



P.O. Box 13231, 1700 N. Congress Ave.
Austin, TX 78711-3231, www.twdb.texas.gov
Phone (512) 463-7847, Fax (512) 475-2053

FINDING OF NO SIGNIFICANT IMPACT

TO ALL INTERESTED AGENCIES AND PUBLIC GROUPS:

As required by the rules of the Texas Water Development Board (TWDB), 31 Texas Administrative Code (TAC) § 375.61, an environmental review consistent with the National Environmental Policy Act (NEPA), 42 United States Code § 4321 *et seq.*, has been performed on the project below. This project is proposed to be funded through the Clean Water State Revolving Fund (CWSRF) Equivalency Program, which is administered by the TWDB.

City of Primera, Cameron County, Texas
TWDB CWSRF Project No. 73930
Lift Station Improvements and First-Time Sewer Project
Total Financing Amount: \$6,075,000
Commitment Nos. L1001565, L1001591, and LF1001592

The City of Primera (City) is proposing to use \$6,075,000 in funding from the CWSRF Program for the Lift Station Improvements and First-Time Sewer project, to (1) rehabilitate 11 lift stations (wells, pumps, and electrical controls) throughout the City and provide in-place generators to assist during power outages and emergency situations; (2) construct approximately 9,300 linear feet of new 8-inch gravity sanitary sewer pipeline to extend first-time sanitary sewer service to approximately 160 connections in five residential areas within the city limits that are using onsite sewage facilities (OSSF); and (3) decommission the OSSFs.

An environmental review of the proposed project consistent with NEPA has been completed following the guidelines provided in 31 TAC § 375.61. This environmental review is documented by the enclosed Environmental Assessment, which contains mitigative environmental conditions that will be applied to the project to avoid significant adverse environmental impacts on waters of the United States, wetlands, floodplains, cultural and historical resources, threatened and endangered species, and protected migratory bird species. Based on a detailed environmental review of the planning information, the Environmental Information Document, and other documentation, the project is environmentally sound with the following special and standard environmental conditions:

Special Environmental Conditions

- To ensure compliance with the Migratory Bird Treaty Act, avoid clearing during the general bird nesting season, March 15 through September 15. If clearing during the general bird nesting season cannot be avoided, a pre-construction bird survey will be

Our Mission

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Bryan McMath, Executive Administrator

conducted by a qualified biologist no more than five days prior to ground disturbing activities or mechanical clearing of brush and trees. Surveys will include searches for birds, nests, and eggs. If active nests are observed, a buffer of 100 feet or more in diameter will be left around songbird nests until the young have fledged or the nest is abandoned. Other bird species, such as water birds or raptors, require a larger buffer distance of 0.5 miles.

- Consistent with the Flood Insurance Reform Act of 2004, federal Executive Order 11988, Texas Water Code Section 16.315, and local floodplain development ordinances, a floodplain development permit will be obtained from the local floodplain administrator prior to construction in the 500-year floodplain.

Standard Environmental Conditions

- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City of Primera will abide by the standard emergency condition for the discovery of cultural resources.
- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City of Primera will abide by the standard emergency condition for the discovery of threatened and endangered species.

Therefore, it is recommended that a Finding of No Significant Impact be issued.

Documentation supporting this decision is on file in the office of the Regional Water Project Development, TWDB, and is available for public review upon request. Comments supporting or disagreeing with this preliminary environmental determination may be submitted to the Director, Regional Water Project Development, Texas Water Development Board, P.O. Box 13231, Austin, Texas 78711-3231 or via email at RWPDEnvironmental@twdb.texas.gov. After evaluating the comments received, the Executive Administrator will make a final determination. However, no action regarding the provision of federal financial assistance for the proposed project will be taken for at least thirty (30) calendar days after the release of this Finding of No Significant Impact.

Sincerely,

T. Clay Schultz, Ph.D., Director
Regional Water Project Development

Enclosure



P.O. Box 13231, 1700 N. Congress Ave.
Austin, TX 78711-3231, www.twdb.texas.gov
Phone (512) 463-7847, Fax (512) 475-2053

**City of Primera, Cameron County, Texas
Clean Water State Revolving Fund Project No. 73930
Lift Station Improvements and First-Time Sewer Project
Environmental Assessment**

REVIEW PROCESS

As described below, the Texas Water Development Board (TWDB) has performed a review consistent with the 31 Texas Administrative Code (TAC) § 375.61 and the National Environmental Policy Act (NEPA), 42 U.S. Code § 4321 *et seq.* Consistent with 31 TAC § 375.65, the Environmental Information Document (EID)¹ for the Lift Station Improvements and First-Time Sewer project proposed by the City of Primera (City) was reviewed by the TWDB for the development of this Environmental Assessment. The proposed project is financed through the Clean Water State Revolving Fund (CWSRF) Equivalency Program, which is administered by the TWDB.

PURPOSE AND NEED

The City's lift stations are not in compliance with the Texas Commission on Environmental Quality (TCEQ) regulations. Some pumps are not operable, wet wells are deteriorated, discharge piping valves need to be replaced, electrical components need to be upgraded or repaired, and there are no emergency generators on site. Additionally, on-site sewage facilities (OSSF) could present health and safety hazards if groundwater becomes contaminated.

The proposed project will rehabilitate the existing lift stations to meet TCEQ regulations and extend first-time sewer service to residents using OSSFs and decommission the OSSFs to prevent health and safety hazards for the residents of the City.

PROJECT DESCRIPTION

The proposed project will rehabilitate 11 lift stations throughout the City, install approximately 9,300 linear feet of 8-inch gravity sanitary sewer pipelines to extend first-time sanitary sewer service to the following residential areas within the city limits that are currently using OSSFs, and decommission OSSFs:

¹ City Primera (April 29, 2025). Environmental Information Document. Prepared by Hanson Professional Service, Inc. Received by the TWDB on April 29, 2025.

- Burns Road, from Primera Road to Southern Pacific Railroad, for a length of approximately 1,275 feet
- Richmond Court, from Wilson Road to the end of the cul-de-sac, and Richmond Avenue, from Richmond Court to Richmond Circle, for a length of approximately 1,308 feet
- Nacahuita Lane, from Wilcox Road to the end of the cul-de-sac, and Wilcox Road, from Nacahuita Lane to approximately 800 feet north of Wilson Road, for a length of approximately 1,841 feet
- Primavera Drive, from Primera Road to the end of the cul-de-sac, for a length of approximately 1,087 feet
- Cragon Road, from 150 feet north of Carver Road to El Rancho Drive, for a length of approximately 1,606 feet
- Rio Conchos Circle, from Carver Road to the end of the cul-de-sac, for a length of approximately 470 feet
- West Primera Road, from 900 feet west of Burns Road to Tamm Lane, for a length of approximately 1,700 feet

The proposed lift station rehabilitation project will evaluate and replace pumps to match existing demands, repair wet wells and piping, provide emergency generators, and provide adequate electrical service to the lift stations. The proposed sanitary sewer system will be constructed in existing City rights-of-way consisting of existing paved roads and previously disturbed roadsides.

PROJECT FUNDING

To address these issues, the City applied to the TWDB for funding through the CWSRF Program for planning, design, and construction. On March 9, 2023, the TWDB committed \$6,075,000 for the proposed project. The City closed on the funding on June 14, 2023. Some of the planning funds were used to assess the potential environmental impact of the proposed project and prepare an EID. Preparation of the EID involved consultation with state and federal regulatory agencies and additional public participation.

The TWDB may not fund testing, remediation, removal, disposal, or related works for contaminated or potentially contaminated materials. However, the City should ensure that, if found, such materials are tested, removed, and disposed of in accordance with applicable state and federal laws.

EVALUATION OF ALTERNATIVES

In addition to the preferred action alternative, the City evaluated the no-action alternative. Each alternative was evaluated for its potential direct, secondary, and cumulative impacts on the existing environment.

No-Action Alternative

The no-action alternative would have a greater impact to surface water and groundwater quality than the preferred alternative. If the no-action alternative were adopted, the lift stations would remain out of compliance with TCEQ regulations and the OSSFs would likely fail and cause untreated or poorly treated wastewater to overflow. Electrical safety hazards would not be repaired and lift station access would be compromised. Health and safety of the area residents would be at risk due to groundwater contamination and failing septic systems. This would not meet the purpose and need of the proposed project.

Alternative Not Selected

The alternative not selected would consist of extending first-time sanitary sewer service to seven residential areas, decommissioning the OSSFs and constructing 11 new lift stations to replace the existing lift stations throughout the City. This alternative would extend the life of the lift stations and minimize the need for repairs later. However, this alternative would have more environmental impacts than the preferred alternative as more land would be disturbed by building the new lift stations. While this alternative meets the purpose and need for the project, it has more environmental impacts than the preferred alternative and has a higher cost. Building new lift stations is significantly more costly than rehabilitating the existing ones and right-of-way would need to be purchased.

Preferred Alternative

The preferred alternative is described above under the Project Description. The purpose of the preferred alternative is to bring the lift stations into compliance with TCEQ regulations and prevent health and safety hazards for residents. Electrical safety hazards at lift stations would be repaired, ensuring safe lift station access.

The proposed project was chosen as the preferred alternative because it is the most cost-effective alternative that meets the purpose and need of the project. Additionally, the preferred alternative has less environmental impact than the no-action alternative and the new lift station alternative.

ENVIRONMENTAL REVIEW

Consistent with the requirements of the federally funded CWSRF Program, the City defined the social and environmental contexts of the proposed project and assessed its potential impact. This information was presented in the EID and was made available to the community, regulatory agencies, and other interested parties.

Adverse effects on social and natural resources fall under the authority of various agencies. These regulatory agencies and participating area residents had the opportunity to address potential issues concerning construction practices, possible adverse effects within the proposed project area, and the environmental conditions to be implemented during construction. The TWDB reviewed the EID, comments, and other data and prepared the present Environmental Assessment.

AFFECTED ENVIRONMENT AND IMPACT ASSESSMENT

Existing Conditions

The proposed project is within the City, in the northwestern portion of Cameron County, approximately 5 miles northwest of Harlingen, Texas.

The lift stations were constructed approximately twenty years ago. Most of the residential areas that will receive first-time sewer service were built between 1995 and 2002. The proposed project is compatible with adjacent and nearby land uses as it provides services to residential areas. The surrounding land use is suburban and rural residential. The proposed project will have beneficial impacts on land use as it will help improve sanitary facilities for residential areas.

Geology and Soils

The proposed project is in the Gulf Coast Plains Physiographic Province of Texas. The proposed project is within the geological features Qam: muddy floodplain alluvium (Holocene); Qbm: Beaumont formation, clay and mud (Pleistocene); and Qbf: Beaumont formation, flood-plain depositions (Pleistocene).

There are no faults or other pertinent geologic features mapped in the proposed project area. The proposed project is not located in a karst or pseudo-karst zone. No direct impacts to geology are anticipated.

While prime farmland is present within the proposed project area, it will not be affected due to the nature of the proposed project and no right-of-way will be acquired. No change of land use will take place. No direct impacts on prime farmland are anticipated.

Water Resources

The proposed project is located within the Nueces Rio Grande River Basin. The City receives its water supply from the Harlingen Water Works System. There are no Environmental Protection Agency (EPA-designated) sole source aquifers in the proposed project area.

There will be a permanent beneficial impact to groundwater quality as the decommissioning of the OSSFs and installation of first-time sanitary sewer will minimize the chance of untreated or poorly treated wastewater from contaminating groundwater. The City is within

the Arroyo Colorado watershed, which receives untreated or poorly treated wastewater generated by the failing OSSFs and overburdened lift stations. A watershed protection plan for the Arroyo Colorado was prepared in 2007 by the Arroyo Colorado Watershed Partnership and Texas Sea Grant.

Topography and Floodplains

Elevation across the proposed project area ranges from approximately 38 to 45 feet above mean sea level. The topography of the proposed project area is generally flat. Some residential streets have roadside drainage ditches.

The proposed project is not within the 100-year floodplain. However, a portion of the proposed project is in the 500-year floodplain, including Lift Station 11, Richmond Court, Primavera Drive, Cragon Road, and Rio Conchos Circle. While temporary impacts to the floodplain may occur during construction, all areas disturbed by the proposed pipeline installation will be returned to pre-construction contours resulting in no change to the flood elevation along the pipeline corridors.

Wetlands, Streams, and Waters of the United States

The proposed project area is located within the watershed of the Lower Arroyo Colorado. According to National Wetlands Inventory data, there are no wetlands or streams present in the proposed project area. This was confirmed by a site visit by Hanson Professional Services, Inc. on August 28 and 29, 2024. No streams were found in the proposed project area and no signs of wetland vegetation and hydrology were observed. There are no jurisdictional features present in the proposed project area. Therefore, the proposed project will not impact waters of the United States, including wetlands.

Biological Elements

The proposed project is in the Western Gulf Coastal Plains Ecological Region. A separate biological report was not completed. However, environmental specialists conducted a desktop review and field survey as part of the EID. Databases of sensitive species maintained by the United States Fish and Wildlife Service (USFWS) and Texas Parks and Wildlife Department (TPWD) were reviewed to verify any state and/or federally listed threatened or endangered species that occur, or have historically occurred, in Cameron County. There are no critical habitats, state or national parks, forests, wildlife refuges, wildlife management areas, wild or scenic rivers, or natural areas or similar preserves located within the proposed project area.

Field activities were conducted on August 28 and 29, 2024. Dominant species found in the proposed project area include coast sandbur (*Cenchrus spinifex*), sweet acacia (*Vachellia farnesiana*), feathery rhodes grass (*Chloris virgata*), erect spiderling (*boerhavia erecta*), puncture vine (*Tribulus terrestris*), perennial ryegrass (*Lolium perenne*), Bermuda grass (*Cynodon dactylon*), jungle rice (*Echinochloa colona*), straggler daisy (*Calypocarpus vialis*), three-lobed false mallow (*Malvastrum coromandelianum*), coatbuttons (*Tridax procumbens*),

turkey tangle (*Phyla nodiflora*), fall panicgrass (*Panicum dichotomiflorum*), and St. Augustine grass (*Stenotaphrum secundatum*). In addition, potential habitat was found for five state-listed (threatened) species. These species include the sheep frog (*Hypopachus variolosus*), white-lipped frog (*Leptodactylus fragilis*), red-crowned parrot (*Amazona viridigenalis*), Texas Botteri's sparrow (*Peucaea botterii texana*), and black-striped snake (*Coniophanes imperialis*).

Coordination with the TPWD was initiated on October 1, 2024. The TPWD responded on November 12, 2024, stating that there are no significant adverse impacts to rare, threatened, or endangered species, or other fish and wildlife resources anticipated.

Coordination with the USFWS was initiated on February 13, 2024. The USFWS responded on February 14, 2025, stating that while the USFWS does not provide concurrence for "no effect" determinations, they believe the City has complied with Section 7(a)(2) of the Endangered Species Act of 1973. They also provided recommendations to avoid or minimize impacts to birds protected by the Migratory Bird Treaty Act.

Cultural Resources

The State Historic Preservation Officer and the Executive Director of the Texas Historical Commission (THC) reviewed the proposed project via eTRAC, the THC's electronic review and compliance system. According to the THC, no previously recorded historic properties are present in the proposed project area nor is the proposed project within the protected area surrounding a historic cemetery, structure, or district.

Hazardous Materials

There are no Superfund Sites from the EPA National Priorities List in the proposed project area or in areas associated with the proposed work. A Phase I Environmental Site Assessment has not been conducted. The TWDB may not fund testing, remediation, removal, disposal, or related works for contaminated or potentially contaminated materials. However, the City should ensure that, if found, such materials are tested, removed, and disposed of in accordance with applicable state and federal laws.

While a formal site assessment was not conducted for the site, the EPA, TCEQ, and Railroad Commission of Texas databases and maps were reviewed for hazardous material sites within the vicinity of the proposed project area. No hazardous material sites were found to be present near the proposed project area.

Demographics

A demographic analysis was performed on October 22, 2024 within a 0.5-mile radius of the proposed project area using data from the United States Census. Data includes population, percentage of minority residents, percent low income, and per capita income for the proposed project area for comparison with data for the county and state.

Area	Population	Percent Minority	Percent Below Poverty Level	Per Capita Income
State of Texas	30,503,301	60.4	13.7	\$37,514
Cameron County	426,710	91.0	22.6	\$21,440
City of Primera	5,371	83.6	23.9	\$22,931
Project Area (0.5-mile buffer)	Lift Station 1: 210	83.0	48.0	18,624
	All Other Areas: 9,099	88.0	38.0	25,657
	Total: 9,309			

The demographic analysis indicates that the area within 0.5 miles of the proposed project has a portion of the population greater than the city, county, or state average who are members of a racial/ethnic minority category or who have incomes less than or equal to the state's official poverty level. All populations within the proposed project area will benefit from the proposed project as health and safety concerns regarding groundwater contamination will be minimized.

According to TWDB projections, the City is projected to increase its utility rate incrementally from 2024 to 2032. By 2032, the utility rate is projected to increase by approximately \$7.46. However, increases in taxes are not anticipated. Neither people nor businesses will be relocated as a result of the proposed project and eminent domain will not be required. The entire population of the proposed project area will be the recipients of benefits derived from the proposed improvements. Therefore, the proposed project will not disproportionately adversely impact minority or low-income populations.

Secondary and Cumulative Impacts

One lane of traffic will be closed for construction in areas where the proposed sewer line will be installed within paved areas. Traffic will be disrupted for no more than two weeks per section.

The proposed improvements may require the use of heavy construction equipment, temporarily leading to higher ambient noise levels during construction. The proposed project area is adjacent to a residential neighborhood, which is susceptible to noise impacts. Construction activities will only take place during normal working hours and no night work is anticipated. In addition, contractors will ensure that all equipment is properly maintained and has functional muffler systems.

The proposed project will have positive secondary impacts on water resources by minimizing groundwater contamination. Higher water quality will then positively affect aquatic life.

Vegetation will be temporarily adversely impacted due to excavation for the first-time sewer installation. Erosion control measures may temporarily affect vegetation during construction. After construction is complete, disturbed areas will be restored. No permanent impacts will occur.

The proposed project is compatible with adjacent and nearby land uses—suburban and rural residential—as it provides services to residential areas.

Temporary increases in air emissions will occur from construction machinery; however, air quality will not be adversely impacted in the project vicinity after construction is complete.

AGENCY COORDINATION AND COMPLIANCE

To ensure due consideration of the proposed project's potential impact, the City prepared an EID describing the results of that investigation, held an open meeting to familiarize the community with the proposed project and solicit public comments, and coordinated with all required regulatory agencies and other interested parties to define and avoid, minimize, or mitigate adverse effects.

“Cross-Cutter” Compliance

The proposed project has been reviewed for potential impacts to the quality of the environment following the procedures provided in 31 TAC § 375.61, to ensure compliance with CWSRF Program requirements and federal and state regulations, including the federal cross-cutting environmental authorities from the EPA listed below.

- (1) National Environmental Policy Act of 1969, Public Law (PL) 91-190
- (2) Archeological and Historic Preservation Act of 1974, PL 93-291
- (3) Clean Air Act, 42 USC 7506(c)
- (4) Coastal Barrier Resources Act, 16 USC 3501 *et seq.*
- (5) Coastal Zone Management Act of 1972, PL 92-583, as amended
- (6) Endangered Species Act, 16 USC 1531, *et seq.*
- (7) Executive Order 11593, Protection and Enhancement of the Cultural Environment
- (8) Executive Order 11988, Floodplain Management
- (9) Executive Order 11990, Protection of Wetlands
- (10) Farmland Protection Policy Act, 7 USC 4201, *et seq.*
- (11) Fish and Wildlife Coordination Act, PL 85-624, as amended
- (12) National Historic Preservation Act of 1966, PL 89-665, as amended
- (13) Safe Drinking Water Act, § 1424(e), PL 92-523, as amended
- (14) Wild and Scenic Rivers Act, PL 90-542, as amended
- (15) The Wilderness Act, 16 USC 1131, *et seq.*
- (16) Environmental Justice, Executive Order 12898
- (17) Flood Insurance Reform Act of 2004, PL 108-264
- (18) National Flood Insurance Reform Act of 1994, PL 103-325
- (19) Flood Disaster Protection Act of 1973, as amended, PL 93-234
- (20) Clean Water Act, PL 92-500, as amended

Agency Coordination

This environmental review included coordination with various state and federal regulatory agencies, local authorities, and other stakeholders and interested parties regarding the

proposed project's potential impact. The City submitted notifications to and requests for input from all required parties. Some entities did not require a response. The respondents are listed below, and the results of coordination are summarized in the EID and reflected in the environmental conditions listed below:

- THC, State Historic Preservation Officer, in accordance with Section 106 of the National Historic Preservation Act; Antiquities Code of Texas; and other applicable regulations (THC Tracking No. 202502176)
- TPWD, Wildlife Division - Ecological and Environmental Planning Program, in accordance with the Endangered Species Act of 1973, as amended; Migratory Bird Treaty Act; Texas Parks and Wildlife Code; and other applicable regulations (TPWD Project No. 52961)
- USFWS, Texas Coastal and Central Plains Ecological Services, Alamo Sub-Office, in accordance with the Endangered Species Act and statutes affecting other federally protected species (USFWS Consultation No. 2025-0004074)
- TCEQ, in accordance with 40 CFR Part 93 and National Ambient Air Quality Standards (TCEQ NEPA Request No. 2022-056)
- Local Floodplain Administrator

No response was required from the following entities:

- Bureau of Reclamation, Oklahoma-Texas Area Office
- Bureau of Land Management
- Local Floodplain Administrator pursuant to the NFIP
- Local government (City Mayor)
- United States Army Corps of Engineers (USACE), Regulatory Branch, Galveston District, in accordance with Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act of 1899

Texas Historical Commission

The THC concurred with the City in correspondence, dated October 28, 2024, that no direct impacts to cultural resources/historic properties are anticipated as a result of the proposed project (THC Tracking No. 202502176).

United States Army Corps of Engineers

The USACE, Galveston District Office, Regulatory Branch, was given the opportunity to review the proposed project.

No response is required from the USACE because the proposed sanitary sewer system will be constructed in existing City rights-of-way consisting of existing paved roads and previously disturbed roadsides. In addition, proposed lift station improvements will occur in the existing boundaries of lift stations. Therefore, the proposed project will not impact waters of the United States, including wetlands.

Texas Parks and Wildlife Department

The TPWD, Wildlife Division - Ecological and Environmental Planning Program staff reviewed the proposed project in accordance with the Texas Parks and Wildlife Code and provided a response dated November 12, 2024 (TPWD Project No. 52961). Based on the TPWD's review of documentation provided by Hanson Professional Services, Inc., the TPWD does not anticipate significant adverse impacts to rare, threatened, or endangered species, or other fish and wildlife resources. However, they noted that it is the responsibility of the project proponent to comply with all federal, state, and local laws that protect fish and wildlife. Provided the current project plans do not change, the TPWD considers coordination to be complete.

United States Fish and Wildlife Service

The USFWS, Texas Coastal and Central Plains Ecological Services, Alamo Sub-Office, in accordance with the Endangered Species Act of 1973, as amended, and statutes affecting other federally protected species, was given the opportunity to review the proposed project. The USFWS responded in a letter dated February 14, 2025 (USFWS Consultation No. 2025-0004074).

Based on the review of documentation provided by Hanson Professional Services, Inc., the USFWS believes the City has complied with Section 7(a)(2) of the Endangered Species Act of 1973, as amended. In addition, to avoid or minimize impacts to birds protected by the Migratory Bird Treaty Act, the USFWS recommends conducting bird surveys no more than five days prior to ground disturbing activities or mechanical clearing of brush and trees that occur between March 15 and September 15. Surveys should include searches for birds, nests, and eggs. The USFWS recommends leaving a buffer of vegetation 100 feet or greater in diameter around songbird nests detected until young have fledged or the nest is abandoned. Other species such as water birds or raptors require larger buffer distances of 0.5 mile.

Texas Commission on Environmental Quality

In a response dated May 12, 2022, the TCEQ stated that a review of the proposed project for general conformity impact, in accordance with 40 CFR Part 93 and Title 30 TAC § 101.30, indicates that Cameron County is unclassified or in attainment of the National Ambient Air Quality Standards for all six criteria air pollutants (TCEQ NEPA Request No. 2022-056). Therefore, general conformity rules do not apply. The proposed project is in compliance with the State Implementation Plan and the Clean Air Act. The TCEQ further noted that no long-term impacts are anticipated.

PUBLIC PARTICIPATION

The proposed project is consistent with local, regional, and statewide planning. Coordination with the appropriate governmental agencies has been made and no adverse comments have been received.

Public participation conducted during facilities planning included a public meeting held on December 16, 2024, which was advertised in the La Feria News, a newspaper of general circulation in the service area. The notice was published on November 13, 2024 and contained information regarding the availability of planning documents, including the EID, for public review at the Primera City Hall, 22893 Stuart Place Road, Primera, Texas, during normal business hours (8:00 a.m. to 4:45 p.m.).

The public meeting was held at 4:30 p.m. on December 16, 2024, at Primera City Hall. A total of two people attended the meeting, one representative of the City and one representative from Hanson Professional Services, Inc. No concerns or adverse comments were voiced at the public meeting or received during the 30-day public review period.

ENVIRONMENTAL CONDITIONS

An environmental review of the proposed project consistent with NEPA has been completed following the requirements provided in 31 TAC § 375.65. Mitigation measures were defined through the agency coordination process and public participation and are listed below as applicable environmental conditions. These conditions will pertain to the project throughout construction and beyond as warranted. Based on information provided by the City, the proposed Lift Station Improvements and First-Time Sewer project is considered environmentally sound with the following special and standard environmental conditions:

Special Environmental Conditions

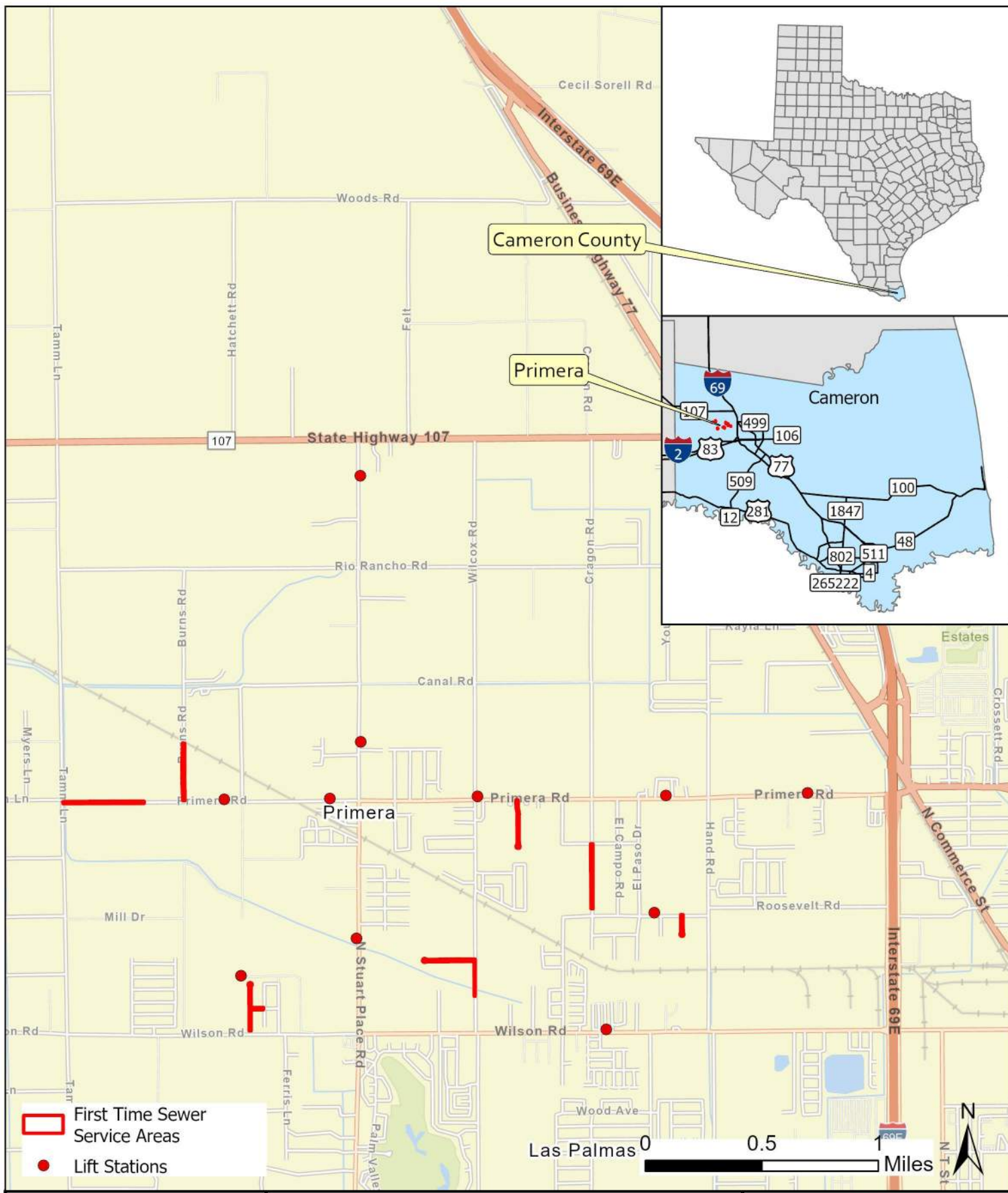
- To ensure compliance with the Migratory Bird Treaty Act, avoid clearing during the general bird nesting season, March 15 through September 15. If clearing during the general bird nesting season cannot be avoided, a pre-construction bird survey will be conducted by a qualified biologist no more than five days prior to ground disturbing activities or mechanical clearing of brush and trees. Surveys will include searches for birds, nests, and eggs. If active nests are observed, a buffer of 100 feet or more in diameter will be left around songbird nests until the young have fledged or the nest is abandoned. Other bird species, such as water birds or raptors, require a larger buffer distance of 0.5 miles.
- Consistent with the Flood Insurance Reform Act of 2004, federal Executive Order 11988, Texas Water Code Section 16.315, and local floodplain development ordinances, a floodplain development permit will be obtained from the local floodplain administrator prior to construction in the 500-year floodplain.



Standard Environmental Conditions

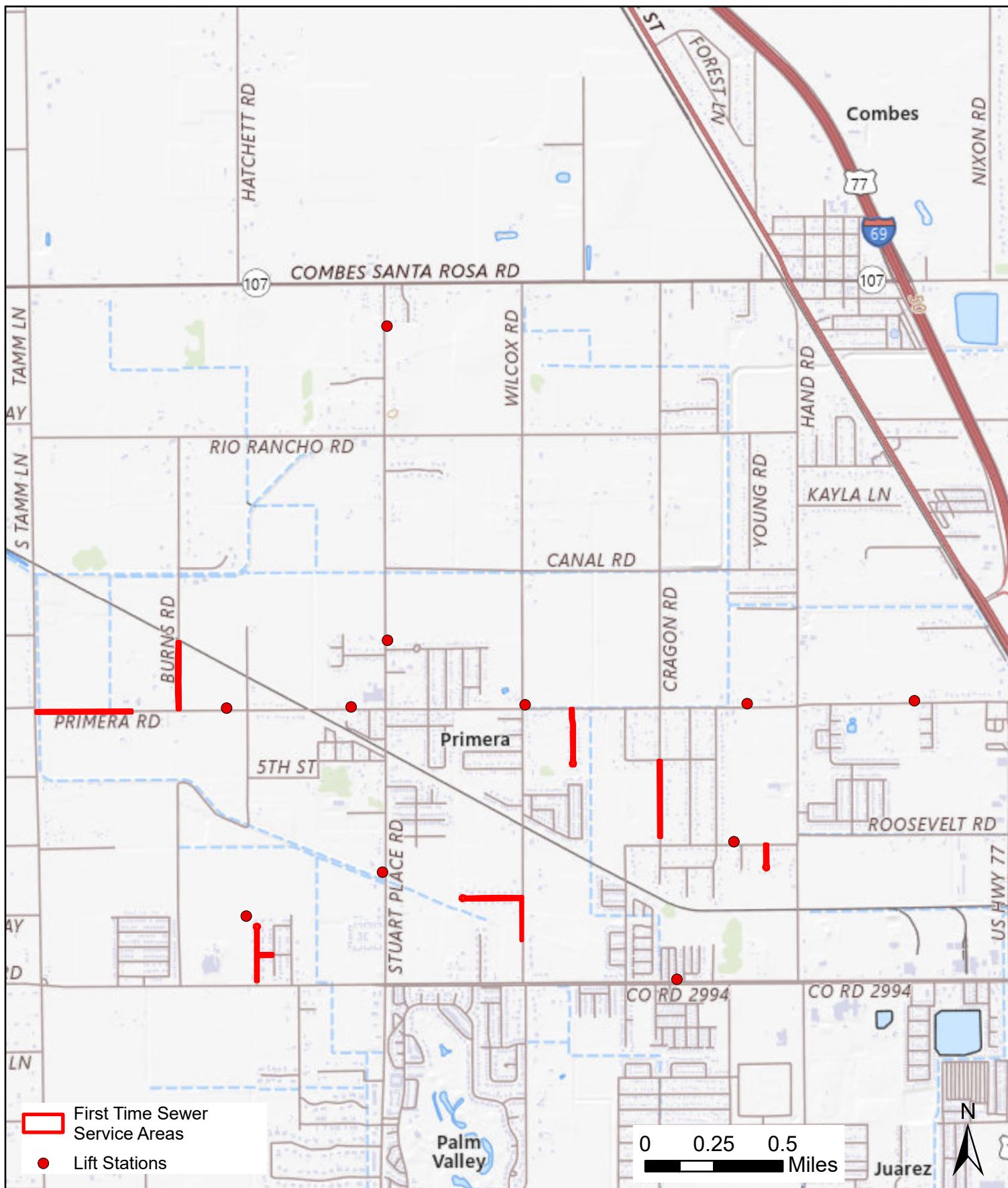
- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City of Primera will abide by the standard emergency condition for the discovery of cultural resources.



- Consistent with the TWDB Supplemental Construction Contract Conditions (TWDB-0550), the City of Primera will abide by the standard emergency condition for the discovery of threatened and endangered species.

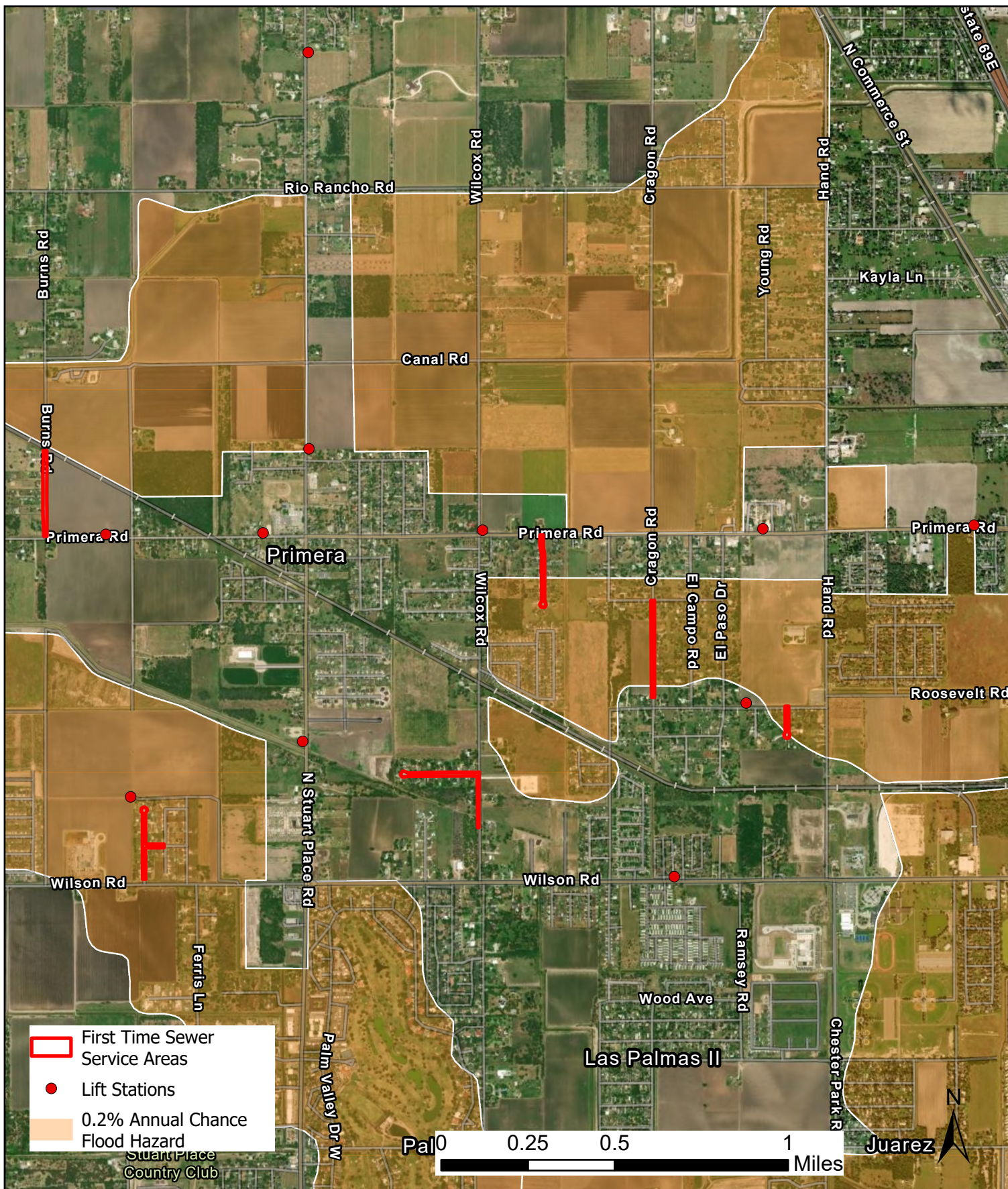
Therefore, it is recommended that a Finding of No Significant Impact be issued.



 <p>HANSON Hanson Professional Services Inc.</p>	Regional Location Map		
	Sanitary Sewer Improvements Primera, Cameron County, Texas		
	Created: 11/4/2024		



 <p>HANSON Hanson Professional Services Inc.</p>	<p>USGS Topographic Map</p> <p>Sanitary Sewer Improvements Primera, Cameron County, Texas</p> <p>Created: 11/4/2024</p>	
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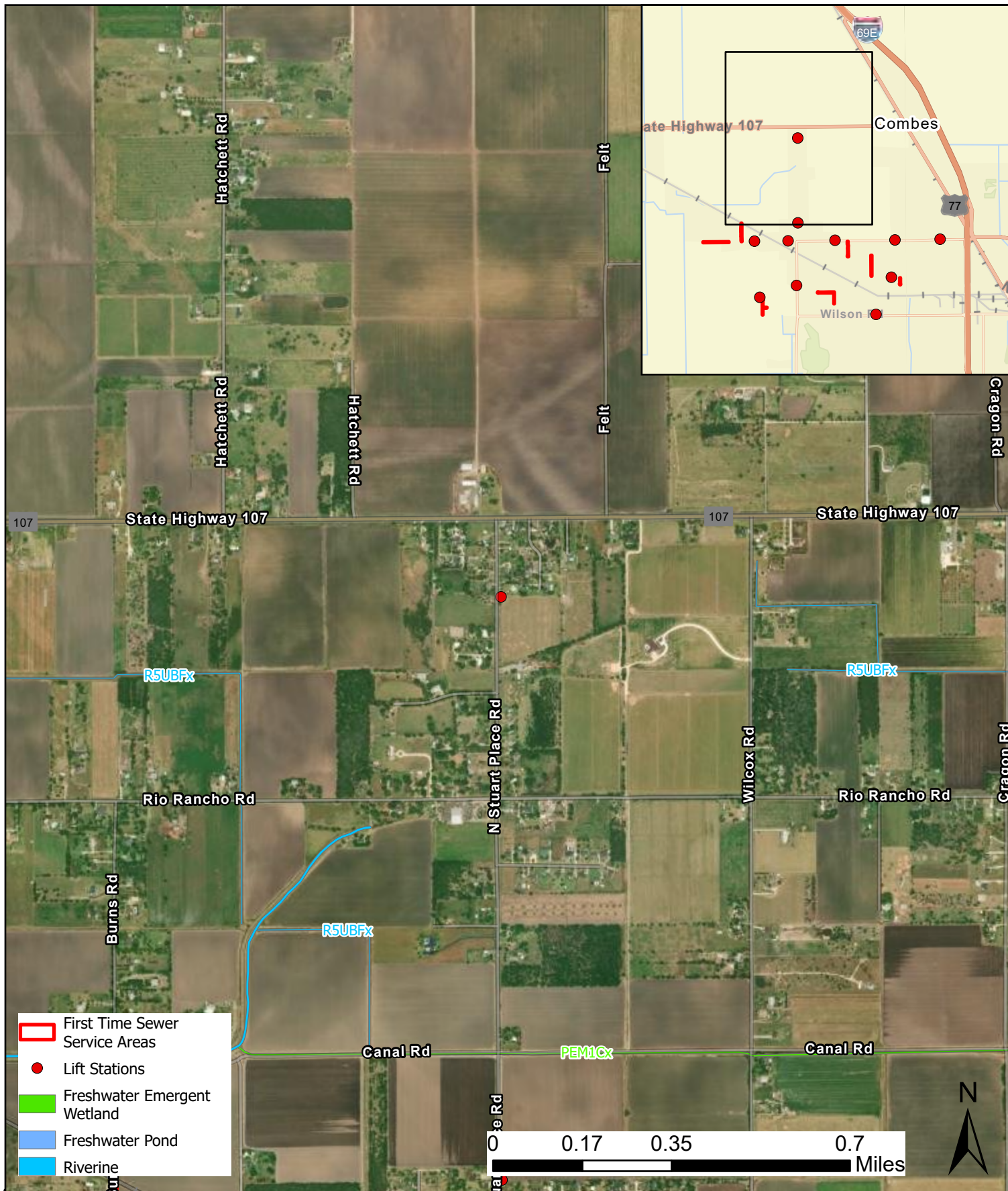
HANSON
Hanson Professional Services Inc.



FEMA Floodplain Map

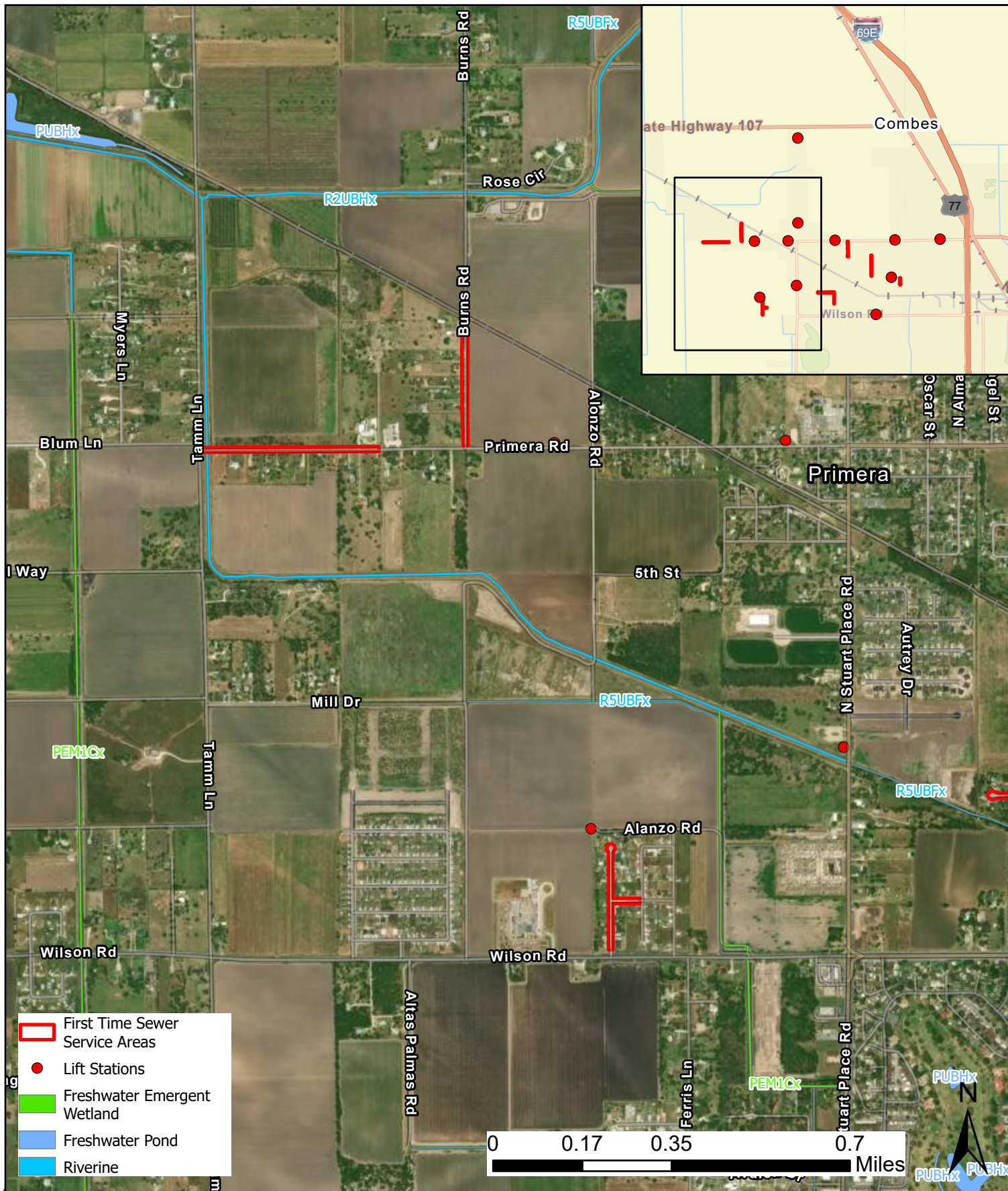
Sanitary Sewer Improvements
Primera, Cameron County, Texas



Created: 11/4/2024

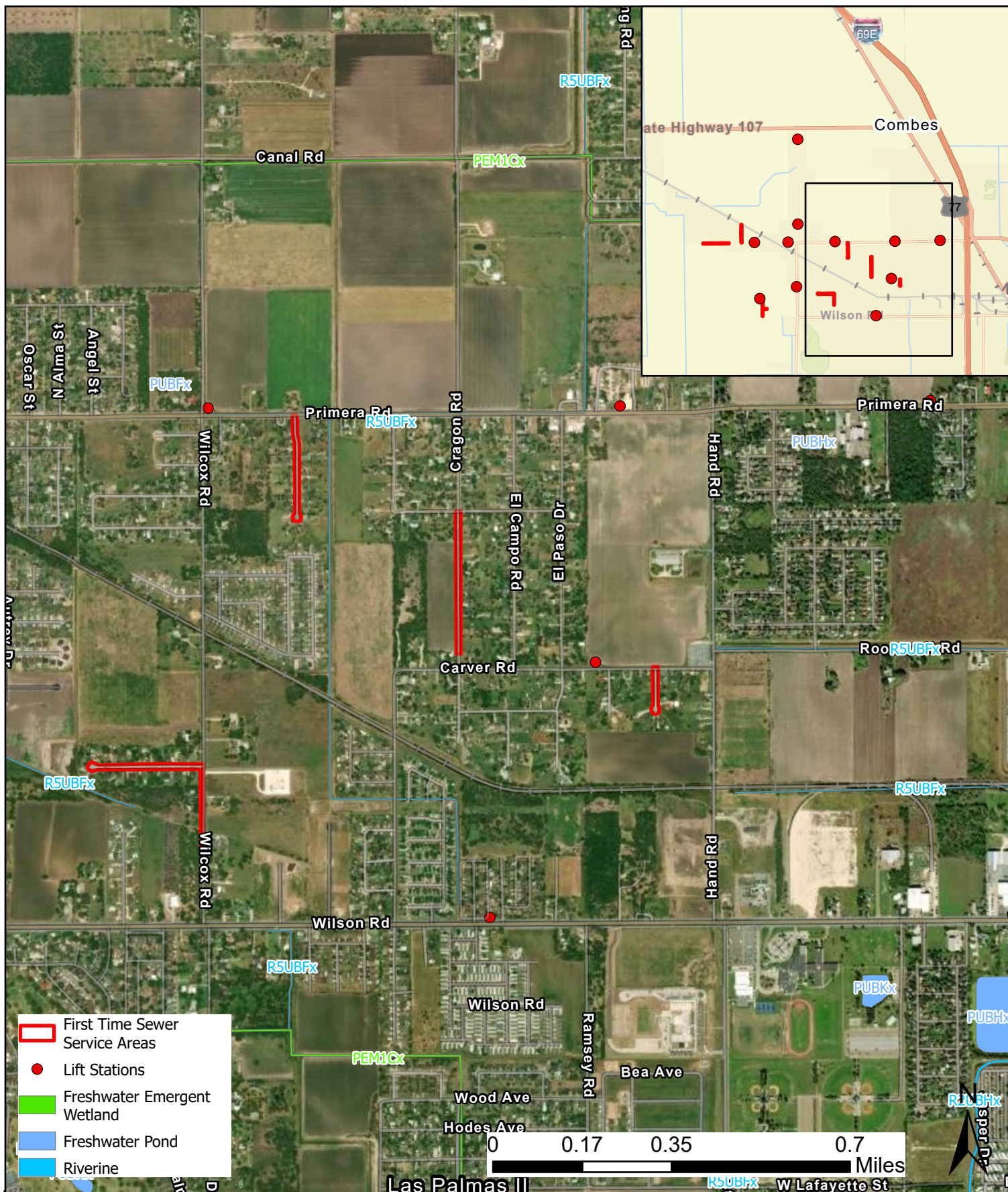




 <p>HANSON Hanson Professional Services Inc.</p>	National Wetlands Inventory Map	
	Sanitary Sewer Improvements Primera, Cameron County, Texas	
	Created: 11/7/2024	



 HANSON Hanson Professional Services Inc.	National Wetlands Inventory Map		
	Sanitary Sewer Improvements Primera, Cameron County, Texas		
	Created: 11/7/2024		



- First Time Sewer Service Areas
- Lift Stations
- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine

0 0.17 0.35 0.7 Miles



National Wetlands Inventory Map

Sanitary Sewer Improvements
Primera, Cameron County, Texas

Created: 11/7/2024

