



Clean Water Act Section 404: Site Visit/Case Development

For inspections authorized pursuant to Clean Water Act sections 308 and 404 (33 U.S.C. §§ 1318 and 1344)

This report includes only factual information gained by documentation, onsite observations, and/or onsite interviews.

Inspector Name(s)	Sofia Olivero Lora	Time In	8:47AM	Start Date	December 11, 2024
		Time Out	11:00AM	End Date	December 11, 2024

Inspector's Organization

Organization Requesting Inspection (if different)

Inspection Type Inspection Status

Site Name

Site Address*

City* County* State* Zip Code*


Mailing Address*

City*

Latitude* Longitude*

Estimated Size of Site (acres) Is there a home on the site? Yes No

Inspector Signature Digitally signed by SOFIA OLIVERO LORA
Date: 2025.02.04 10:07:47 -04'00' Date

Supervisor Signature  Digitally signed by MARCO FINOCCHIARO
Date: 2025.02.05 11:07:47 -05'00' Date



Clean Water Act Section 404: Site Visit/Case Development

For inspections authorized pursuant to Clean Water Act sections 308 and 404 (33 U.S.C. §§ 1318 and 1344)

Site Name	Super Café Randy Inc. (hereinafter as "The Site")	Start Date	December 11, 2024
		End Date	December 11, 2024
Inspection Purpose	Initial site visit		
Opening Conference			
<input checked="" type="checkbox"/> Presentation of Inspector Credentials			
Name and Title (Use N/A if owner/operator not available to join the inspection)			
Mr. Julio C. Cajigas and José A. Bechara - Representatives for NWF, LLC (Owners of the adjacent property)			
<input checked="" type="checkbox"/> Opening Conference			
Name of person authorizing access if applicable			
Randy González Alonso from Super Café Randy Inc. (Owner of segregated parcel where work took place). Access was provided via phone call on December 9, 2024.			
Mr. Julio C. Cajigas - Representative for NWF, LLC (Owners of the adjacent property). Access was provided via phone call and confirmed via email on December 9, 2024.			
Notes from Opening Conference			
Opening conference was conducted on the side of the road with two representatives from NWF, LLC at 9:00 AM. Both parties introduced themselves and a sign-in sheet was passed. A description of the information to be collected was provided as well as EPA responsibilities under Clean Water Act Section 404 as supposed to the US Army Corps of Engineers. EPA explained the inspection's purpose and objective. Questions about the permit process and how jurisdictional determinations are made were addressed. EPA explained that if they would like to join us as we conducted the inspection, they would have to coordinate their own access to the Site. At 9:33AM NWF, LLC representatives left and EPA inspectors proceeded with the inspection at the Site.			
<input checked="" type="checkbox"/> Access Issues if Any			
Describe			
Given that the property boundaries are not clearly delimited, access had to be coordinated with NWF, LLC owners of the adjacent parcel to conduct the inspection. NWF, LLC denied access unless they were present at the site. EPA was able to coordinate a visit at a time and date convenient for NWF, LLC.			
Inspection Observations and Sample Collection			
Site Owner/Site Operator/Responsible Party (Name, title and contact information)			
Randy González Alonso of Randy Super Café Inc. (Owner), (b) (6) Victor Tavarez of Constructora Tavarez (Operator), (b) (6)			
Additional Persons Present at Inspection			
José Lugo-Figueroa, EPA Feliz López, US Fish and Wildlife Service Omar Monsegur, US Fish and Wildlife Service Desirée Nieves, US Fish and Wildlife Service			
General Site Characteristics (layout of property, etc.)			
The property is comprised of a rectangular parcel of approx. 0.2967 acres (1,200 square meters according to deed). At the time of the inspection, the parcel had been cleared with mechanized equipment. There are no commercial or residential buildings located on			



Clean Water Act Section 404: Site Visit/Case Development

For inspections authorized pursuant to Clean Water Act sections 308 and 404 (33 U.S.C. §§ 1318 and 1344)

Site Name	Super Café Randy Inc. (hereinafter as "The Site")	Start Date	December 11, 2024
		End Date	December 11, 2024
<p>the site. No active work or construction machinery was observed on the site at the time of the inspection.</p> <p>The affected wetland is a brackish tidal swamp that receives freshwater input from nearby karst formations and is tidally influenced. The predominant vegetation that could be found in the wetland is a combination of mangrove stands (e.g., <i>Conocarpus erectus</i>) coexisting with freshwater species like Leather ferns (<i>Achrosticum</i> spp.) and Pond apple (<i>Annona glabra</i>). The wetland is separated from the Atlantic Ocean by a berm comprised of sand dunes and a municipal road (Francisco Camacho St).</p>			
<p>Purpose and Need for Discharge of Dredged and/or Fill Material</p> <p>Land-clearing activities using mechanized equipment for the purpose of preparing the land for commercial development.</p>			
<p>Site Overview (Past inspections, site description, permits, etc.)</p> <p>EPA had a closed enforcement action with previous owner of the property (Punta Bahía Village Residential Project). Site consist on a segregated parcel from parcel No. 003-077-067-63-001. It is not clear from the deed documents provided the exact delimitation of the segregated parcel owned by Super Café Randy Inc.</p>			
<p>Scope of Inspection (Areas inspected or not inspected)</p> <p>EPA walked the site and conducted an inspection around the work boundaries. See Attachment A for details of the inspection findings.</p>			



Clean Water Act Section 404: Site Visit/Case Development

For inspections authorized pursuant to Clean Water Act sections 308 and 404 (33 U.S.C. §§ 1318 and 1344)

Site Name	Super Café Randy Inc. (hereinafter as "The Site")	Start Date	December 11, 2024
		End Date	December 11, 2024
Environmental Conditions (e.g., wind, rain, smoke, dust, temperature, snow)			
December 11, 2024: Temperatures were between 80s-90s (degrees in F), partially cloudy.			
Field Work Conducted			
<p>During the inspection, EPA collected GPS data (see Attachment A), photographs (see Attachment B), and handwritten notes. Observations were recorded during the wet season and under drier than normal conditions as per Antecedent Precipitation Tool analysis.</p> <p>EPA started the visit documenting a boat ramp connecting the municipal road to the Atlantic Ocean (18.5097236, -67.0208119). Then proceeded to meet with NWF, LLC representatives for the opening conference.</p> <p>EPA continued with the inspection entering from the road at the northwestern part of the site (18.5091968, -67.0210335). Three USFWS employees joined the inspection to provide assistance. EPA observed evidence of mechanized land clearing including removal of below ground parts and potential alterations of ground elevation using heavy machinery.</p> <p>EPA observed and proceeded to georeference the area and the discharge of vegetative fill material containing bulldozed soils and vegetation. USFWS botanist assisted with the identification of the plant species.</p> <p>A soil pit (SP #1) was dug next to the pile of fill material (18.5093975, -67.0207770) where all three wetland indicators (e.g., wetland hydrology, hydrophytic vegetation, hydric soil) as defined by the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Caribbean Islands Region (version 2.0).</p>			
Closing Conference			
Documents Received and/or Requested During the Inspection			
EPA was showed a number of deeds and maps for the adjacent properties owned my NMF LLC.			
Compliance Assistance Provided (If any)			
NMF LLC manifested interest in the regulations for their own development of the adjacent land. It was recommended that they contact the US Army Corps of Engineers Caribbean District as soon as feasible.			
Observations Relayed to Site Owner/Operator			
N/A			
Actions Taken by Owner/Operator During the Inspection (If any)			
N/A			
Potential Issues of Concern Including Regulatory Citations			
Potential areas of jurisdictional wetlands may be present on the site that were impacted by mechanized lands clearing including changes in ground level.			
Attachments*			
<input checked="" type="checkbox"/> Maps and Sketches <input checked="" type="checkbox"/> Photographs (including location) and Photo Log			



Clean Water Act Section 404: Site Visit/Case Development

For inspections authorized pursuant to Clean Water Act sections 308 and 404 (33 U.S.C. §§ 1318 and 1344)

Site Name	Super Café Randy Inc. (hereinafter as "The Site")	Start Date	December 11, 2024
		End Date	December 11, 2024
<input checked="" type="checkbox"/> Other (SSIP, Wetlands Delineation Forms, etc.)			
Attachment A: Map with GPS Points; Attachment B: Photolog, Attachment C: Wetland Delineation Form			
Additional Notes			

Attachment A: Map



Soil Pit #1

Woody Debris Pile

Approx. Impact Area

N

0 0.1 0.2 Mi

0 0.25 0.45 Km

Super Café Randy Inc.
 Tax parcel number 003-077-067-63-001 (segregated parcel)
 in the Municipality of Isabela, Puerto Rico

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

2025



Attachment B: Photolog

CWA 404 Inspection

Super Café Randy Inc.

Tax Parcel No. 003-077-067-63-001 at
Francisco Camacho St., Guayabos Ward, Isabela,
Puerto Rico

December 11, 2024



Date: 12/11/2024
Time: 8:51 AM
Photographer: SOL
Photo ID: PC1111146

Description:

Boat ramp looking to the west
to the Atlantic Ocean



Date: 12/11/2024
Time: 8:52 AM
Photographer: SOL
Photo ID: PC11147

Description:

Boat ramp looking to the east, up the berm and municipal road, and the wetland on the other side of the road.



Date: 12/11/2024
Time: 9:27 AM
Photographer: SOL
Photo ID: PC1111148

Description:

One of 5 images (PC1111148 - PC1111152) provided by NWF, LLC showing adjacent properties deed maps.



Date: 12/11/2024
Time: 9:50 AM
Photographer: JLF
Photo ID: PC-111153

Description:

Access point to site
(18.5091968, -67.0210335)
looking north



Date: 12/11/2024
Time: 9:50 AM
Photographer: JLF
Photo ID: PC-111154

Description:

Access point to site
(18.5091968, -67.0210335)
looking east



Date: 12/11/2024
Time: 9:51 AM
Photographer: JLF
Photo ID: PC-111155

Description:

Access point to site
(18.5091968, -67.0210335)
looking west



Date: 12/11/2024
Time: 9:51 AM
Photographer: JLF
Photo ID: PC-1111156

Description:
Standing water.



Date: 12/11/2024
Time: 9:59 AM
Photographer: JLF
Photo ID: PC-111157

Description:

One of two photos (PC-111157 -
PC-111158) of EPA inspector
boot stuck in mucky soil
(18.5092748, -67.0207408)



Date: 12/11/2024
Time: 9:51 AM
Photographer: JLF
Photo ID: PC-111159

Description:

(1/2) Fill pile materials containing bulldozed soils and vegetation. Mangrove sprouts can be observed in the pile.



Date: 12/11/2024
Time: 10:11 AM
Photographer: JLF
Photo ID: PC-111160

Description:

(2/2) Fill pile materials containing bulldozed soils and vegetation. Mangrove sprouts can be observed in the pile.



Date: 12/11/2024
Time: 10:12 AM
Photographer: JLF
Photo ID: PC-1111160

Description:

View of *Achrosticum* sp. (obligate) at the periphery of impacted area next to standing water.



Date: 12/11/2024
Time: 10:13 AM
Photographer: JLF
Photo ID: PC-111162

Description:

One of three photos (PC-111162
-PC-111164) of *Annona glabra*
(obligate) at the periphery of
impacted area.



Date: 12/11/2024
Time: 10:14 AM
Photographer: JLF
Photo ID: PC-1111165

Description:
Unidentified Cyperaceae
growing on impacted site.



Date: 12/11/2024
Time: 10:14 AM
Photographer: JLF
Photo ID: PC-1111166

Description:

Thespesia populnea (FAC)
sprouting on site.



Date: 12/11/2024
Time: 10:13 AM
Photographer: JLF
Photo ID: PC-111162

Description:

One of three photos (PC-111162
-PC-111164) of *Annona glabra*
(obligate) at the periphery of
impacted area.



Date: 12/11/2024
Time: 10:16 AM
Photographer: JLF
Photo ID: PC-1111167

Description:

Dried branch of *Conocarpus erectus* (obligate) with fruits retrieved from the fill pile.



Date: 12/11/2024
Time: 10:25 AM
Photographer: JLF
Photo ID: PC-1111168

Description:

Soil pit (18.5093975, -
67.0207770)



Date: 12/11/2024
Time: 10:28 AM
Photographer: JLF
Photo ID: PC-1111169

Description:
Soil pit (18.5093975, -
67.0207770)

Attachment C: Wetland Delineation Form

Project/Site: Super Café Randy Inc. Municipality/Town: Isabela Sampling Date: 12/11/24
 Applicant/Owner: Randy González (Owner) PR or USVI: PR Sampling Point: SP1
 Investigator(s): Sofía Olivero Lora, José Lugo Figueroa Ward/Estate: Guayabos Ward
 Landform (hillside, terrace, etc.): dip Local relief (concave, convex, none): Concave Slope (%): 0
 Lat: 18.5093 Long: -67.02081 Datum: NAD83
 Soil Map Unit Name: Tidal swamp NWI classification: NA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No X (If no, explain in Remarks.)
 Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u> Hydric Soil Present? Yes <u>X</u> No <u> </u> Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>
Remarks: Per analysis using the Antecedent Precipitation Tool, conditions for December 11, 2024, at this location were dryer than normal.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	
1.	_____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2.	_____	_____	_____	_____	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
				=Total Cover	
Sapling/Shrub Stratum	(Plot size: _____)				
1.	_____	_____	_____	_____	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2.	_____	_____	_____	_____	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
				=Total Cover	
Herb Stratum	(Plot size: _____)				
1.	_____	_____	_____	_____	Hydrophytic Vegetation Indicators: <u>X</u> 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 ¹ _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2.	_____	_____	_____	_____	
3.	_____	_____	_____	_____	
4.	_____	_____	_____	_____	
5.	_____	_____	_____	_____	
6.	_____	_____	_____	_____	
7.	_____	_____	_____	_____	
8.	_____	_____	_____	_____	
				=Total Cover	
Woody Vine Stratum	(Plot size: _____)				
1.	_____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
2.	_____	_____	_____	_____	
				=Total Cover	

Remarks:
 Vegetation was removed and piled. Species included *Annona glabra* (OBL), *Thespesia populnea* (FAC), *Acrosticum* spp. (OBL), *Dalbergia ecastaphyllum* (FACW), and *Conocarpus erectus* (FACW).

SOIL

Sampling Point: SP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-20	10YR 3/2	100					Mucky Sand	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input checked="" type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Organic Bodies (A6) <input checked="" type="checkbox"/> 5 cm Mucky Mineral (A7) <input type="checkbox"/> Muck Presence (A8) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Iron Monosulfide (A18)	<input type="checkbox"/> Sandy Gleyed Matrix (S4) <input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Dark Surface (S7) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)	Indicators for Problematic Hydric Soils³: <input type="checkbox"/> Stratified Layers (A5) <input type="checkbox"/> Red Parent Material (F21) <input type="checkbox"/> Very Shallow Dark Surface (F22) <input type="checkbox"/> Other (Explain in Remarks)
--	---	---

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (Inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
---	---

Remarks:

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> <input checked="" type="checkbox"/> Surface Water (A1) <input checked="" type="checkbox"/> High Water Table (A2) <input checked="" type="checkbox"/> Saturation (A3) <input checked="" type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input checked="" type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	<input type="checkbox"/> Water-Stained Leaves (B9) <input type="checkbox"/> Aquatic Fauna (B13) <input checked="" type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Fiddler Crab Burrows (C10) <input type="checkbox"/> Other (Explain in Remarks)	<u>Secondary Indicators (minimum of two required)</u> <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5)
---	---	---

Field Observations: Surface Water Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> Water Table Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>5</u> Saturation Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Very faint Hydrogen sulfide odor.