

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

Wetlands on Property	No
Within Search Radius	Yes
Distance to Nearest	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

6. Critical Habitat Analysis

Within Designated Critical Habitat	No
Within Proposed Critical Habitat	No
Distance to Nearest Habitat	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

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)

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
Flood Zone Compliance Zone: X	COMPLIANT	LOW	Standard construction practices
Wetland Compliance On Property: No Distance: 0.4 mi	REVIEW	MODERATE	Wetland delineation study recommended, buffer considerations
Critical Habitat / ESA Within Habitat: No Distance: 1.1870448659333344 mi	COMPLIANT	LOW	No critical habitat concerns
Zoning Compliance Zoning: P Land Use: Público	REVIEW	MODERATE	Verify permitted uses and development restrictions
Air Quality / Emissions Nonattainment: No Classification: Compliant	COMPLIANT	LOW	Standard air quality compliance
Karst / Geological Within Karst: No Impact: none	COMPLIANT	LOW	No karst-related concerns

Legend: **GREEN** = Compliant/Low Risk | **YELLOW** = Review Required | **RED** = Consultation/Permit Required

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