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[MINAET¹ Logo]

SISTEMA NACIONAL DE ÁREAS DE CONSERVACIÓN (SINAC²)
ÁREA DE CONSERVACIÓN PACÍFICO CENTRAL (ACOPAC)³

VISIT REPORT

[Rubber stamp:]

Municipality of Parrita
Received by Annia
August 27, 2010
[Customer] Service Platform
Time: 12:40 Signed: [Illegible]

Date: July 16, 2010 [Letter] 371

To: Engineer Cristian Bogantes-Sanchez

Reference: Citizen's complaint () Patrolling () Operation (X)
Supervision () Others ()

Write: Property inspection if there is a wetland in the property

Place visited: Esterillos Oeste

Puntarenas	Parrita	Parrita	Esterillos Oeste
PROVINCE	CANTON	DISTRICT	NEIGHBORHOOD

EXACT ADDRESS:

Las Olas Residential Condominium Project

STATE OF FACTS:

On July 08 of this year, an inspection was made, together with Engineer Cristian Bogantes-Sanchez, at a property located in Esterillos Oeste with the purpose of determining if any area within the property met the characteristics of a wetland.

Once at the site, we walked through the property in order to have a more accurate idea of its topography and the species in its vegetation cover. It was noticed that a section of the property topography is rugged with approximately 15% smooth slopes, and that another part is flat. This area is delimited by signs listing lot numbers. The topographic profile slopes down from the rugged area where some low hills are located to the flat area.

¹ MINAET: Ministry of the Environment, Energy, and Telecommunications

² SINAC: National Conservation Area System

³ ACOPAC: SINAC's Central Pacific Conservation Area

A depression in the ground cuts through the flat part of the property. The depression ranges from about 1 meter deep in some areas to a few centimeters in others. Its width ranges from 70 cm to 90 cm. There is a small streambed in this depression, with water flowing in some areas, while in others, it is stagnant. We walked along the whole streambed inside the property and noticed water flowing. This may be due to rainwater filtering through the topsoil and resurfacing several meters downstream from where it filters. The vegetation found in this depression may be causing the flow to decrease and acting as a stopple in the area (preventing the water from flowing freely). This stopple may cause the waters to rise to the top of the depression and to overflow.

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The water running in the streambed probably comes from rainwater (precipitation) which pours directly into the flat area due to the low hill downward slope, and contributes to increase the water in the depression streambed.

Regarding the property vegetation, we noticed species such as *Gramineae* or grass; *Convolvulaceae Ipomea sp* commonly known as morning glory; *Cyperaceae* [sedge]; *Onagraceae Ludwigia* known as water primrose; *Piperaceae Piper sp*, known as pepper plants. Among the trees, the following species were observed: rosy trumpet tree (*Tabebuia rosea*); pumpwoods (*Cecropia spp*); bay cedar or West Indian elm (*Guazuma ulmifolia*); black maya (*Miconia argentea*); *Euphorbiaceae* (Euphorbia or spurge); and *Acanthaceae* (mangrove trees).

During the walkthrough we also noticed that some parts of the property had been recently grubbed, [specifically] an area with naturally regenerating trees and shrubs. Other vegetation had also been burned. At the time of the inspection, a burn was underway.

RESULTS AND CONCLUSIONS

During the field inspection carried out at the Las Olas Project located in Esterillos Oeste, it was noticed that one part of the property topography is flat and another is rugged. A shallow topographic depression or drainage channel about one meter deep relative to the slope in some stretches is located in the flat area of the property. Stagnant water is found in this shallow depression. In other sectors, water flows along the streambed; in some areas it does not exceed 20 cm, and it continues running to the neighboring property.

Regarding the vegetation, herbs, shrubs, and trees of the families *Onagraceae*, *Heliconiaceae*, *Cyperaceae*, *Graminae*, *Araceae*, *Convolvulaceae*, *Biononiaceae*, *Melastomataceae*, *Sterculiaceae*, *Piperaceae*, and *Cecropiaceae* were seen.

Because of its rugged topography and downward slope to the flat part of the property, rainwater (precipitation water) is recharged on these slopes and directly pours into the depression located on the ground, mainly during the rainy season. Two inspections were carried out in the months of January and February of this year by MINAET officials, and in their report, they clearly state that the environment is not being affected. Neither do they mention that a wetland or water mirror is found in the property.

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During the field inspection it was not determined that no lagoon or a lake (a large body of water deposited in a ground ravine, Wildlife Conservation Act**) exists in the property. The Wetland Identification and Classification Manual states that there are several criteria to differentiate a lake from a lagoon, mainly the depth and extension of these ecosystems, such as a depth of 10 meters (Gonzalez, 1992) and an extension of 10 ha (Dugan, 1992).

If any wetland existed in this property, it would be characterized by a permanent water mirror with or without plants that have adapted to an aquatic environment or habits [sic], such as emerging plants, amphibious plants, rooted floating plants, submerged plants or free-floating plants, woody plants or herbs that can be terrestrial and that can survive in humid places whose structures have adapted morphologically to these environments, hydromorphic soils, and hydric conditions; this was not confirmed at the property.

The documents presented at our offices include [official document] OFICIO-ACOPAC-SD-087-2008 that mentions that there are no damages caused to the environment; report SINAC-87389RNV-2008 that clearly states that the Las Olas Project does not affect the natural resources; [and] official document ACOPAC-OSRAP 282-2008 that mentions that map P-1244761-2007 is not located within a protected wildlife area.

MINAET's Water Department in its official document IMN-DA-2586-2008 reported and determined that the Aserradero Stream is of a permanent nature and government owned and no resolution was found in the property [title] regarding province, canton, district, map sheet grid -- latitude 287-388 and longitude 407-409 -- and watershed.

The Secretaría Técnica Nacional Ambiental (SETENA⁴) in Resolution No. 1597-2008-SETENA granted the Environmental Viability Permit to Las Olas Residential Condominium.

[According to] the inspection of the Las Olas Residential Condominium property, its topographical and ecological characteristics and vegetation profile and soil, and [based on] the reports mentioned above which do not mention that this property has wetland areas anywhere, it is concluded that no wetlands are found in this property.

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RECOMMENDATIONS

- Ask the property owner to stop clearing and grubbing the herbs and bushes in recovery located in a forest parcel in the property.
- Apply for felling permits at the Aguirre – Parrita Sub-Regional Office.
- Moreover, respect all environmental laws in force at the time of constructing any infrastructure or buildings.

Sincerely,

[Signature]

Lic. Jose Rolando Manfredi-Abarca

Wetlands and Research

C: File

Consecutive

[Rubber stamp]:

SINAC – Aguirre – Parrita Sub-Regional

Central Pacific Conservation Area

Ministry of Environment and Energy

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Translator's note: The following information appears at the bottom of every page.

Institutional Mission: SINAC integrally manages the sustainable conservation and management of wildlife, forest resources, protected wildlife areas, watersheds and water systems, together with society's stakeholders for the benefit of current and future generations.

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AGUIRRE – PARRITA SUB-REGIONAL OFFICE

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⁴ SETENA: National Technical Secretariat of the Environment