

# Comprehensive Environmental Screening Report

Environmental Screening - Cadastral 227-052-007-20

Analysis Date: 2025-05-28 18:07:04

## Executive Summary

Overall Risk Level:

**MODERATE - BASED ON THE PROVIDED DATA, FLOOD RISK IS LOW (ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA), AND AIR Q...**

**Property Overview:** This executive summary addresses the environmental screening for Cadastral 227-052-007-20 in Juncos, Puerto Rico, located at longitude -65.92657442870379 and latitude 18.229434064416132. The project involves potential residential development, as indicated by the analysis conducted on 2025-05-28, focusing on key environmental factors to ensure sustainable and compliant progress.

**Risk Assessment:** Overall environmental risk is moderate, driven by wetland proximity and critical habitat concerns, which could add regulatory complexity, extend timelines by 3-6 months, and increase costs by 10-20% if not mitigated early, though flood and air quality risks remain low.

## 1. Project Information

Project Name	Environmental Screening - Cadastral 227-052-007-20
Location Description	Cadastral 227-052-007-20, Juncos, Puerto Rico
Coordinates (Lat, Lng)	18.229434, -65.926574
Analysis Date	2025-05-28 18:07:04
Project Directory	/home/crisipo/Apps/screeningagent/output/ Cataño_Puerto_Rico_- _Residential_Development_Envir_2025-05-28_at_18.04.28

## 2. Property & Cadastral Analysis

Cadastral Number(s)	227-052-007-20
Municipality	Juncos
Neighborhood	Barrio Pueblo
Property Area	16.43 acres (6.65 hectares)
Land Use Classification	Público
Zoning Designation	P
Regulatory Status	5-JUL-2011

## 3. Karst Analysis (Puerto Rico)

Within Karst Area	No
Karst Proximity	none
Regulatory Impact	none
Geological Significance	Low

### Development Constraints

No immediate karst-related development constraints identified

### Permit Requirements

Standard permitting process - no special karst requirements

## 4. Flood Analysis

FEMA Flood Zone	X
Base Flood Elevation	None feet
FIRM Panel	72000C1235J
Effective Date	11/18/2009
Community Name	Municipio de Juncos
Preliminary vs Effective	Preliminary data available

### Regulatory Requirements

Outside Special Flood Hazard Area

Standard building codes apply

Flood insurance optional but recommended

### Flood Risk Assessment

Low - Outside Special Flood Hazard Area

## 5. Wetland Analysis

<b>Wetlands on Property</b>	No
<b>Within Search Radius</b>	Yes
<b>Distance to Nearest</b>	0.4 miles

 **WETLAND PROXIMITY:** Wetlands within 0.5 miles - delineation study recommended

### Wetland Classifications

Freshwater Pond (Unknown)

Riverine (Unknown)

### Regulatory Significance

Impact Risk: Medium

Found 5 wetlands within search radius

### Development Guidance

Conduct wetland assessment as part of environmental due diligence

Consider wetland buffers in site planning and design

 5 wetlands identified within 0.5-mile radius

Use generated map for preliminary site planning

Review local and state wetland regulations

Detailed analysis results saved to logs/ directory

High-resolution map generated for documentation

Consult qualified environmental professionals for project-specific guidance

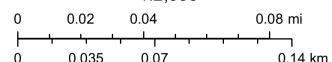
## NWI Wetlands Map

Cadastral 227-052-007-20, Juncos, Puerto Rico - Adaptive Analysis Map



May 28, 2025

1:2,585



### Wetlands\_PRVI

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine

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

WetlandsINFO System  
USFWS National Wetlands Inventory | Generated 2025-05-28

National Wetlands Inventory (NWI) Map showing classified wetlands in the analysis area

## 6. Critical Habitat Analysis

<b>Within Designated Critical Habitat</b>	No
<b>Within Proposed Critical Habitat</b>	No
<b>Distance to Nearest Habitat</b>	1.1870448659333344 miles

### Affected Species

Guajon (*Eleutherodactylus cooki*)

### Regulatory Implications

ESA Consultation Required: True

Impact Assessment Recommended: True

Distance Category: Close (0.5-2 miles)

### Development Constraints

 Close proximity to critical habitat

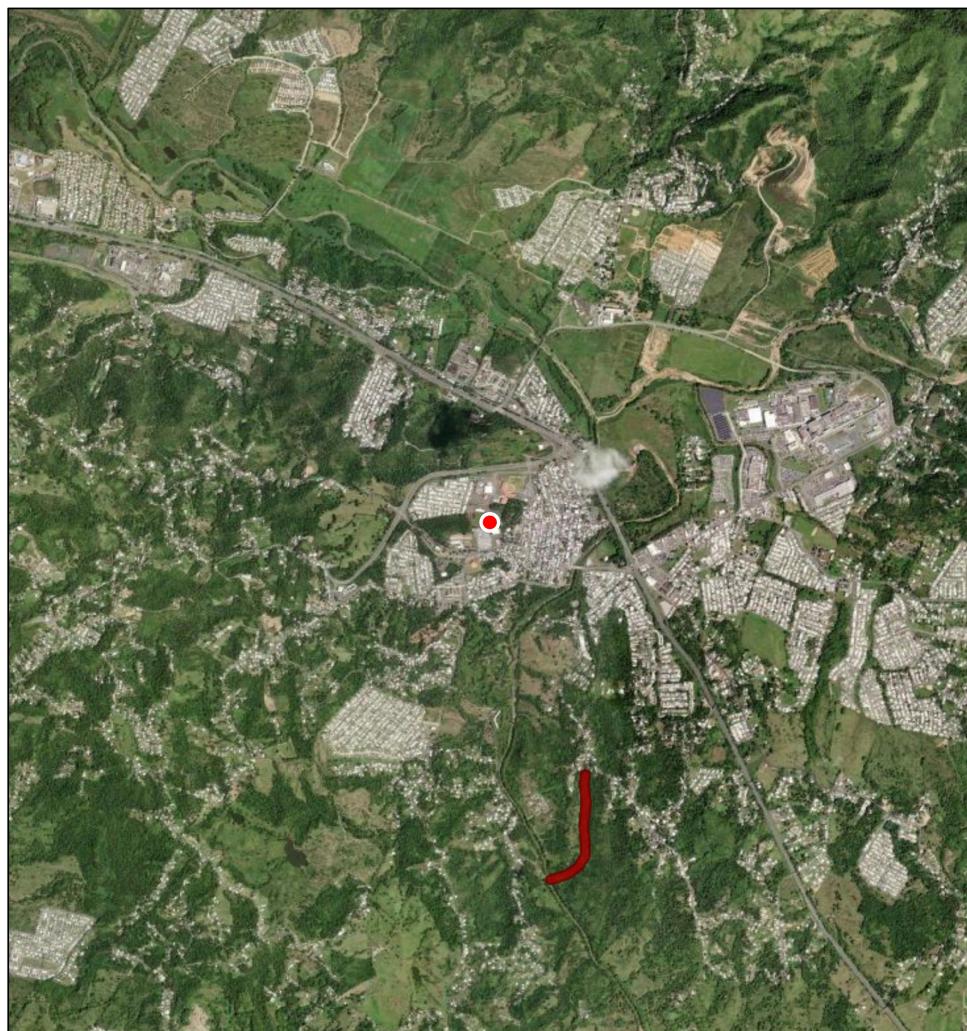
Assess potential for indirect impacts on habitat and species

 Consider water quality and connectivity effects

Nearest habitat protects Guajon

## Critical Habitat Map

Cadastral 227-052-007-20, Juncos, Puerto Rico



May 28, 2025

1:36,687

USFWS Critical Habitat

0 0.3 0.6 1.2 mi  
0 0.5 1 2 km

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

HabitatINFO System  
USFWS Critical Habitat Data | Generated 2025-05-28

*USFWS Critical Habitat Map showing designated and proposed critical habitats*

## 7. Air Quality Analysis

Nonattainment Status	No
Area Classification	Compliant

### Affected Pollutants

None - Meets all NAAQS

### Regulatory Implications

Compliance Status: Compliant

Requirements: No additional Clean Air Act requirements

Air Quality Status: Meets all National Ambient Air Quality Standards (NAAQS)

## Nonattainment Areas Map

### Cadastral 227-052-007-20, Juncos, Puerto Rico - Adaptive Analysis Map



May 28, 2025

1:129,298

0 1.07 2.15 4.3 mi  
0 1.7 3.4 6.8 km

Esri, HERE, Garmin, NGA, USGS, U.S. EPA Office of Air and Radiation (OAR) - Office of Air Quality Planning and Standards (OAQPS)

NonAttainmentINFO System  
EPA Nonattainment Areas | Generated 2025-05-28

EPA Nonattainment and Maintenance Areas Map showing air quality status

## 8. Environmental Constraints Summary

Proximity to wetlands within 0.4 miles, posing medium impact risks and requiring buffers

Near critical habitat for species like Guajon at 1.187 miles, increasing potential ecological interactions

Low flood risk in Zone X, with minimal constraints from air quality compliance

## 9. Key Regulatory Requirements

ESA consultation and impact assessments to address critical habitats

Wetland buffers and permitting requirements for nearby wetlands

Compliance with NAAQS for air quality and standard environmental permitting

## 10. Recommendations

Conduct early wetland evaluations and ESA consultations to minimize delays

Incorporate site planning adjustments for buffers and impact mitigation

Secure all necessary permits and assessments to ensure regulatory compliance and project viability

## 11. Environmental Compliance Checklist

Environmental Factor	Status	Risk Level	Action Required
<b>Flood Zone Compliance</b> Zone: X	COMPLIANT	LOW	Standard construction practices
<b>Wetland Compliance</b> On Property: No Distance: 0.4 mi	REVIEW	MODERATE	Wetland delineation study recommended, buffer considerations
<b>Critical Habitat / ESA</b> Within Habitat: No Distance: 1.187044865933344 mi	COMPLIANT	LOW	No critical habitat concerns
<b>Zoning Compliance</b> Zoning: P Land Use: Público	REVIEW	MODERATE	Verify permitted uses and development restrictions
<b>Air Quality / Emissions</b> Nonattainment: No Classification: Compliant	COMPLIANT	LOW	Standard air quality compliance
<b>Karst / Geological</b> Within Karst: No Impact: none	COMPLIANT	LOW	No karst-related concerns

Legend:  = Compliant/Low Risk |  = Review Required |  = Consultation/Permit Required

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This report was generated automatically based on available environmental data.  
Consult with qualified environmental professionals for project-specific guidance.