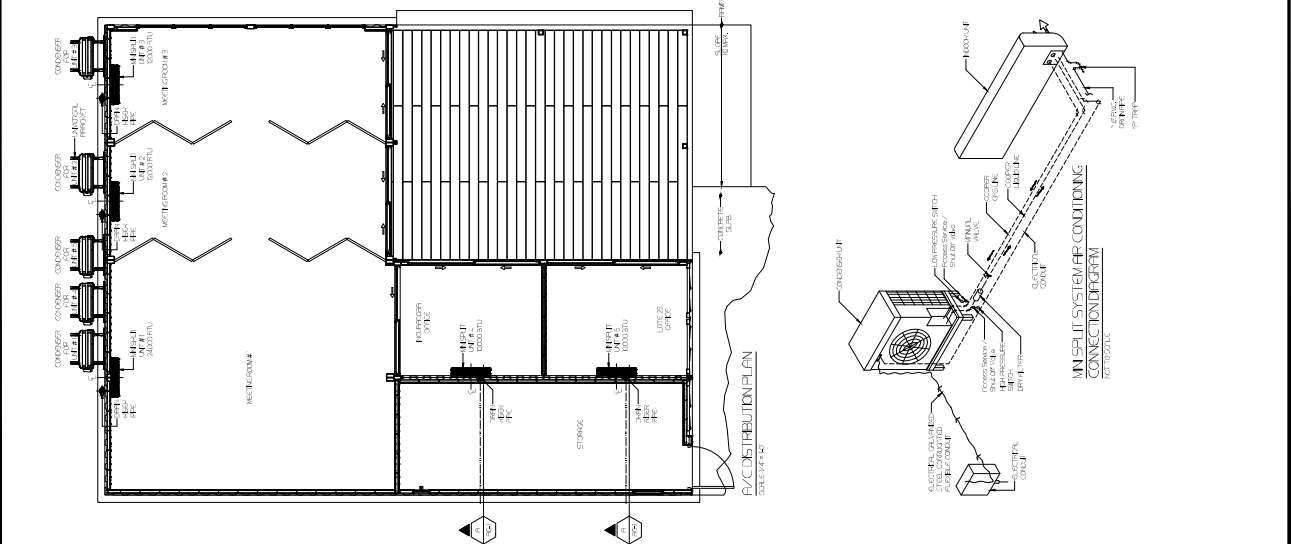
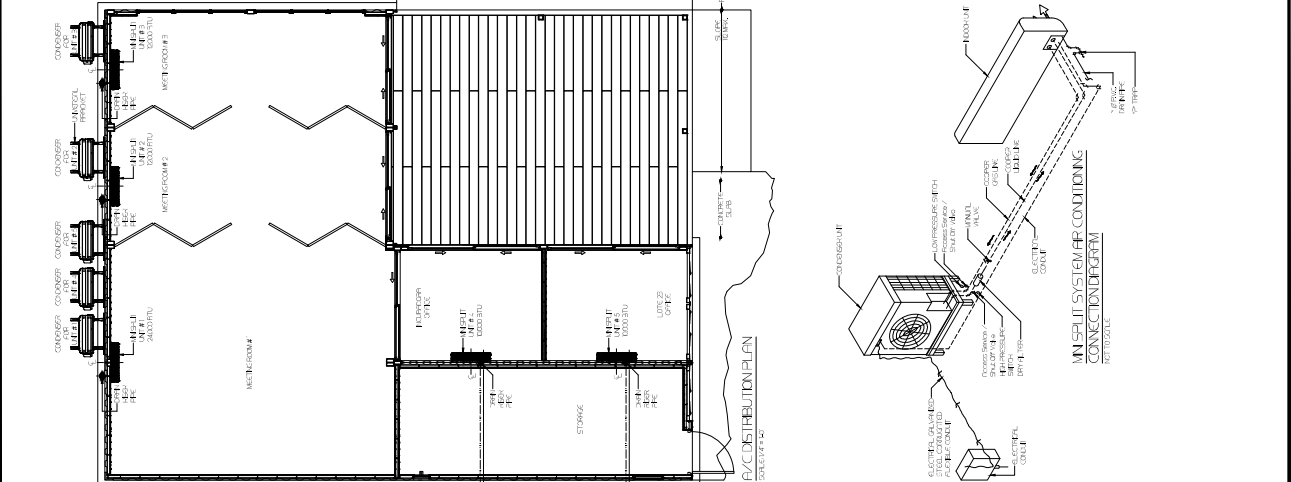
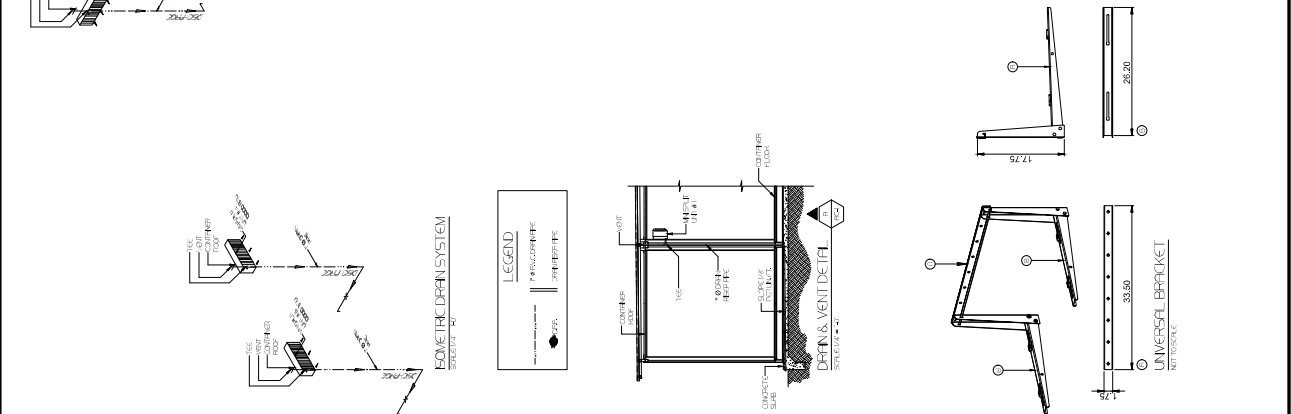
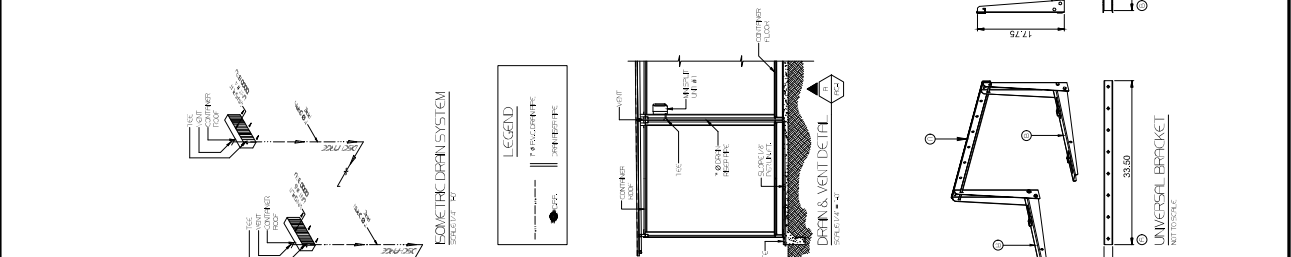
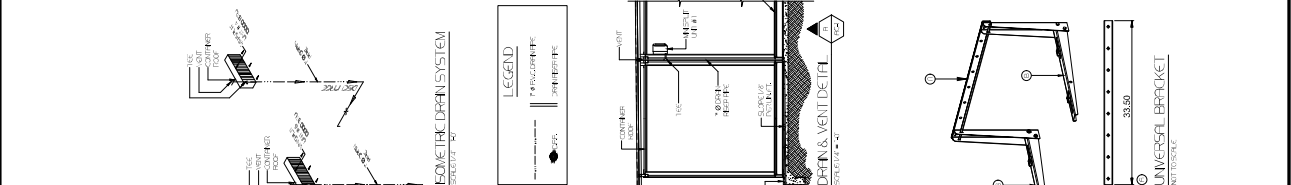
609 CALLE BELVAL
SANTURCE, SAN JUAN P.R. 00909

Tel. 787-462-3438
ingenieros@outlook.com

CLIENT







Appendix D: Historical Aerial Photos

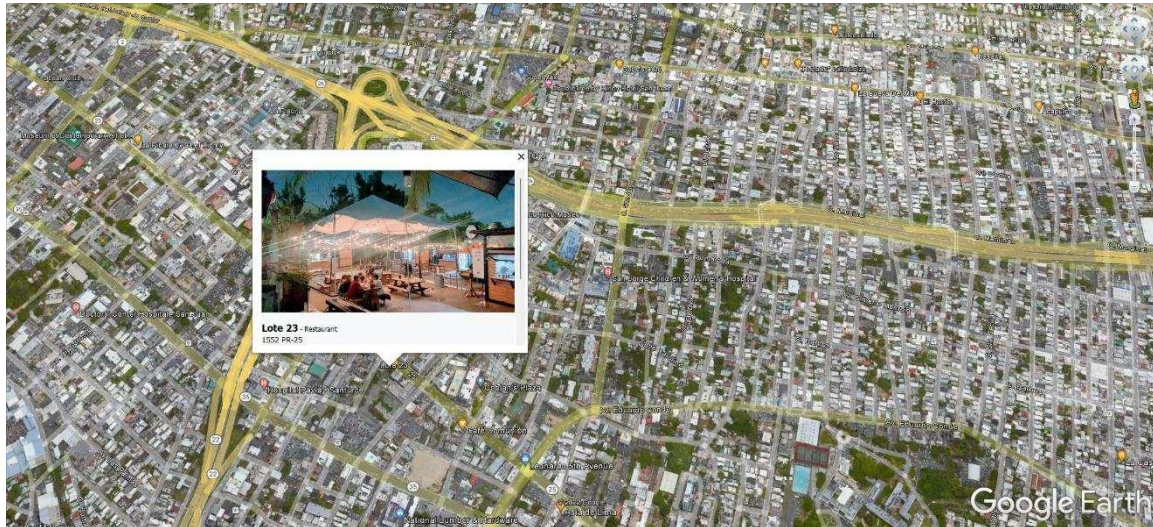
LOTE 23

1552 Avenida Ponce de León, Santurce ward, San Juan, P.R. 00909

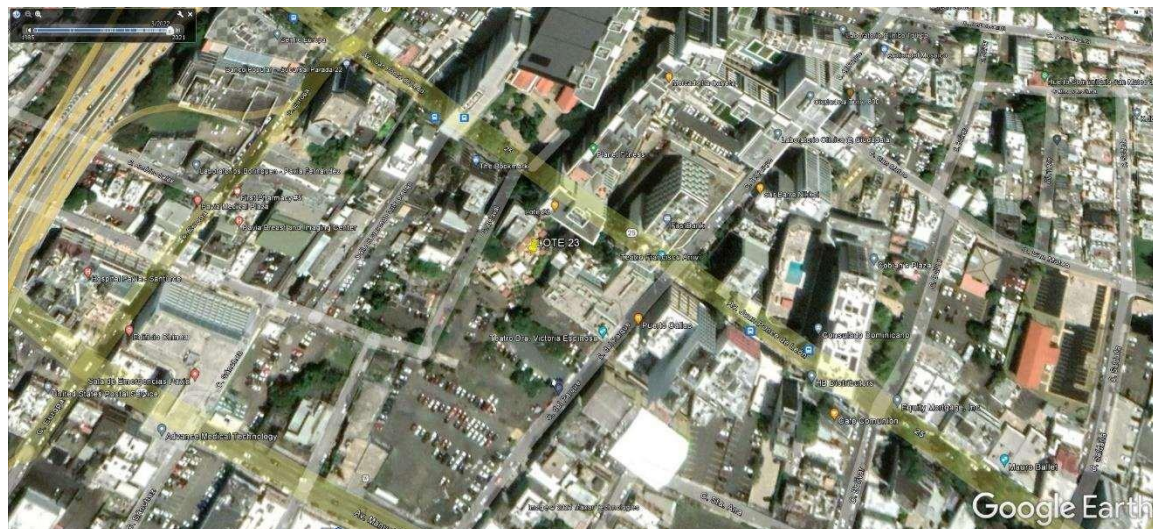
Catastro: #040-070-049-28

Aerial Historical Photos

DATE: 03/2022



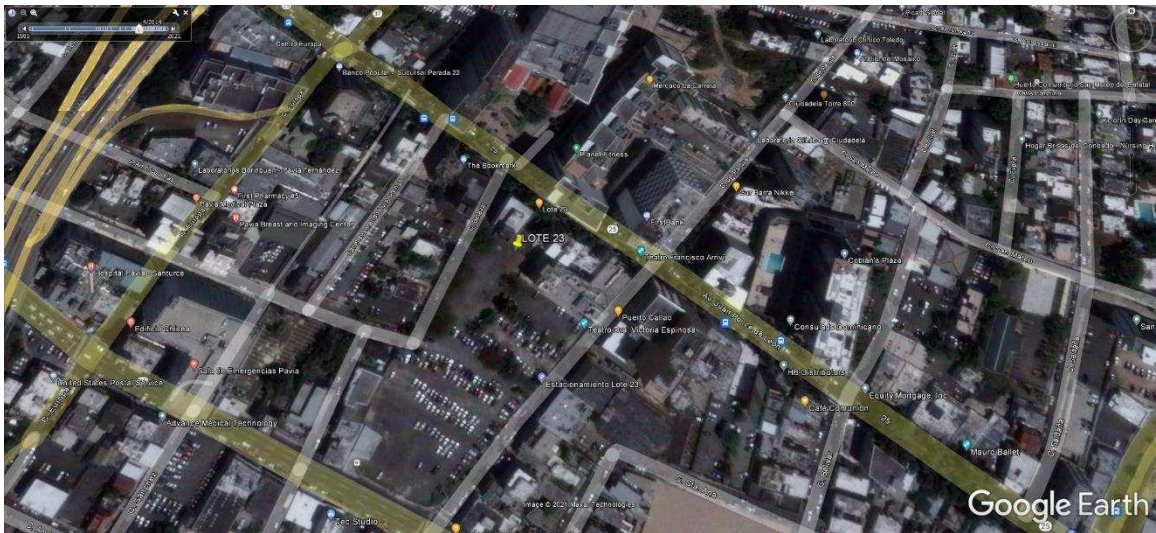
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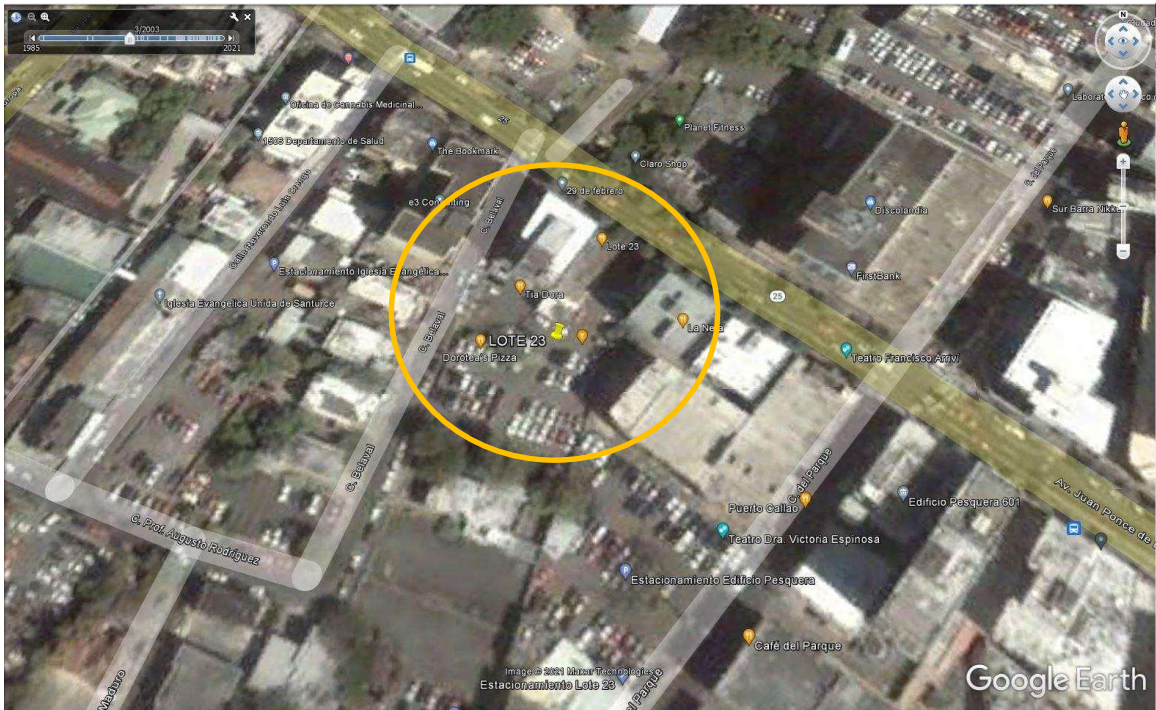
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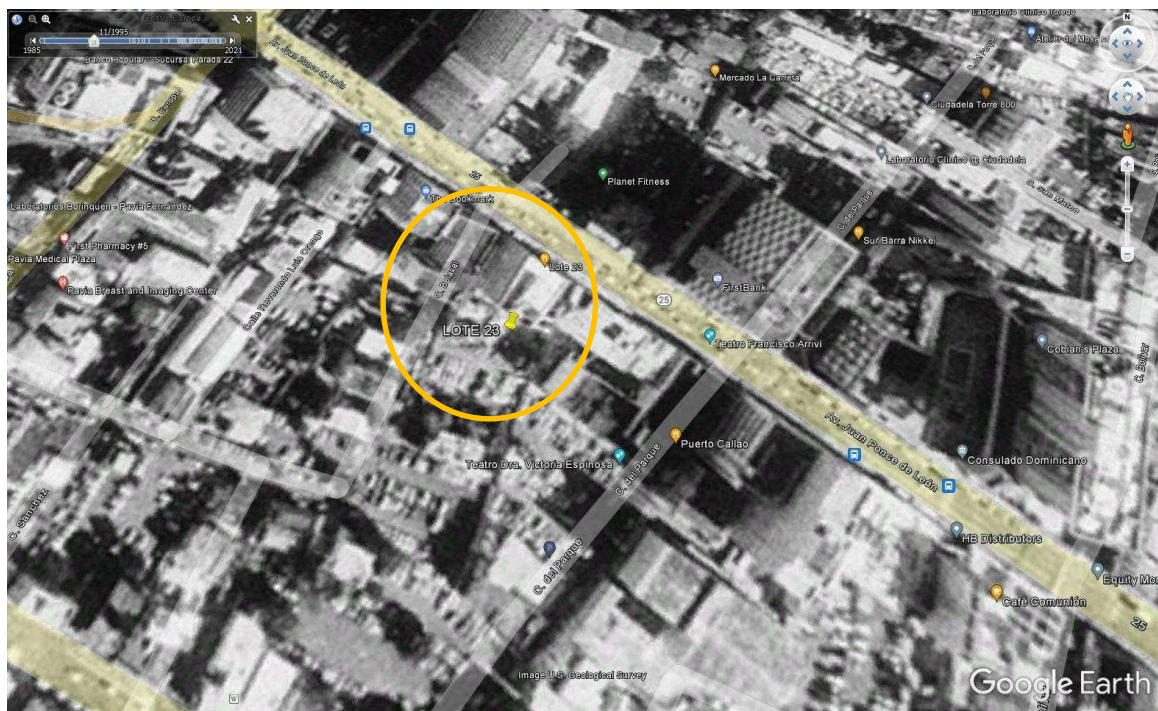
DATE:09-2005



DATE:03-2003



DATE:11-1995





GOVERNMENT OF PUERTO RICO
STATE HISTORIC PRESERVATION OFFICE

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

Wednesday, May 11, 2022

Lauren Bair Poche

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

SHPO: 04-28-22-01 SAN JUAN, PUERTO RICO DISASTER RECOVERY, SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM, PR-SBIA-00074 / LOTE 23 IMPROVEMENTS, 1522 AVENIDA PONCE DE LEÓN, SANTURCE, SAN JUAN, PUERTO RICO

Dear Ms. Poche,

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

After a review of all the documentation provided, the PRSHPO agrees with your finding that the proposed project with the established conditions, will have **no adverse effect** upon PR-SBIA-00074:

1. The project will have no adverse effect on historic resources provided that the maximum depth of disturbance does not exceed the proposed maximum depth of 0.61 meters (2 feet) below the current ground surface.

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

Sincerely,

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



April 27, 2022

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

Puerto Rico Disaster Recovery, Small Business Incubators and Accelerators (SBIA) Program

Section 106 NHPA Effect Determination Submittal for PR-SBIA-00074, LOTE 23 Improvements, 1522 Avenida Ponce de León, Santurce, San Juan, Puerto Rico

Dear Architect Rubio Cancela,

On February 9, 2018, an allocation of Community Development Block Grant - Disaster Recovery (CDBG-DR) funds was approved by the United States Department of Housing and Urban Development (HUD) under the Federal Register Volume 83, No. 28, 83 FR 5844, to assist the Commonwealth of Puerto Rico in meeting unmet needs in the wake of Hurricanes Irma and Maria. On August 14, 2018, an additional \$8.22 billion recovery allocation was allocated to Puerto Rico under the Federal Register Volume 83, No. 157, 83 FR 40314. With these funding allocations, the Puerto Rico Department of Housing (PRDOH) aims to lead a comprehensive and transparent recovery for the benefit of Puerto Rico residents. To faithfully comply with HUD's environmental requirements, the Puerto Rico Department of Housing contracted Horne Federal, LLC (HORNE) to provide environmental records review services that will support the Department's objectives Puerto Rico Housing (PRDOH) for CDBG-DR.

On behalf of PRDOH and the subrecipient, ELMARKET LLC, we are submitting documentation for the proposed improvements to LOTE 23 located at 1522 Avenue Ponce de León in Santurce, San Juan. The full scope is described in the submitted documentation, which includes maps, photographs, and project plans.

Based on this documentation, the Program requests a concurrence that a Finding of No Adverse Effect to Historic Properties conditioned to the maximum depth of disturbance not exceeding the proposed maximum depth of 0.61 meters (2 feet) per the provided plans is appropriate for this project.

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

Kindest regards,


Lauren Bair Poche

Architectural Historian, Historic Preservation Manager

Enclosures

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM Section 106 NHPA Effect Determination		
Case ID: PR-SBIA-00074		
Project Name: Lote 23 Improvements		City: San Juan
Project Location: 1552 Avenida Ponce de León Santurce Ward, Santurce, Puerto Rico		
Project Coordinates: 18.44466217, -66.06739632		
TPID (Número de Catastro): 040-080-049-22 to 040-080-049-25, 040-070-049-28, and 040-070-049-34 to 040-070-049-35		
Type of Undertaking: New Construction and Improvements		
Construction Date (AH est.): n/a		Property Size (acres): 1.13 acres
SOI-Qualified Architect/Architectural Historian: Lauren B. Poche, M.A.		
Date Reviewed: 4/18/2022		
SOI-Qualified Archaeologist: Eminett Jimenez, M.A.		
Date Reviewed: 4/18/2022		

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

Project Description (Undertaking)

Lote 23 is a gastronomic park located in Santurce that highlights the culinary and cultural offerings of Puerto Rico. The gastronomic park has several kiosks that provide the taste of various kinds of food throughout the yard interior. It has been operating and servicing the Santurce area since the summer of 2017, although kiosks were in place between April 2016 and October 2016 per Google Earth Pro. Lote 23 is an open recreational space within the inner-city area of Santurce.

The proposed undertaking is to expand the services provided at this location and improve the ADA infrastructure such as bathrooms and wheelchair ramps. Additionally, the construction of several concrete slabs to set up and anchor ocean containers to be established as administrative offices with a conference room for meetings and a storage room.

Detailed overview of the scope of work:

- Sump pump to be relocated on the property.
- One section of 5'0" high cyclone fence is to be replaced in the southwest section of the property and new cyclone fence will be installed along south parking area.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Case ID: PR-SBIA-00074	
Project Name: Lote 23 Improvements	City: San Juan

- The fence posts will be secured with concrete bases that will be approximately 3'2" deep.
- New slab foundations along Belaval Street for:
 - Existing shipping container "A" new slab foundation will measure 9'-0" by 18'-5" and will be approximately 1' to 2' deep.
 - new shipping container "B" new slab foundation will measure 9'-0" by 18'-5" and will be approximately 1' to 2' deep.
- Paver installation across the site will consist of the following:
 - Spreading 4" of clean sand on the existing soil.
 - Provide adequate edging.
 - After laying all the pavers or a section, a plate vibrator will be used to tamp the pavers until uniformly level, true to grade, and free of movement. This tamping compacts the bedding course and forces sand up between the joints completing the interlocking effect of the system.
- Several ramps will be installed of various lengths. The concrete will be approximately 18" deep and 5" wide.
- The administrative offices/conference room that will be composed of several ocean containers will be situated on the western side of the property, adjacent to Belaval Street.
 - The building will be constructed from approximately 4 containers, feature a terrace on the southeast corner, and will measure 32'-0" by 40'-0". Per the plans, the building will rest on a concrete slab.
- A commissary kitchen will also be constructed onsite, measuring 10' by 8', and resting on a concrete slab foundation. The concrete is estimated to extend 1' to 2' deep approximately.
- A pergola will be constructed measuring 20'-8" by 10'-8". Footers are estimated to be 4" deep.

Area of Potential Effects

As defined in 36 CFR §800.16(d), the Area of Potential Effects (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties if any such properties exist. Based on this definition and the nature and scope of the Undertaking, the Program has determined that the direct APE for this project consists of the seven contiguous parcels that make up the property (040-070-049-22 to 040-070-049-25, 040-070-049-28, and 040-070-049-34 to 040-070-049-35). Structures within the

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Case ID: PR-SBIA-00074	
Project Name: Lote 23 Improvements	City: San Juan

direct APE were constructed between April 2016 and October 2016 per Google Earth Pro imagery.

The visual APE is the viewshed of the proposed project which is composed of multi-story buildings that are primarily commercial on the ground floor and a mix of commercial and residential on the upper stories. Historic properties within the visual APE, which are described further below are Av. Ponce de León and Teatro Matienzo and Victoria Espinosa, which are directly adjacent to the project area.

Identification of Historic Properties

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 was completed a contracted Historic Preservation Specialist meeting the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61).

Santurce was a popular commercial area during the 1960s through 1980s known at the time as the Fifth Avenue of Puerto Rico. There is currently a movement to revitalize the area.

There are 9 historic properties within a ¼ mile radius of the area, two of which are listed in the National Register of Historic Places (NRHP).

- The Antigua Carretera Central (Ave. Ponce de Leon), adjacent to the northern boundary of the project area.
- Teatro Matienzo and Victoria Espinosa (SJ-63); constructed ca. 1940; 0.03 miles east. Recorded in 1988.
- Blanche Kellogg Institute (SJ-61) located at Pda. 22 Av. Ponce de León; constructed ca. 1906; 0.04 miles north. Recorded in 1986.
- Edificio Tres Marías (SJ-59 and 60), at 1502 Av. Ponce de León; constructed ca. 1940; 0.09 miles northwest. Recorded in 1985.
- Gran Logia Espiritual Numero 1 at 1612 Antonsanti Street; constructed 1928; 0.20 miles northeast (NRHP Reference No. 06000507).
- Parroquia San Vicente de Paúl, Calle Los Ángeles; constructed ca. 1940; 0.21 miles southeast.
- Antíguo Hospital Municipal (Museo de Arte de Santurce) (SJ-49) at 329 Avenida José de Diego; constructed circa 1920; 0.22 miles north. Recorded in 1974.
- Iglesia San Mateo de Cangrejos located at the intersections of Calle San Jorge, Av. Eduardo Conde and Calle San Mateo; constructed ca. 1729; 0.25 miles east.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Case ID: PR-SBIA-00074	
Project Name: Lote 23 Improvements	City: San Juan

- Central High School, 1415 Av. Ponce de León, constructed ca. 1925. 0.25 miles northwest (NRHP Reference No. 87001309).

There are 4 archaeological studies within a ¼ mile radius.

The closest and most relevant to this study are:

- Plaza 23, Centro Comercial de Entretenimiento, oficinas y estacionamiento, (now Lote 23): Phase IA-IB, Adalberto Mauras 2005. Positive results.
- Ciudadela: Archaeological Evaluation Fase Volume I & II by Marisol J. Melendez, Sharon Melendez, Leyla M. Comulada and the Historian Hugh Tosteson García. 0.02 miles north with Positive results.
- Edificio de Estacionamiento y Oficinas, Hospital Pavía: Phase IB. Jesús Vega 1986. 0.03 miles southwest with Negative results.
- Centro Europa: Phase IA. Antonio Daubón. 0.11 miles northwest. 1989, Negative results.

In 2005, a Phase 1A-1B study was completed within the proposed project area. Mauras' study determined that the area evaluated was divided into four (4) parcels by 1937 with structures present on all parcels. This investigation identified fill deposits to a depth of 1.29 meters. Materials recovered consisted of brick fragments, mortar, glass bottles, and metal fragments. The depths that these artifacts were recovered ranged from 1.29 to 1.42 meters (4.23 to 4.66 feet). The Plaza 23 investigations identified remnants of a cement floor at a depth of 1.50 meters. Additional positive results include the identification of structural remnants under several fill-deposit layers. The areas with positive results are from the middle of the lot towards the east side, closer to Del Parque Street.

Historic cultural materials also were identified during the Ciudadela project located 0.2 miles north of the current project area; the majority of recovered material was from a domestic context from the late-nineteenth to the mid-twentieth century. The remaining two previously conducted cultural resource investigations were negative for intact cultural deposits.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM Section 106 NHPA Effect Determination	 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Case ID: PR-SBIA-00074	
Project Name: Lote 23 Improvements	City: San Juan

Determination:

The data gathered from the above-discussed previous investigations was taken into consideration during the evaluation of the proposed project of the Lote 23 Improvements. The proposed project will not impact any of the recorded historic properties within the visual APE as the Lote 23 Gastronomical Park is currently present, despite the addition of the new ocean container structures.

While the previous investigation conducted in 2005 found that the project area possesses a potential for the presence of intact deposits below the ground surface starting at 1.29 meters (4.23 feet) deep, the deepest potential depth of disturbance for the proposed project is up to 0.61 meters (2 feet) below current ground surface. The proposed ground-disturbing activities are restricted to areas previously impacted by the Lote 23 original project. In addition, the areas with positive results are from the middle of the lot towards the east side, closer to Del Parque Street where no change will be taking place other than filling and leveling for ramps. Across the south end of the project area, structural remnants were identified during the Phase IA-IB study; these deposits will not be impacted by the current project as proposed.

As it is proposed, the project will have no adverse effect on historic resources provided that the maximum depth of disturbance does not exceed the proposed maximum depth of 0.61 meters (2 feet) below the current ground surface.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM Section 106 NHPA Effect Determination		 GOVERNMENT OF PUERTO RICO DEPARTMENT OF HOUSING
Case ID: PR-SBIA-00074		
Project Name: Lote 23 Improvements		City: San Juan

Recommendation

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: The project will have no adverse effect on historic resources provided that the maximum depth of disturbance does not exceed the proposed maximum depth of 0.61 meters (2 feet) below the current ground surface

☐ Adverse Effect

Proposed Resolution (if applicable)

This Section is to be Completed by SHPO Staff Only

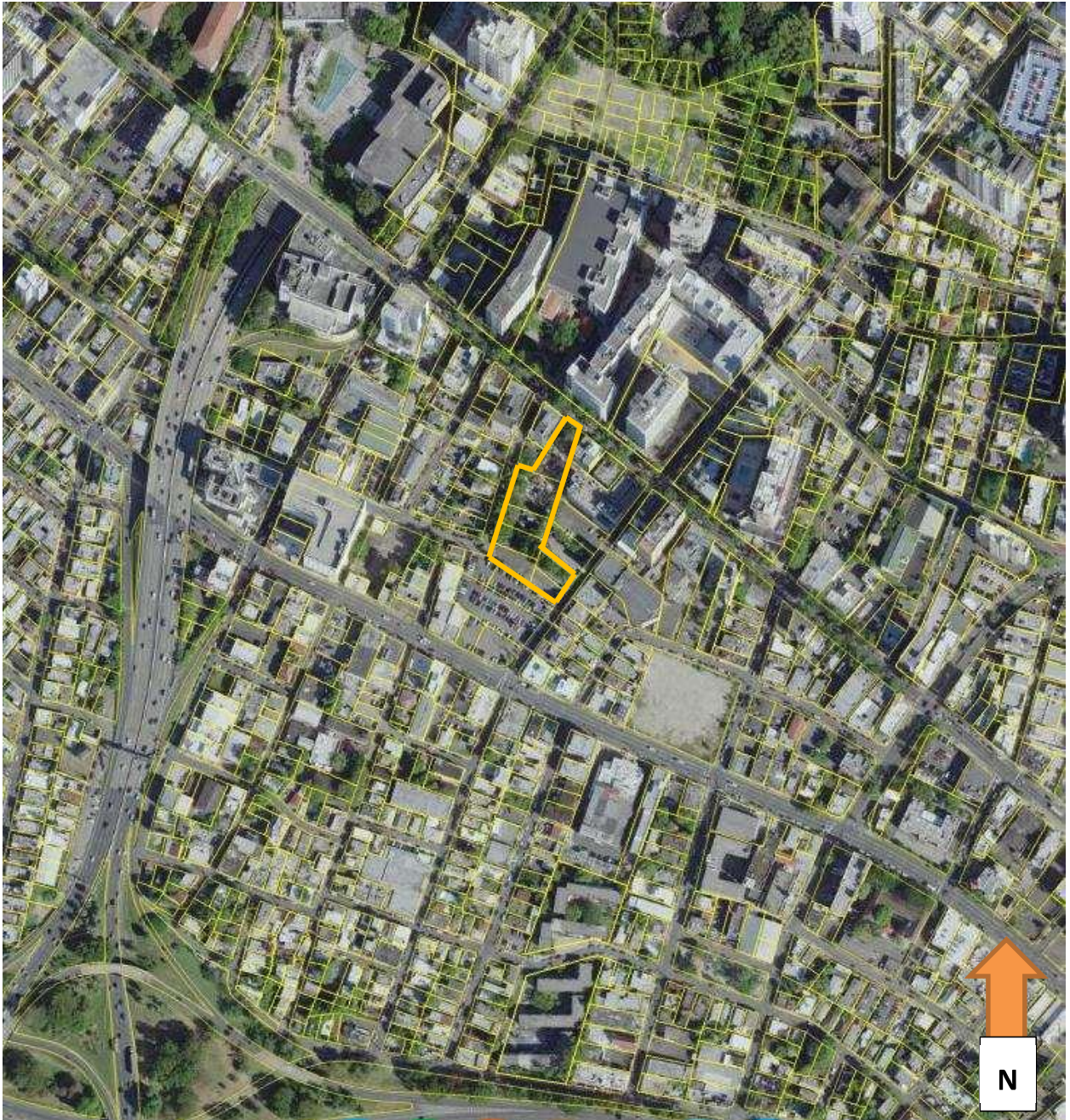
The Puerto Rico State Historic Preservation Office has reviewed the above information and:	
☐ Concurs with the information provided. ☐ Does not concur with the information provided.	
Comments: 	
Carlos Rubio-Cancela State Historic Preservation Officer	Date:

Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan

Project (Parcel) Location – Aerial Map



 Project Location

Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan

Project (Parcel) Location – Topographic Map



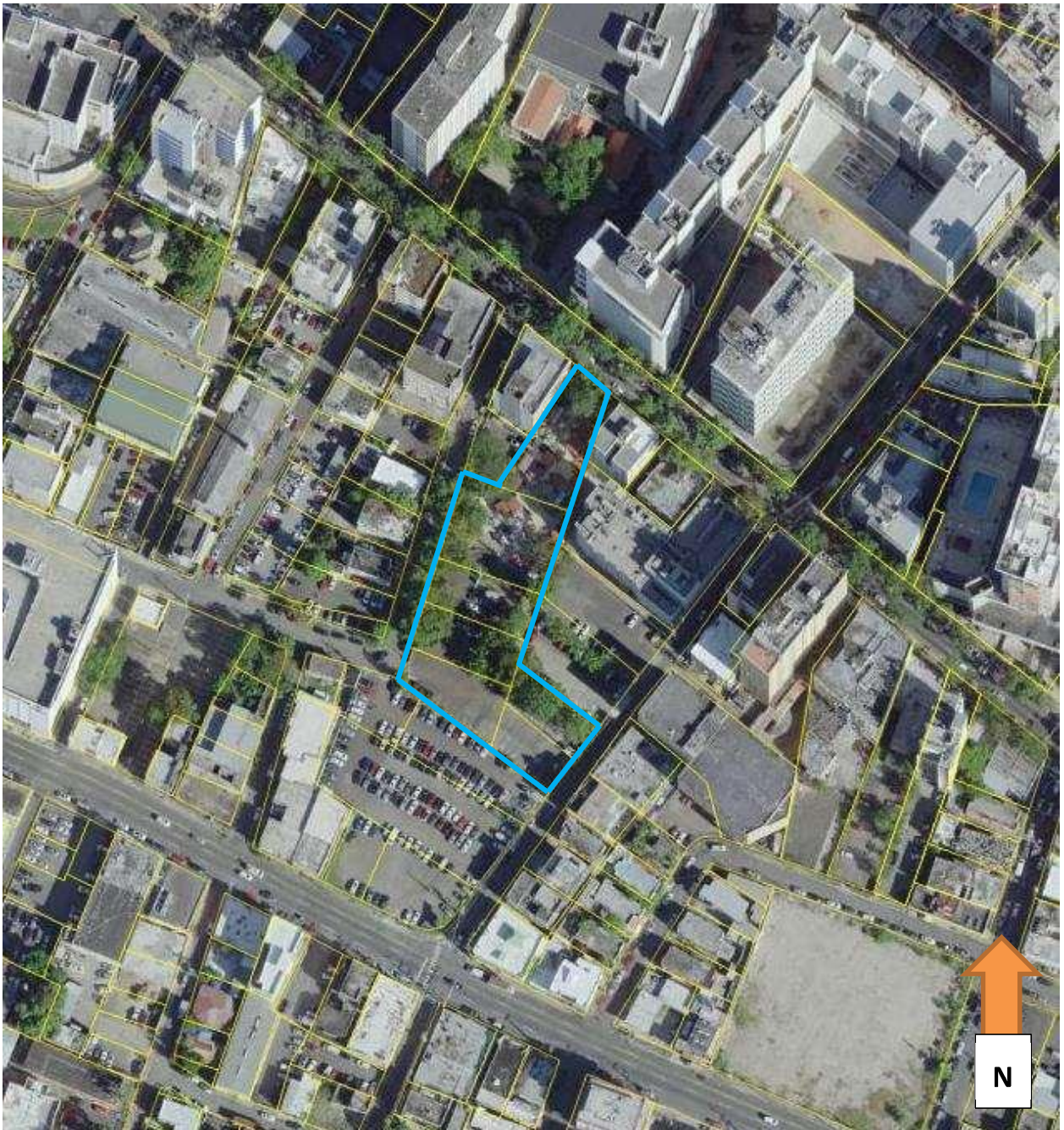
 Project Location

Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan

Area of Potential Effect



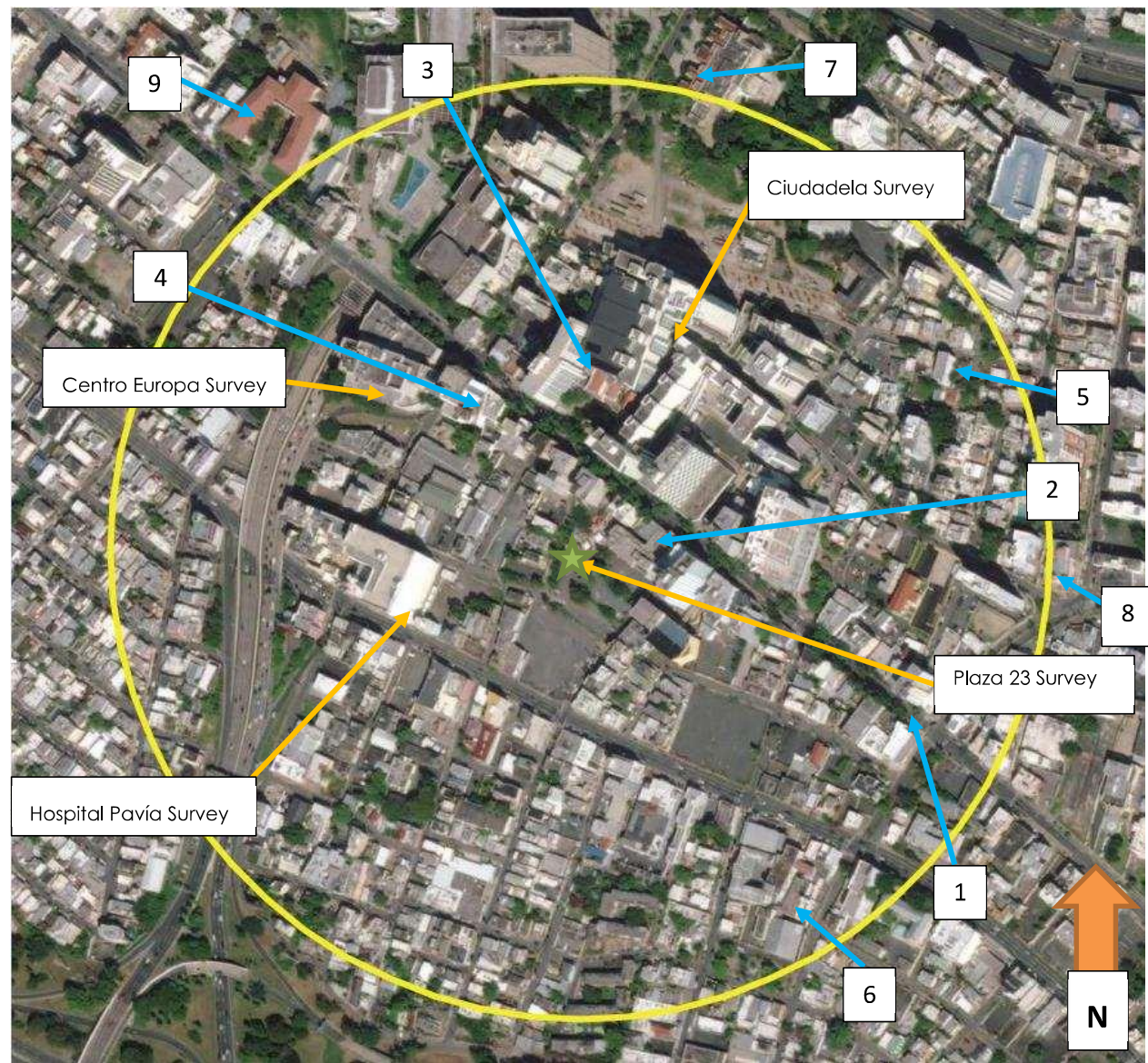
Area of Potential Effect

Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan

Previous Investigations and Recorded Historic Properties - Aerial Map



 **Project Location**

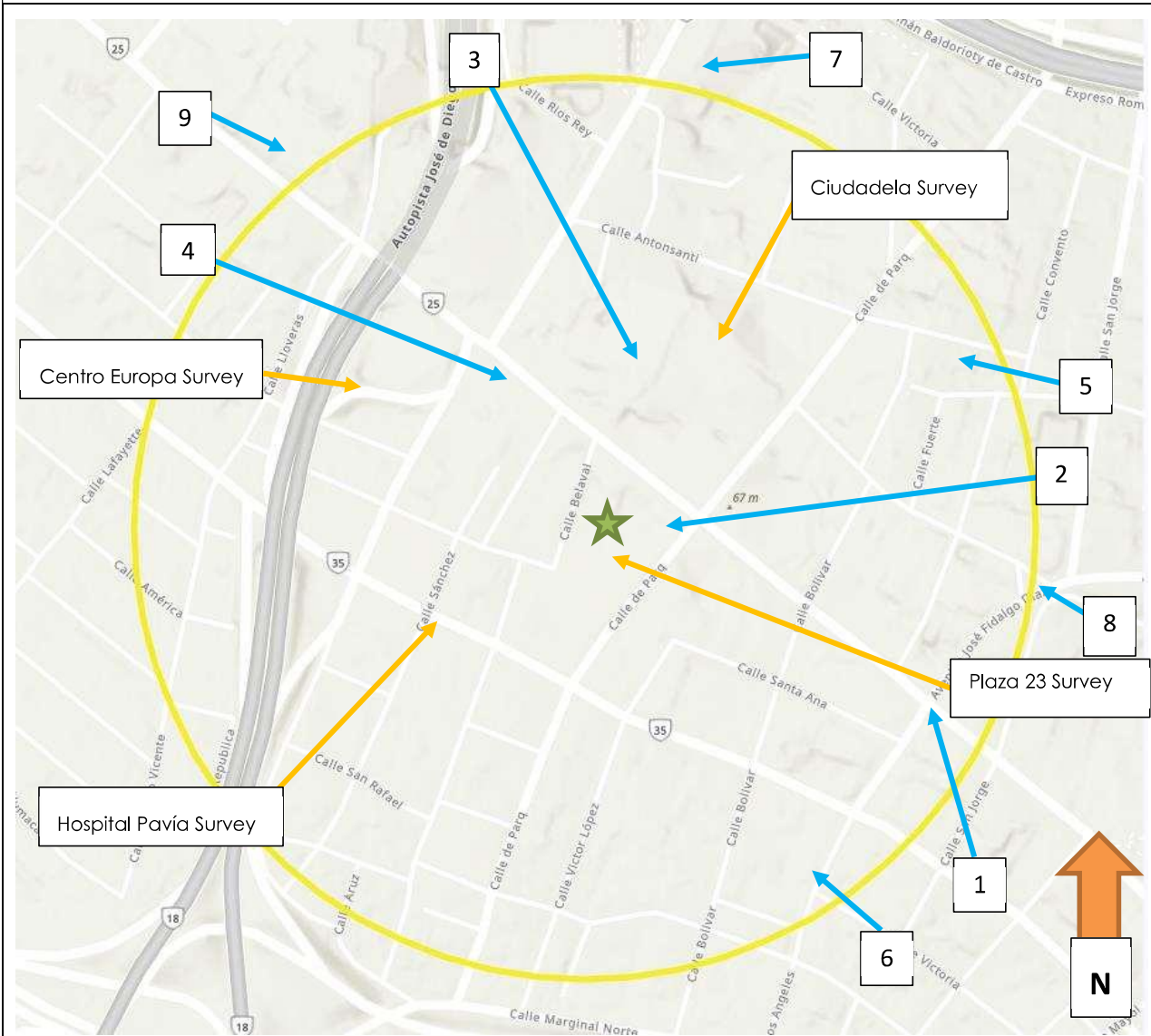
- | | |
|--|-----------------------------------|
| 1. Antigua Carretera Central | 6. Parroquia San Vicente de Paúl |
| 2. Teatro Matienzo and Victoria Espinosa | 7. Antiguo Hospital Municipal |
| 3. Blanche Kellogg Institute | 8. Iglesia San Mateo de Cangrejos |
| 4. Edificio Tres Marías | 9. Central High School |
| 5. Gran Logia Espiritual Numero 1 | |

Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan

Previous Investigations and Recorded Historic Properties – Topographic Map



 **Project Location**

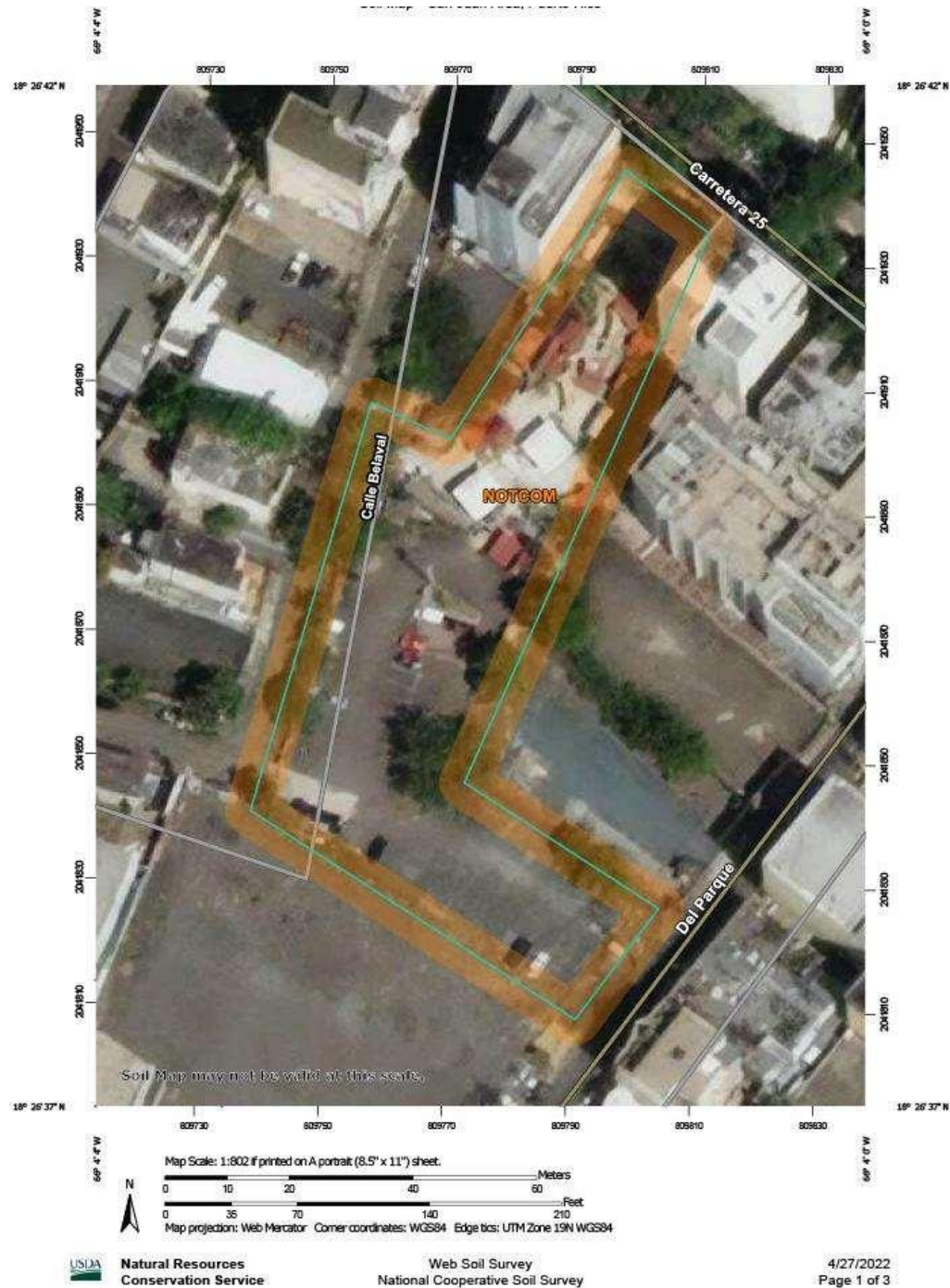
- | | |
|--|-----------------------------------|
| 1. Antigua Carretera Central | 6. Parroquia San Vicente de Paúl |
| 2. Teatro Matienzo and Victoria Espinosa | 7. Antiguo Hospital Municipal |
| 3. Blanche Kellogg Institute | 8. Iglesia San Mateo de Cangrejos |
| 4. Edificio Tres Marías | 9. Central High School |
| 5. Gran Logia Espiritual Numero 1 | |

Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan

Soils Map



PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 1

Description (include direction):

Date: February 2022

Overview of entrance into LOTE 23 from Av. Ponce de León, looking south-southwest from the street.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 2

Description (include direction):

Date: February 2022

Overview of entrance into LOTE 23 from Av. Ponce de León, looking southwest from the sidewalk.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 3

Description (include direction):

Date: February 2020

Oblique view of entrance into LOTE 23 and east elevation of the neighboring building, facing west.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 4

Description (include direction):

Date: February 2022

Oblique looking east towards the west elevation of Teatro Matienzo and Victoria Espinosa from the LOTE 23 eating area.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 5

Description (include direction):

Date: February 2022

View across the LOTE 23 eating area, facing south towards the parking area.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 6

Description (include direction):

Date: February 2022

View towards LOTE 23 eating area from the center of the parking lot, facing north.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 7

Description (include direction):

Date: February 2022

View towards LOTE 23 eating area from the western side of the parking lot, facing north-northeast.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 8

Description (include direction):

Date: February 2022

View from behind LOTE 23 eating area south through western side of parking area., looking south.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 9

Description (include direction):

Date: February 2022

Street view of Av. Ponce de León looking towards LOTE 23 entrance, facing north-northwest.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 10

Description (include direction):

Date: February 2022

Oblique featuring the Teatro Matienzo and Victoria Espinosa building, facing west.

PUERTO RICO 2017 DISASTER RECOVERY, CDBG-DR PROGRAM
SMALL BUSINESS INCUBATORS AND ACCELERATORS (SBIA) PROGRAM
Section 106 NHPA Effect Determination



Case ID: PR-SBIA-00074

Project Name: Lote 23 Improvements

City: San Juan



Photo 11

Description (include direction):

Date: February 2022

View along Belaval Street / western project boundary, looking north.

[illegible]

SCHEDULE OF DRAWINGS		Index
Sheet No.	1-1	TITLE SHEET
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	2-1-1	MASTER EXISTING SITE PLAN
	2-1-2	MASTER PROPOSED SITE PLAN
	2-1-3	MASTER EXISTING LAYOUT
	2-1-4	MASTER PROPOSED LAYOUT
	2-1-5	CYCLONE FENCE & CIVIL WALL FENCE DETAILS
	2-1-6	PROPOSED CONFERENCE ROOM SITE LOCATION
Sheet No.	3-1	Architectural
	3-1-1	PROPOSED CONFERENCE ROOM FLOOR PLAN & ELEVATIONS
	3-1-2	PROPOSED CONFERENCE ROOM SECTION
	3-1-3	DOORS AND WINDOWS - SCHEDULE OF FINISHES
	3-1-4	CONTAINERS LAYOUT, MODIFICATIONS AND REINFORCEMENT
	3-1-5	CONTAINERS LAYOUT, MODIFICATIONS AND REINFORCEMENT
	3-1-6	TERRAZE WOOD DISTRIBUTION LAYOUT PLAN AND DETAILS
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Sheet No.	4-1	Structural
	4-1-1	FOUNDATION PLAN AND DETAILS
	4-1-2	TERRAZE STRUCTURAL LAYOUT, REINFORCING, CONTAINER DETAIL
	4-1-3	FOUNDATION PLAN FOR CONTAINER A,B,C AND D DETAILS, CONCRETE SLAB FOUNDATION
	4-1-4	CONTAINER + TERRACE ROOF PLAN AND DETAILS
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Sheet No.	5-1	Electrical
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Sheet No.	6-1	Mechanical
	6-1-1	A/C DISTRIBUTION PLAN

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PROJECT
OTE 23 IMPROVEMENTS

TITLE

T-1

PAGE

1 OF 21

TITLE SHEET

PROJECT
LOTE 23 IMPROVEMENTS

609 CALLE DEL VAL
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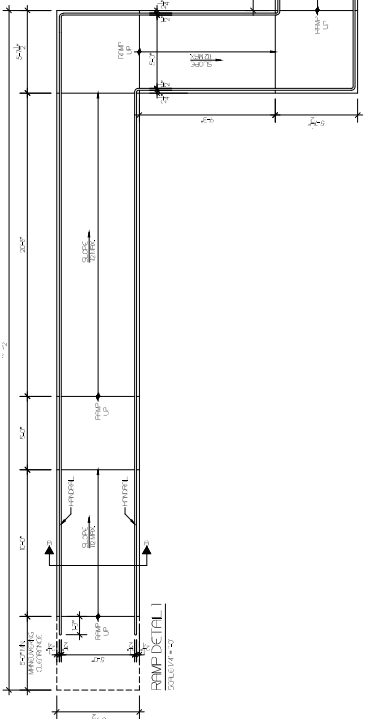
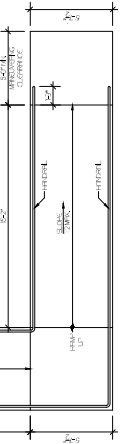
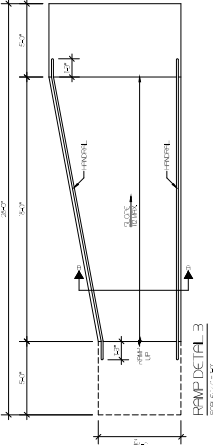
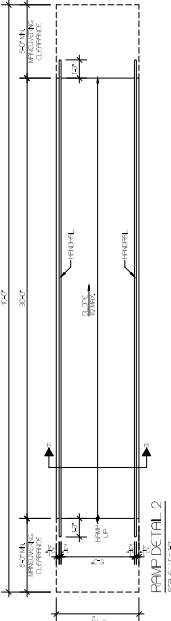
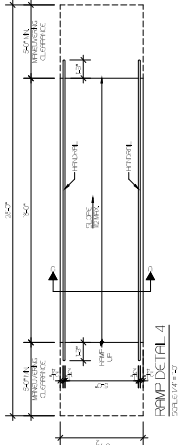
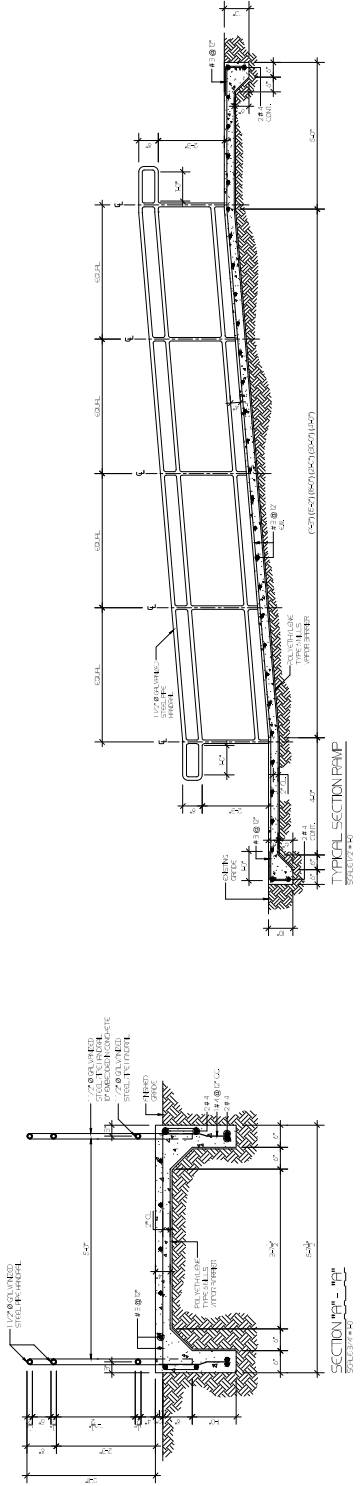


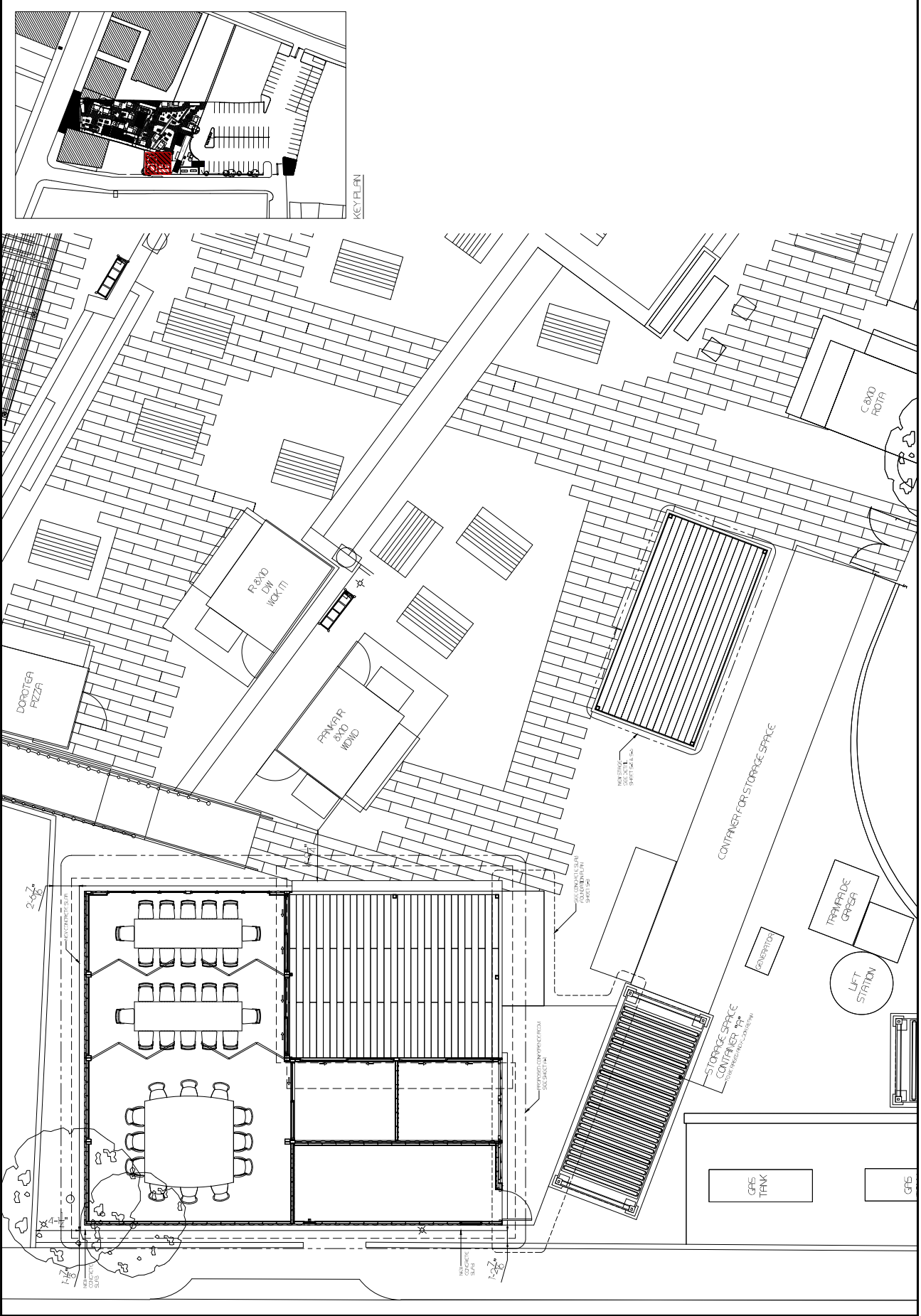
Ing. Carlos M. Pérez Rivera
Licenciado
PO Box 314
Villalba, PR 00766
Tel. 787-462-3438
cpringenieros@outlook.com



CERTIFIED CORRECT

CLIENT	MR. CARLOS M. PÉREZ RIVERA, INC.
DESIGN	MR. CARLOS M. PÉREZ RIVERA, INC.
DATE	10/10/2023
BY	MR. CARLOS M. PÉREZ RIVERA, INC.
CHECKED	MR. CARLOS M. PÉREZ RIVERA, INC.
APPROVED	MR. CARLOS M. PÉREZ RIVERA, INC.
REVISION	
NO.	
DESCRIPTION	
DATE	
BY	
CHECKED	
APPROVED	





PROJECT
LOTE 23 IMPROVEMENTS

609 CALE BELVAL
SANTUCCIO, SAN JUAN P.R. 00909



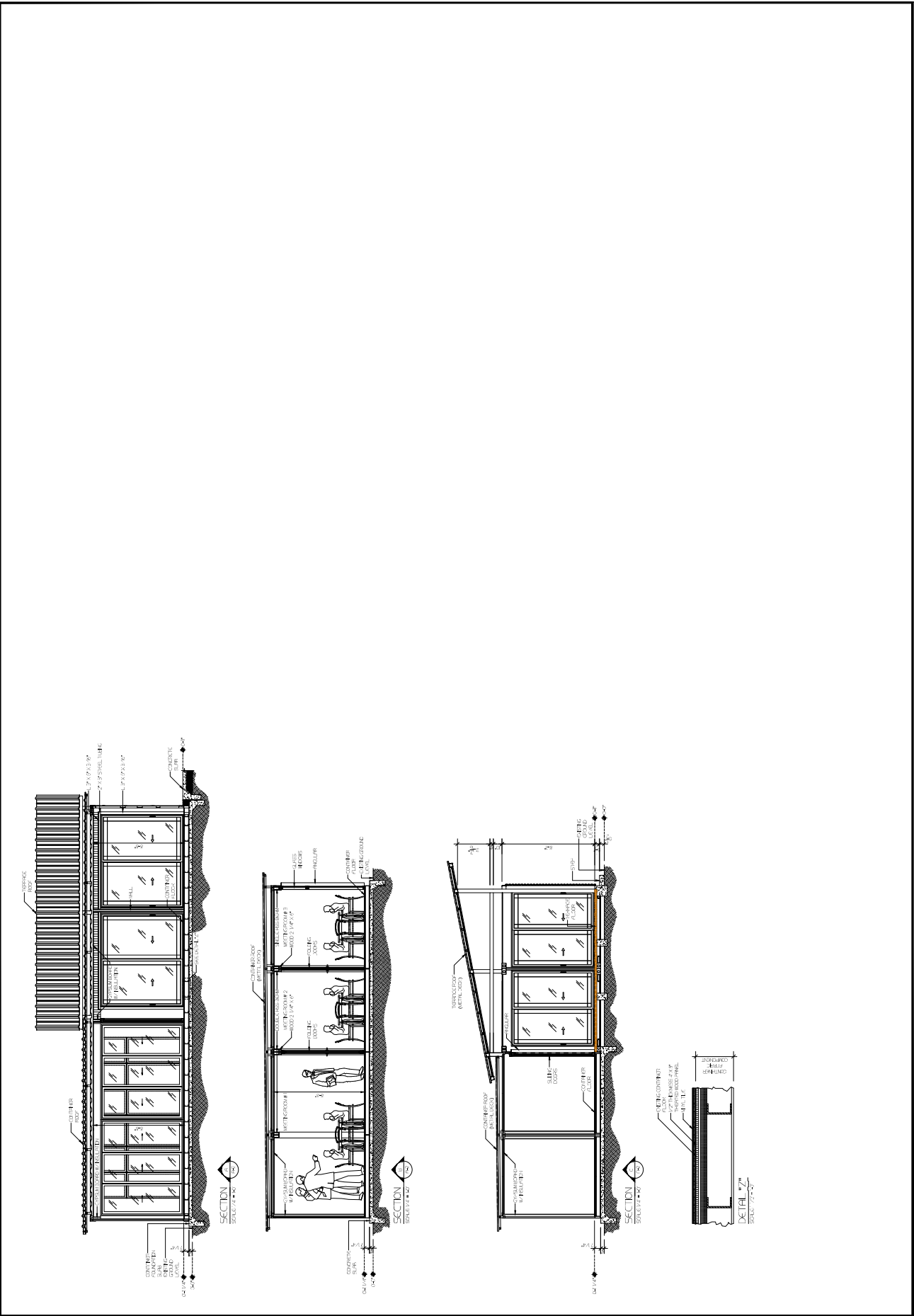
CARLOS M. PÉREZ RIVERA
Ingeniero Licenciado
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cpingenieros@outlook.com

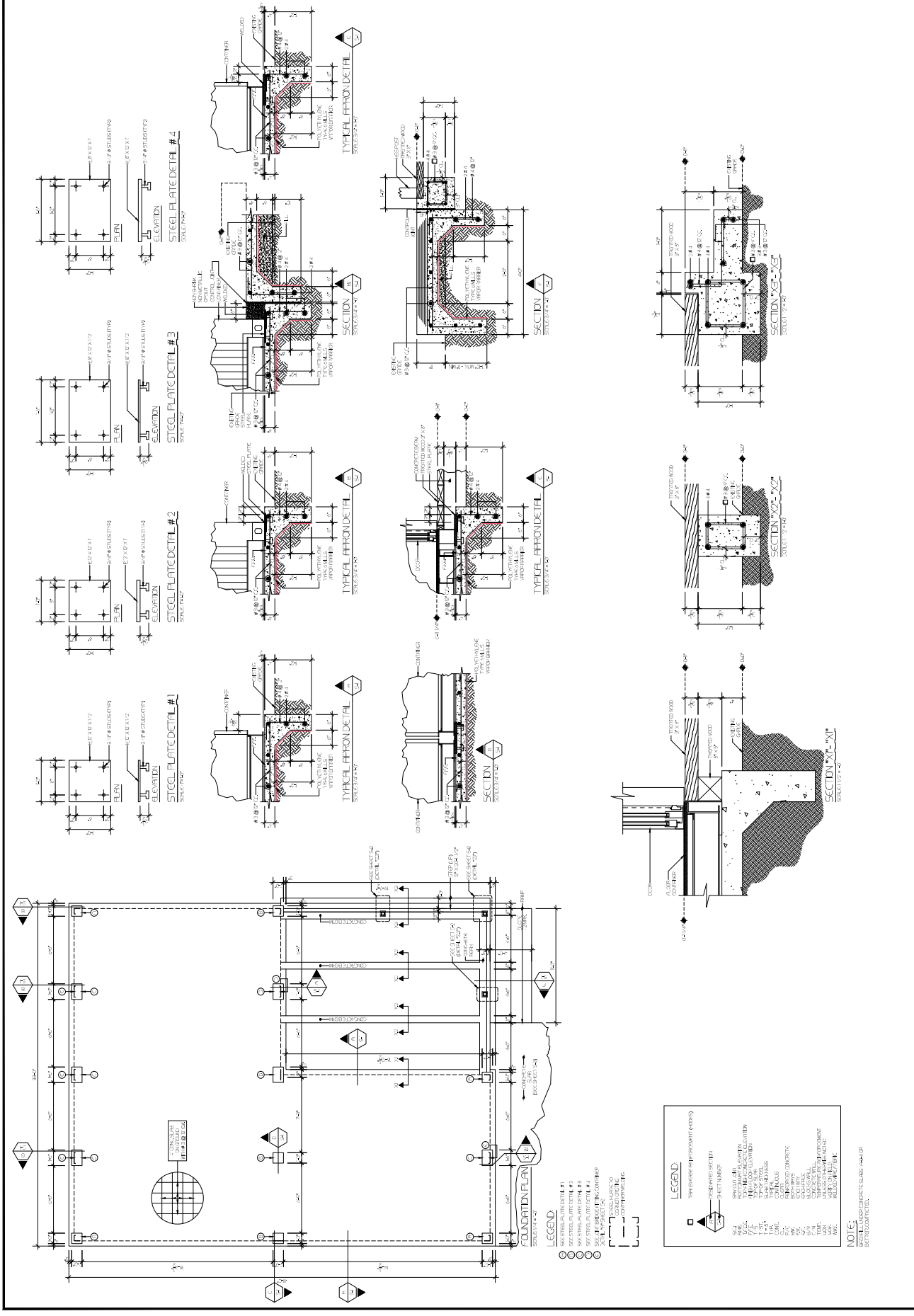


CERTIFIED CORRECT

CLIENT	LOTE 23
DESIGN	CARLOS M. PÉREZ RIVERA, P.E.
DRAWN BY	LUIS J. TORRES MALDONADO
CHECKED BY	C.M.P.-R.
DATE	FEBRUARY 28, 2022
REVISIONS	

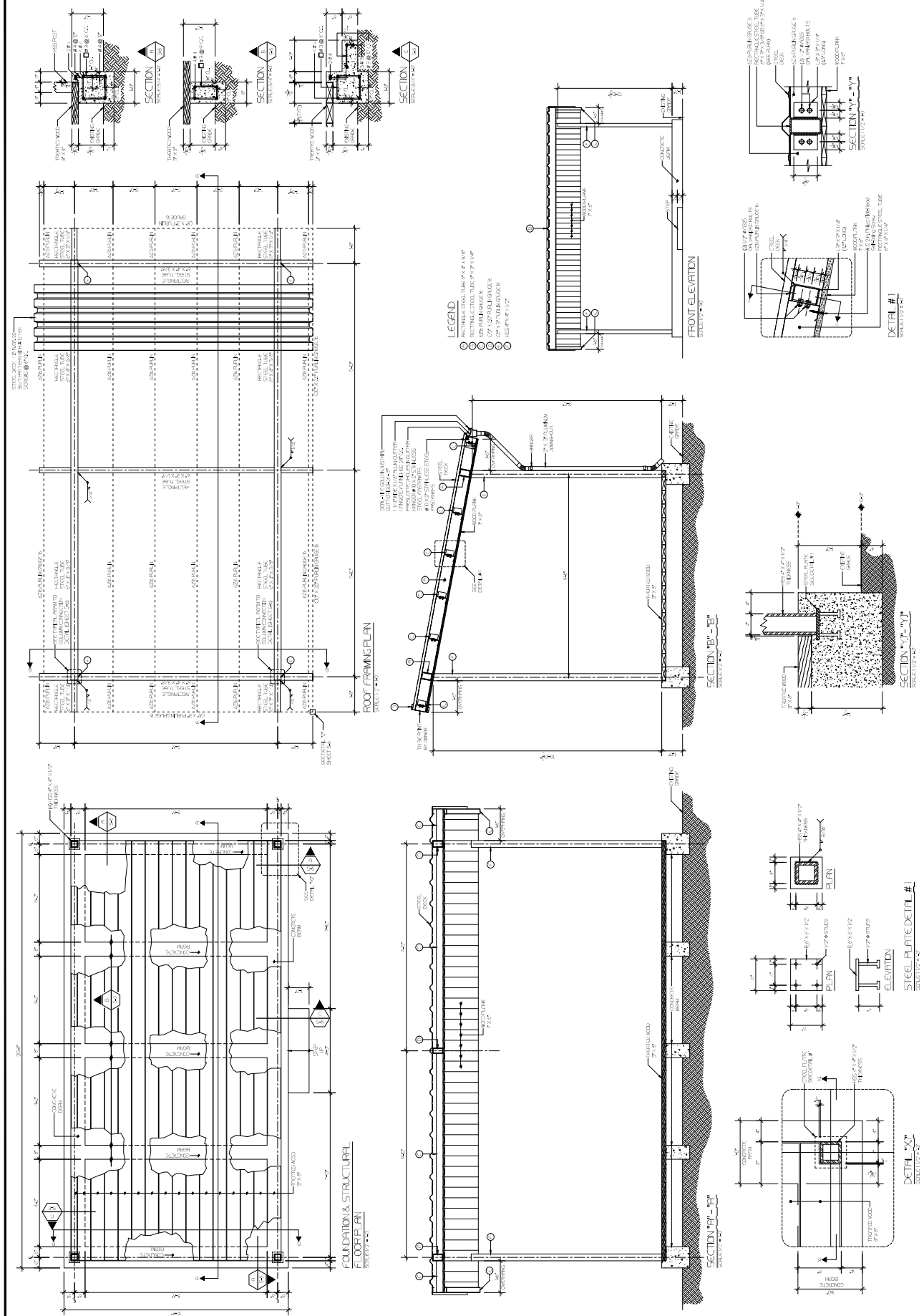
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SANTURCE, SAN JUAN P.R. 00909Tel. 787-462-3438
engineers@outlook.com

CLIENT	LOT 23
DESIGN	CARLOS M. PEREZ RIVERA, PE
DRAWN BY	LUIS J. TORRES MALDONADO
CHECKED BY	CHLOE D. BY
CAD/PLT.	
DATE	FEBRUARY 24, 2022
REVISIONS	





GOBIERNO DE PUERTO RICO
Departamento de la Vivienda

13 de enero de 2020

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

Re: Autorización para Someter Documentos

Estimado Arq. Rubio Cancela:

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

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

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

Cordialmente,



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

Appendix E: USE Permit

Permiso de Uso

**PARQUE COMERCIAL URBANO CON BAR, RESTAURANTE, HELADERÍA, TEATROS,
CINES Y SALAS DE CONCIERTO AL AIRE LIBRE CON VENTA DE BEBIDAS
ALCOHÓLICAS AL DETAL****Datos de localización**

De conformidad con las disposiciones contenidas en las Leyes y los Reglamentos vigentes, se expide el presente Permiso de Uso, No Certificado, Comercial, Privado, para un predio de terreno ubicado en:

Dirección Física

1552 Ave. Ponce de León, Parada 23
Barrio Santurce
San Juan, PR

Número(s) de Catastro

040-070-049-28-001

Calificación

Distrito(s) de Calificación: ZU-G1 / ZU-G4

Casos de Referencia

15OP-26634AA-SA
16OP-29389CX-SA
16OP-34999PX-SA
16OP-36012PU-SA
2016-130267-CSA-024695
2016-130267-CPI-024281
2015-080314-DEC-116663

Dueño(s)

Administración de Terrenos de Puerto Rico

Proponente(s)

ELMARKET, LLC P/C Ing. Carlos M. Perez Lic. Núm. 19137

Firmas y sellos**Fecha de expedición**

18 NOVIEMBRE 2016



Arq. Alberto Lastra Power
Director Ejecutivo

Datos de permiso**ESTRUCTURA**

Tipo de Propiedad: Solar

PLANTA	USOS	DETALLES
PRIMERA	COMERCIAL	PARQUE COMERCIAL URBANO CON BAR, RESTAURANTE, HELADERÍA, TEATROS, CINES Y SALAS DE CONCIERTO AL AIRE LIBRE CON VENTA DE BEBIDAS ALCOHÓLICAS AL DETAL

Condiciones especiales

Este Permiso de Uso fue Aprobado por el Director Ejecutivo mediante Resolución expedida el 18 de noviembre de 2016.

El inciso 21 del Art. 1.5 de la Ley 161-2009 según enmendada dispone que una determinación se convertirá en final y firme una vez hayan transcurrido los términos correspondientes para revisión. La expedición de este permiso autoriza el inicio de la operación, sujeto al resultado del procedimiento de reconsideración o revisión judicial si alguno.

Entiéndase que esta aprobación no exime al solicitante de cumplir con los requerimientos a establecerse en las Certificaciones de Prevención de Incendios y Salud Ambiental. Previo a comenzar con la operación de este Permiso deberá cumplir con los requisitos a establecerse en dichas certificaciones.

Deberá cumplir con todas las disposiciones de la Junta de Calidad Ambiental y la Ley Sobre Política Pública Ambiental para este tipo de uso.

Este permiso de uso no legaliza obras de construcción realizadas sin el correspondiente permiso de construcción de esta agencia.

La expedición de patentes o licencias para la venta de bebidas alcohólicas y cigarrillos de acuerdo con la ley es una discreción del Secretario de Hacienda. Favor dirigirse al mismo sobre el particular. La venta de licores se efectuará para consumo dentro del local.

Condiciones generales

Este permiso no legaliza obras construidas sin permiso de esta oficina ni impide cualquier acción legal tomándose o a tomarse contra las mismas. El cumplir con los requerimientos de la Oficina de Gerencia de Permisos (OGPe) no exime a cualquier parte que solicite un permiso o autorización de la OGPe de cumplir con los requisitos establecidos por las leyes federales "Fair Housing Act" y "Americans With Disabilities Act". Entendiéndose que este permiso tampoco releva al peticionario de cumplir con los requerimientos del Departamento de Salud y del Cuerpo de Bomberos de Puerto Rico.

La autorización aquí emitida no tiene el propósito ni alcance de anular cualquier restricción privada (servidumbre en equidad) que resulten inconsistentes con el permiso aquí concedido. La parte que se sienta así agraviada, podrá radicar un procedimiento civil de sentencia declaratoria e interdicto en el Tribunal de Primera Instancia con competencia.

Permiso de Uso

Esta actividad será operada en forma ordenada. La instalación de rótulos para este uso requiere permiso de esta Oficina. Este permiso deberá estar expuesto en todo momento en un lugar visible al público dentro de las facilidades del establecimiento para el cual fue otorgado. Deberá cumplir con todas las disposiciones de la Junta de Calidad Ambiental y la Ley Sobre Política Pública Ambiental para este tipo de uso. Será responsabilidad del concesionario de este permiso el proveer los espacios de estacionamientos funcionales requeridos. El no operar o el intensificar el Uso Autorizado conlleva la Revocación Sumaria del mismo.

Una parte adversamente afectada por una actuación, determinación final o resolución podrá presentar una moción de reconsideración, dentro del término jurisdiccional de veinte (20) días contados a partir de la fecha de archivo en autos, de copia de la notificación de la actuación, determinación final o resolución. Presentada la moción, la división correspondiente de la Oficina de Gerencia de Permisos, el Profesional Autorizado, o el Municipio Autónomo con Jerarquía de la I a la V, elevará a la División de Reconsideración de la OGPe copia certificada del expediente del caso, dentro de los diez (10) días naturales siguientes a la radicación de la moción.

La parte adversamente afectada notificará copia de la moción de reconsideración a las partes y a los interventores que hayan sido autorizados, dentro de las cuarenta y ocho (48) horas de haber radicado la moción de reconsideración. El requisito de notificación es de carácter jurisdiccional. En la moción, la parte que presenta la misma certificará a la División de Reconsideración de Determinaciones Finales su cumplimiento con este requisito. La notificación podrá hacerse por correo o por cualquier medio electrónico que se establezca mediante Reglamento.

La División de Reconsideración de Determinaciones Finales deberá considerar la moción de reconsideración, dentro de los quince (15) días de haberse presentado. Si la rechazare de plano o no actuare dentro de los quince (15) días, el término para solicitar revisión judicial comenzará a decursar nuevamente desde que se notifique la denegatoria o desde que expiren los quince (15) días, según sea el caso. Si se tomare alguna determinación en su consideración, el término para solicitar revisión judicial, comenzará a contarse desde la fecha en que se archive en autos una copia de la notificación de la resolución final de la División de Reconsideración resolviendo definitivamente la moción de reconsideración. Tal resolución de la División de Reconsideración, deberá ser emitida y archivada en autos dentro de los noventa (90) días siguientes a la radicación de la moción de reconsideración.

Si la División de Reconsideración de Determinaciones Finales acoge la moción de reconsideración, pero deja de tomar alguna acción con relación a la moción dentro del término de noventa (90) días de ésta haber sido radicada, perderá jurisdicción sobre la misma y el término para solicitar la revisión judicial empezará a contarse a partir de la expiración de dicho término de noventa (90) días, salvo que la División de Reconsideración de Determinaciones Finales, por justa causa y dentro de esos noventa (90) días, prorrogue el término para resolver por un período que no excederá de treinta (30) días adicionales.

La moción de reconsideración NO será requisito jurisdiccional para solicitar la revisión judicial. Una parte adversamente afectada por una orden o resolución final de la Oficina de Gerencia de Permisos podrá presentar una solicitud de revisión ante el Tribunal de Apelaciones, dentro de un término de treinta (30) días contados a partir de la fecha del archivo en autos de la copia de la notificación de la orden o resolución final de la agencia o a partir de la fecha aplicable cuando el término para solicitar la revisión judicial haya sido interrumpido mediante la presentación oportuna de una moción de reconsideración. La parte notificará la presentación de la solicitud de revisión a la agencia y a todas las partes dentro del término para solicitar dicha revisión. La notificación podrá hacerse por correo. No se permite la inscripción de la(s) estructura(s) sin tener un permiso de construcción aprobado.

Toda decisión en que se autorice cualquier permiso de uso quedará sin efecto si el uso autorizado no queda establecido dentro del término de dos (2) años a partir de la fecha de expedición del permiso. Esta disposición no es de aplicación a los permisos para usos residenciales.



EXHIBIT D – SECTION 1

BUDGET

SMALL BUSINESS INCUBATORS AND ACCELERATORS PROGRAM

LOTE 23 LLC

DESCRIPTION OF SERVICES


CS
We provide a platform for chefs, food entrepreneurs and producers to develop, test, and prove their concepts within the community. Our goal is to allow participants to work with the community to gather feedback, transform their ideas, and in turn, strengthen themselves.


WORR
Our incubation program focuses on supporting individuals with experience in the food industry that have high-value concepts or products. By high value we mean – great taste, great price, and a great experience. By providing participants a solid business acumen and a physical space to validate their products, we help them effectively go through the first phase of launching a business with the necessary resources to have higher chances of success.

The incubator targets individuals that in addition to having experience in the food industry, have a product or concept already in the market, or have a concept designed and want to launch it during their time in the incubator program. In both cases, past experiences of founders will be important and taken into consideration.

Working with many individuals in the food industry, we have seen great talent and products, but they often do not have business acumen. Most of them are not effectively managing finances, building teams, delegating important tasks to experts, and focusing on the vision of where they want to take their businesses, which is why we focus our incubation program on two (2) areas: business acumen and leadership development.

- Provide access to hands-on educational training, mentors, coaching and access to resources that will help participants effectively develop their business model.
- Provide a physical space for classes, mentor meetings, and office space for participants to do office work and a fully equipped commissary kitchen, that lowers upfront costs of opening a food business.
- Provide ongoing coaching to ensure participants stay on track and amplify their business growth during their time in the program. An emphasis will be given on the

following curriculum during incubation phase (this may be subject to changes and revision based on participant's needs):

The staff will support the outreach, recruitment, implementation and compliance of the Small Business Incubator and Accelerator Program. Positions will include the tasks of directing and managing the program, the management and maintenance of the food park as a sales validation platform, outreach and operational coordination, and the financial and accounting management.

STAFFING

Position	Qty. of Resources [A]	Estimated Hours per month per Resource [B]	Months Needed [C]	Estimated Hourly Rate [D]	Estimated Monthly Cost [E=AxBxD]	Maximum Cost for the Program [F=CxE]
Managing Director	1	160	42	\$54.00	\$ 8,640.00	\$ 362,880.00
Executive Assistant	1	160	41	\$20.62	\$ 3,300.00	\$ 135,300.00
Chief Financial Officer	1	160	42	\$45.00	\$ 7,200.00	\$ 302,400.00
Incubator Operations Manager	1	160	41	\$32.00	\$ 5,120.00	\$ 209,920.00
Procurement & Accounting Clerk	2	80	41	\$19.00	\$ 3,040.00	\$ 124,640.00
Incubator Operations Coordinator	1	160	10	\$23.00	\$ 3,680.00	\$ 36,800.00
Total Estimated Monthly Cost:					\$ 30,980.00	
Total Maximum Cost for 5 Years (60 Months):						\$ 1,171,940.00

***Estimate amount in rate, hours, and monthly cost, could vary based on actual need and work performed on the program**

The professional services below are fundamental to effectively manage the program outreach and promotion efforts, as well as ensuring that compliance requirements are being met across the board. Hiring marketing, graphic design, public relations, and advertising efforts to support the incubator program in having an integrated approach to the incubator's brand, messaging, and promotion efforts. This will help us ensure we target the right audience of candidates to apply to the program. The audit services are an essential part of our operation to be in compliance with all the necessary financial and administrative requirements the nonprofit entity has.

PROFESSIONAL SERVICES

Services Name	Services Description	Budget
Audit Services	Annual external audit services, financial statements, and annual forms of the program.	\$ 3,500.00
Marketing & Advertising Services	Marketing, graphic design, public relations, and advertising efforts for promoting the incubator program.	\$ 22,500.00
Total Services to be Contracted:		\$ 26,000.00

The operational costs of the food park are a big part of maintaining the physical sales platform for participants to validate their products, therefore the costs below are a critical part of our budget.

OTHER OPERATING

Item Name	Item Description	Budget
Utilities	Cost associated to electricity for the facilities of the program.	\$ 75,000.00
Rent	Rent related to execute the program.	\$ 72,250.00
Software	Information systems such as platform domains and other software for the program.	\$ 2,849.00
Insurance	Property Insurance, contingency, Directors and Officers, total insurance in general required to operate for the program.	\$ 30,000.00
Total Budget for Other Operating:		\$ 180,099.00

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Office equipment such as laptops, desktops and monitors are important for the employees and facilities that will be serving the incubator program and its participants on a daily basis.

EQUIPMENT

Item Name	Item Description	Budget
Office Equipment	Office equipment for the program such as but not limited to laptops, desktops, and monitors.	\$ 3,833.37
Total Budget for Equipment:		\$ 3,833.37

The asset acquisition and rehab of the facilities is needed for the physical platform to be in an optimal state to operate. The asset acquisition will provide participants with a real time sales platform that will help them validate the strategies learned during the program. The construction will provide an office space as well as an individual kiosk to each participant of the program.

CONSTRUCTION

Item Name	Item Description	Budget
Asset Acquisition	Asset acquisition for the program.	\$ 484,758.00
Construction	Cost related to construction, architecture, management, contingencies, and design for the program.	\$ 487,353.00
Total Expenses Budget:		\$ 972,111.00

PROJECT		
Construction & Rehabilitation Cost	Acquisition of property and construction cost.	\$ 972,111.00
TOTAL COSTS		\$ 972,111.00

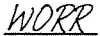
PROJECT ACTIVITY DELIVERY COSTS		
Staffing	Payroll costs for personnel working for the program.	\$ 1,171,940.00
Professional Services	Audit and marketing services required for the program.	\$ 26,000.00
Other Operating	Cost to run the program such as utilities and rent.	\$ 180,099.00
Equipment	Required office equipment for the program.	\$ 3,833.37
TOTAL COSTS		\$ 1,381,872.37
GRAND TOTAL		\$ 2,353,983.37

Budget Re-distribution

- The Subrecipient may request in writing to the PRDOH a re-distribution of the Maximum Authorized Budgets shown above without exceeding the Total Authorized Budget.
- The PRDOH will evaluate the re-distribution request to validate purpose and balance of funds, and if determined the re-distribution is in benefit for the Program and the balance of funds is validated, the PRDOH will provide written authorization to the Subrecipient. Until the written authorization is submitted by the PRDOH, the re-distribution cannot be considered as authorized.
- This re-distribution of funds as described here shall be considered binding and will not require an amendment to this SRA.

END OF DOCUMENT


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