

## **F            Appendix F: Comment Period**

- F.1    Notice of Availability
- F.2    Notice of Availability Letters
- F.3    Virtual Public Meeting
- F.4    Comments on the Draft EA

F.1 Notice of Availability



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## AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Cols	Lines
782437	0004693137	NOTICE OF AVAILABILITY VA Raleigh		1	61

**Attention:**

LRS FEDERAL  
1614 NORTH 75 WEST  
CENTERVILLE, UT 84014

**NOTICE OF AVAILABILITY  
U.S. DEPARTMENT OF  
VETERANS AFFAIRS  
DRAFT ENVIRONMENTAL  
ASSESSMENT  
PROPOSED OUTPATIENT CLINIC  
NEAR RALEIGH, NORTH CAROLINA**

The U.S. Department of Veterans Affairs (VA) Office of Construction & Facilities Management announces the availability of a draft environmental assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an approximately 22,325-square-foot outpatient clinic in the Raleigh, North Carolina, area. VA proposes to select a developer who would construct the outpatient clinic and then lease the facility to VA for up to 20 years. VA is considering two locations for the proposed outpatient clinic, both in Garner: southwest of the intersection of Rand Road and Benson Road, and southeast of the intersection of Old Stage Road and Ten Ten Road.

VA prepared the Draft EA in accordance with the National Environmental Policy Act and regulations implementing the Act. VA invites the public to review the Draft EA and provide comments. You may view the Draft EA online at: [www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp) or at Garner Town Hall, 900 7th Avenue, Garner, NC.

VA invites all interested members of the public to attend a virtual public meeting on Wednesday, July 22, at 6 PM (EDT). Link to the virtual public meeting will be posted at [www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp) before the meeting date. VA will present information on the proposed outpatient clinic and the Draft EA.

The 30-day comment period closes August 6, 2020. Comments or questions may be sent by email on or before that date, to:

Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov))  
Please use the subject line "Raleigh OPC Draft EA"

If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.

N&O: July 8, July 12, 2020

**STATE OF NORTH CAROLINA**

**COUNTY OF WAKE**

Before the undersigned, a Notary Public of Johnston County, North Carolina, duly commissioned and authorized to administer oaths, affirmations, etc., personally appeared BETSY WOMBLE, who being duly sworn or affirmed, according to law, doth depose and say that he or she is Accounts Receivable Specialist of the News & Observer Publishing Company, a corporation organized and doing business under the Laws of the State of North Carolina, and publishing a newspaper known as The News & Observer, Wake County and State aforesaid, the said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and was a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina, and that as such he or she makes this affidavit; and is familiar with the books, files and business of said corporation and by reference to the files of said publication the attached advertisement

2 Insertion(s)

Published On:  
July 08, 2020, July 12, 2020

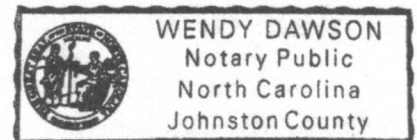
*Betsy Womble*

BETSY WOMBLE, Accounts Receivable  
Specialist

*Wendy Dawson*

Electronic Notary Public  
State of North Carolina  
Sworn to and subscribed before me this  
13th day of July, 2020

My Commission Expires: 7/10/2023





U.S. Department  
of Veterans Affairs

(<https://www.va.gov>)

VA (<http://www.va.gov/>) » Health Care (<http://www.va.gov/health>) » Durham VA Health Care System (</index.asp>) » LiveWhole (</DURHAM/LiveWhole.asp>) » Press Releases (</DURHAM/pressreleases/summary.asp>) » RaleighOPC-EA

## Durham VA Health Care System

### MENU

### RaleighOPC-EA

June 29, 2020

Print Version (MS Word) ([/Documents/Raleigh OPC Draft EA website\\_NOA.docx](/Documents/Raleigh OPC Draft EA website_NOA.docx))

#### NOTICE OF AVAILABILITY Draft Environmental Assessment Proposed Outpatient Clinic, Raleigh, NC

The U.S. Department of Veterans Affairs (VA) Office of Construction & Facilities Management announces the availability of a draft environmental assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an approximately 222,325-square-foot outpatient clinic in the Raleigh, North Carolina, area. VA proposes to select a developer who would construct the outpatient clinic and then lease the facility to VA for up to 20 years. VA is considering two locations for the proposed clinic, both in Garner, NC: southwest of the intersection of Rand Road and Benson Road and southeast of the intersection of Old Stage Road and Ten Ten Road.

VA prepared the Draft EA in accordance with the National Environmental Policy Act and regulations implementing the Act. VA intends to issue a Final EA and Finding of No Significant Impact following this 30-day comment period. Comments on the Draft EA will be summarized and addressed in the Final EA.

The Draft EA is available for review at the following links:

*Raleigh OPC Draft EA*  
([/Documents/01\\_VA\\_Raleigh\\_Draft\\_EA\\_508.pdf](/Documents/01_VA_Raleigh_Draft_EA_508.pdf))  
*Raleigh OPC Draft EA – Appendices A and B* ([/Documents/02\\_VA\\_Raleigh\\_Draft\\_EA\\_Appendices\\_A\\_B\\_508.pdf](/Documents/02_VA_Raleigh_Draft_EA_Appendices_A_B_508.pdf))  
*Raleigh OPC Draft EA – Appendix C* ([/Documents/03\\_VA\\_Raleigh\\_Draft\\_EA\\_Appendix\\_C\\_508.pdf](/Documents/03_VA_Raleigh_Draft_EA_Appendix_C_508.pdf))  
*Raleigh OPC Draft EA – Appendix D* ([/Documents/04\\_VA\\_Raleigh\\_Draft\\_EA\\_Appendix\\_D\\_508.pdf](/Documents/04_VA_Raleigh_Draft_EA_Appendix_D_508.pdf))  
*Raleigh OPC Draft EA – Appendix E* ([/Documents/05\\_VA\\_Raleigh\\_Draft\\_EA\\_Appendix\\_E\\_508.pdf](/Documents/05_VA_Raleigh_Draft_EA_Appendix_E_508.pdf))

A hard copy for review is on file at Garner Town Hall, 900 7<sup>th</sup> Avenue, Garner, NC.

VA invites you to attend a *virtual public meeting* on this Draft EA. VA will present information on the proposed project, summarize the Draft EA findings, and provide an opportunity for questions and comments.

Date: Wednesday, July 22, 2020

Time: 6 PM (EDT)

The link to the virtual public meeting will be posted on this page before the meeting.

The 30-day comment period closes **August 6, 2020**. Comments or questions may be sent by email on or before that date, to:

Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov))

Please use the subject line "Raleigh OPC Draft EA"

If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.

## F.2 Notice of Availability Letters

**DATE:** July 8, 2020

**TO:** Valued Stakeholders

**SUBJECT:** Notice of Availability – Draft Environmental Assessment for Proposed  
Outpatient Clinic near Raleigh, NC

The U.S. Department of Veterans Affairs (VA) Office of Construction & Facilities Management announces the availability of a draft environmental assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an approximately 222,325-square-foot outpatient clinic in the Raleigh, North Carolina, area. VA proposes to select a developer who would construct the outpatient clinic and then lease the facility to VA for up to 20 years. VA is considering two locations for the proposed clinic, both in Garner, NC: southwest of the intersection of Rand Road and Benson Road (Figure 1) and southeast of the intersection of Old Stage Road and Ten Ten Road (Figure 2).

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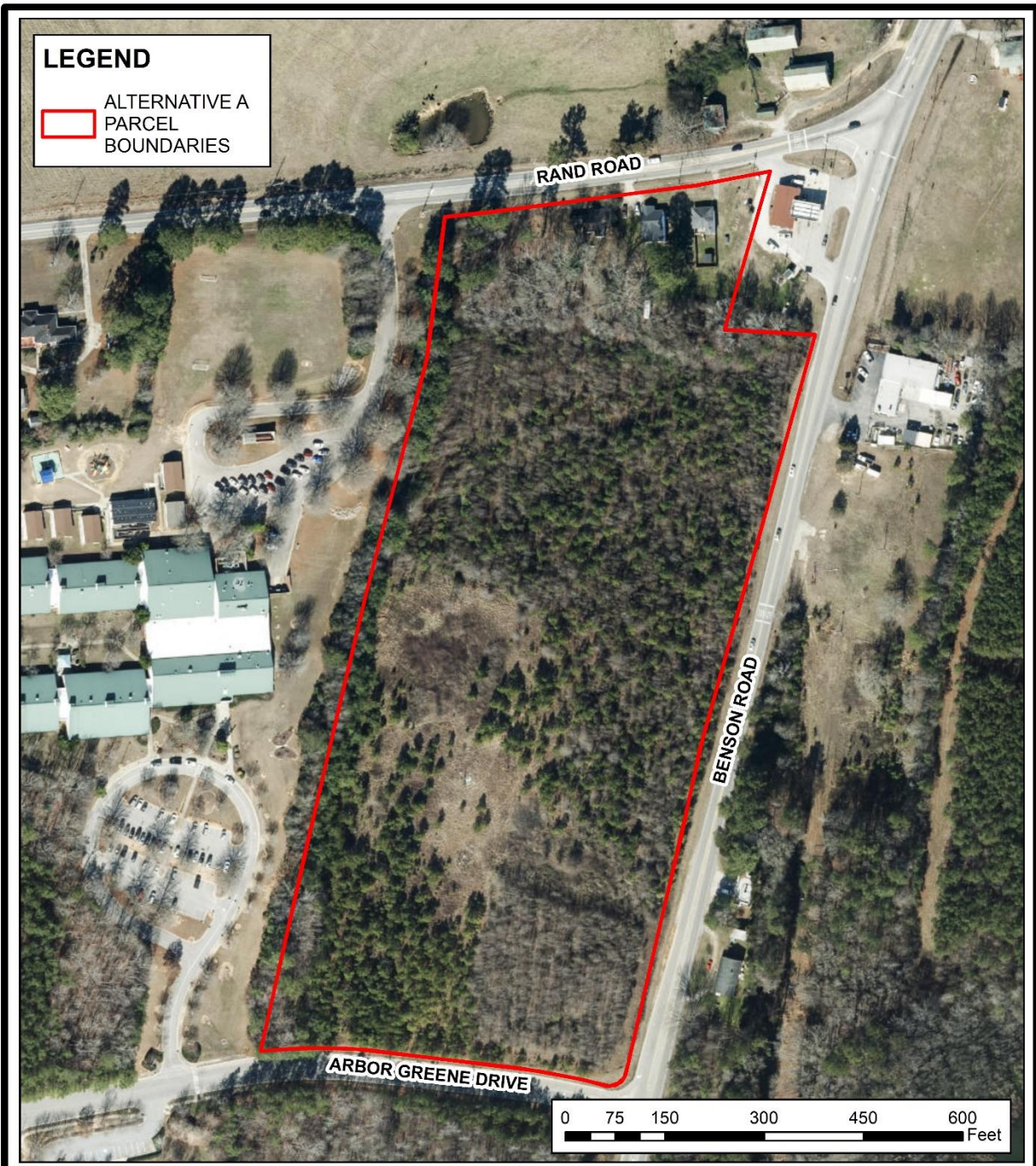
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Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov))

Please use the subject line “Raleigh OPC Draft EA”

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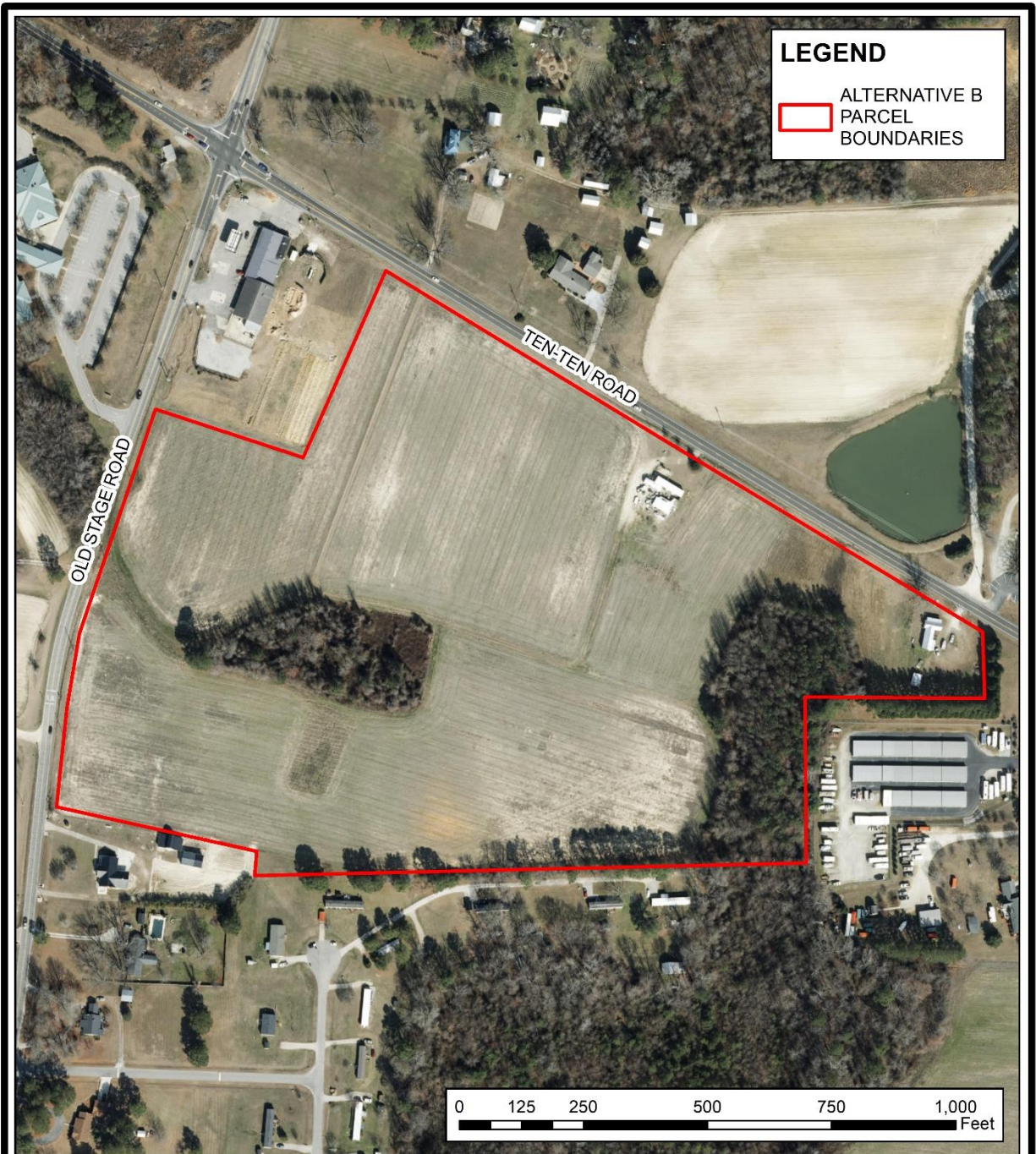




<p><b>ALTERNATIVE A</b></p> <p>ENVIRONMENTAL ASSESSMENT PROPOSED RALEIGH OUTPATIENT CLINIC RALEIGH, NORTH CAROLINA</p>	<p>PREPARED FOR <b>U.S. DEPARTMENT OF VETERANS AFFAIRS WASHINGTON, DC</b></p> <p>JULY 2020</p>	<p>N</p> 	 <p>IMAGERY: NC911 ORTHO PROGRAM NC CGIA 2/6/2017</p>
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**Figure 1. Alternative A**





<p><b>ALTERNATIVE B</b></p> <p>ENVIRONMENTAL ASSESSMENT PROPOSED RALEIGH OUTPATIENT CLINIC RALEIGH, NORTH CAROLINA</p>	<p>PREPARED FOR <b>U.S. DEPARTMENT OF VETERANS AFFAIRS</b> <b>WASHINGTON, DC</b></p> <p>JULY 2020</p>	<p>N</p>	<p>IMAGERY: NC911 ORTHO PROGRAM NC CGIA 2/12/2017</p>
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**Figure 2. Alternative B**





**DEPARTMENT OF VETERANS AFFAIRS**  
**Office of Construction & Facilities Management**  
**Washington DC 20420**

July 8, 2020

Representative Gale Adcock  
North Carolina General Assembly – House, District 41  
16 West Jones Street, Room 1213  
Raleigh, NC 27601-1096

RE: Notice of Availability – Draft Environmental Assessment for Proposed Outpatient Clinic near Raleigh, North Carolina

Dear Ms. Adcock:

The U.S. Department of Veterans Affairs (VA) Office of Construction & Facilities Management announces the availability of a draft environmental assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an approximately 222,325-square-foot outpatient clinic in the Raleigh, North Carolina, area. VA proposes to select a developer who would construct the outpatient clinic and then lease the facility to VA for up to 20 years. VA is considering two locations for the proposed clinic, both in Garner, NC: southwest of the intersection of Rand Road and Benson Road (Figure 1) and southeast of the intersection of Old Stage Road and Ten Ten Road (Figure 2).

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Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov))

Please use the subject line “Raleigh OPC Draft EA”

If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.

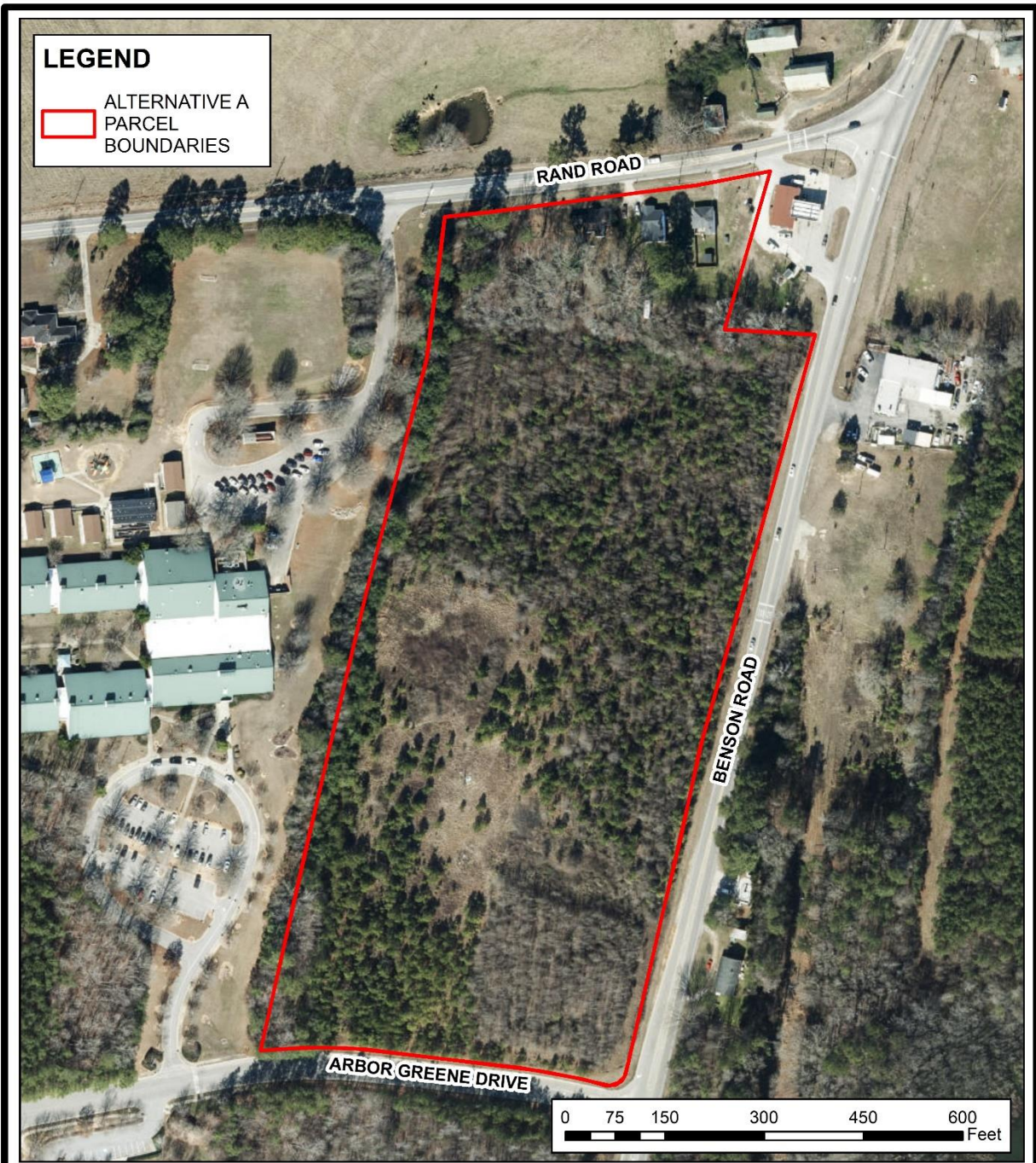
Sincerely,



Glenn Elliott  
Director, Environmental Program  
U. S. Department of Veterans Affairs

Attachments:

1. Figure 1 – Alternative A
2. Figure 2 – Alternative B

Attachment 1  
Figure 1 – Alternative A

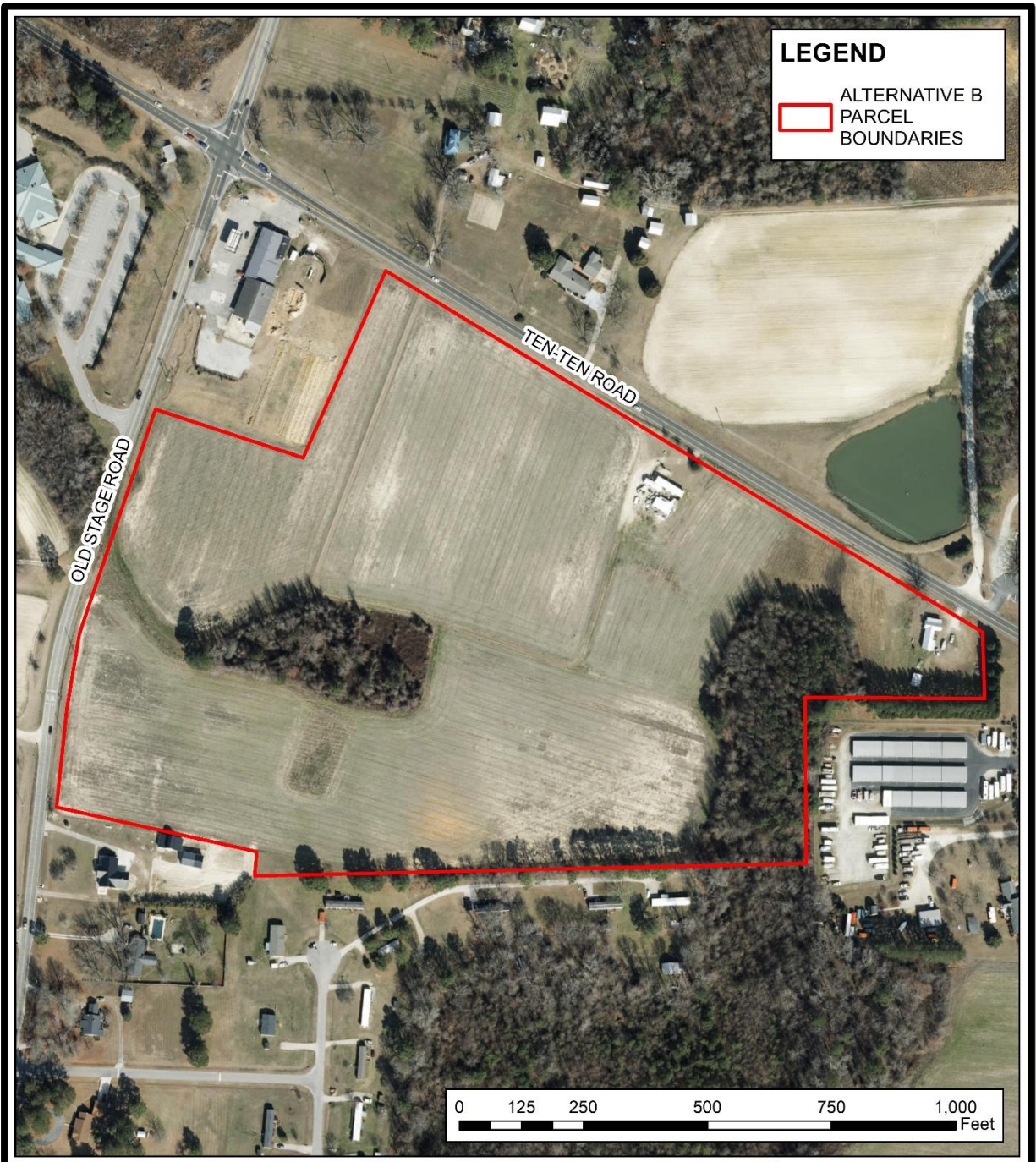




<p><b>ALTERNATIVE A</b></p> <p>ENVIRONMENTAL ASSESSMENT PROPOSED RALEIGH OUTPATIENT CLINIC RALEIGH, NORTH CAROLINA</p>	<p>PREPARED FOR <b>U.S. DEPARTMENT OF VETERANS AFFAIRS WASHINGTON, DC</b></p> <p>JULY 2020</p>	<p>N</p> 	 <p>IMAGERY: NC911 ORTHO PROGRAM NC CGIA 2/6/2017</p>
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**Figure 1. Alternative A**



Attachment 2  
Figure 2 – Alternative B



<p><b>ALTERNATIVE B</b></p> <p>ENVIRONMENTAL ASSESSMENT PROPOSED RALEIGH OUTPATIENT CLINIC RALEIGH, NORTH CAROLINA</p>	<p>PREPARED FOR <b>U.S. DEPARTMENT OF VETERANS AFFAIRS WASHINGTON, DC</b></p> <p>JULY 2020</p>	<p>N</p> 	 <p>IMAGERY: NC911 ORTHO PROGRAM NC CGIA 2/12/2017</p>
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**Figure 2. Alternative B**

### F.3 Virtual Public Meeting



# VA

# U.S. Department of Veterans Affairs

**Virtual Public Meeting**

**Draft Environmental Assessment  
Proposed Construction and Operation of VA  
Outpatient Clinic near Raleigh, North Carolina**

**July 22, 2020**

1



## Introduction

**U.S. Department of Veterans Affairs will:**

- Share information about the project
- Provide instructions on submitting public comments
- Clarify project information in response to any questions

2





## Introduction

### **VA Office of Construction and Facilities Management:**

- **Chris Modovsky** - NEPA Specialist and Environmental Engineer
- **Glenn Elliott** - Environmental Program Director
- **Hector Abreu** - Senior Historic Preservation Specialist
- **Garland Gill** - Senior Realty Specialist

**LRS Federal** - Project Support

3



## Introduction

- **Presentation on the Draft EA for the proposed outpatient clinic**
- **After the presentation VA will take questions from online public participants**

4



# VA

# U.S. Department of Veterans Affairs

## Virtual Public Meeting

### Draft Environmental Assessment Proposed Construction and Operation of VA Outpatient Clinic near Raleigh, North Carolina

July 22, 2020

1



## Welcome to Public Meeting: How it Works

- **Participant audio is muted.**
- **Ask questions to be answered tonight using the Chat feature:**
  - The chat icon is in the attendee controls at the bottom of the screen on a computer or mobile device.
  - Questions only visible to meeting panel.
- **Email comments on the Draft EA through August 6 to [glenn.elliott@va.gov](mailto:glenn.elliott@va.gov)**
- **Meeting technical support: email [help@lrsfederal.com](mailto:help@lrsfederal.com)**

2



## Purpose of Meeting

### Meeting:

- Describes the project and its review under the National Environmental Policy Act (NEPA).
- Summarizes Draft Environmental Assessment (EA) analysis and findings.
- Explains how to submit comments.
- Responds to questions about the project.

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

3



## NEPA Overview

- **NEPA requires federal agencies to consider environmental impact of proposed actions.**
- **This Draft EA identifies potential environmental impacts of proposed Raleigh outpatient clinic (OPC).**
- **Final EA will address public comments.**

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

4



## Project Overview: VA Raleigh Outpatient Clinic

### **Proposed VA project:**

- A developer would construct a 222,325-square-foot OPC and lease it to VA for up to 20 years.
- VA would staff and operate the OPC to serve Veterans in the Raleigh, NC area.
- Consolidate (replace and close) three small area clinics.

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## Project Overview: VA Raleigh Outpatient Clinic

### ***Purpose of project:***

- Enhance and expand services to Veterans for primary care, mental health, and specialty care.

### ***Need for project:***

- Relieve existing overcrowded facilities.

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## Alternatives Evaluated in Draft EA

### Two alternative locations in Garner, NC:

- **A:** Southwest of the intersection of Rand Road and Benson Road
- **B:** Southeast of the intersection of Old Stage Road and Ten Ten Road

### No Action Alternative (required by NEPA regulations)

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## Locations

### Proposed new OPC:

- Alternative A or B

### Clinics that would close:

- Raleigh III VA Clinic
- Raleigh VA Clinic
- Wake County VA Clinic

### Existing clinics to continue operations:

- Brier Creek VA Clinic
- Clayton-East Raleigh VA Clinic

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)



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## Alternative A

- Approximately 16.76 acres
- SW of Rand Road and Benson Road
- Currently undeveloped and wooded
- Surrounding land uses:
  - Farmland
  - Residences
  - Convenience store
  - Elementary school
  - Auto shop
  - Undeveloped land (zoned office / institutional)

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)



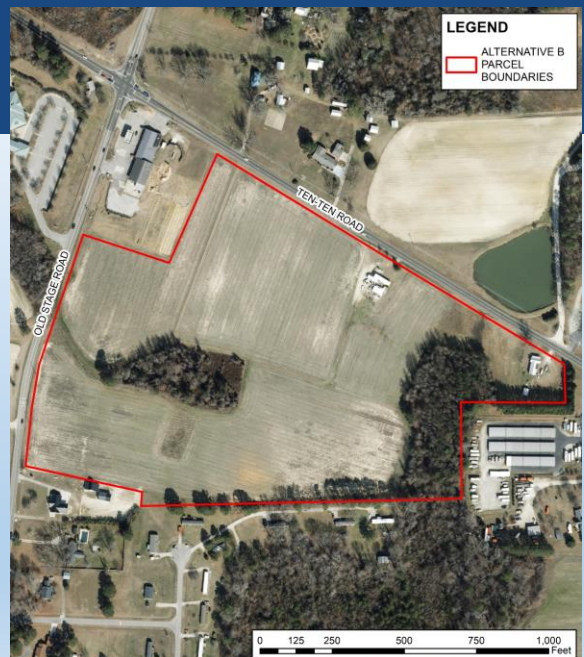
9



## Alternative B

- Approximately 32.88 acres
- SE of Old Stage Rd. and Ten Ten Rd
- Partially in both Town of Garner and unincorporated Wake County
- Currently cleared agricultural and wooded land
- Surrounding land uses:
  - Residential neighborhood
  - Storage units
  - Grocery store
  - Elementary school
  - Undeveloped land

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)



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## No Action Alternative

- VA would not implement the proposed action.
- A new outpatient clinic would not be constructed.
- Services would continue to be provided from existing smaller clinics with lease extensions for an undetermined period of time.
- Provides a benchmark for comparing impacts of the Action Alternatives.
- Does not meet purpose of and need for action.

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## Draft Environmental Assessment

- Describes Affected Environment (baseline conditions) at alternative sites.
- Analyzes potential impacts from alternatives to environmental resources.
- Resources analyzed in Draft EA are:
  - Aesthetics
  - Air quality
  - Cultural & historic resources
  - Geology & soils
  - Hydrology & water quality
  - Wildlife & habitat
  - Noise
  - Land use
  - Floodplains & wetlands
  - Socioeconomics
  - Solid waste & hazardous materials
  - Traffic, transportation, & parking
  - Utilities
  - Environmental justice

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

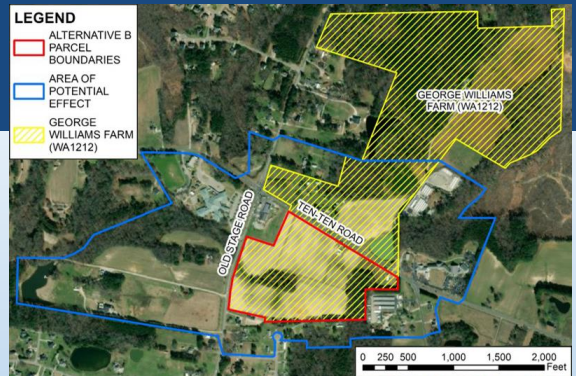
12





## Cultural and Historic Resources

- **Both sites surveyed.**
- **Alternative A:**
  - No cultural resources identified.
- **Alternative B:**
  - Within boundary of George Williams Farm, eligible for National Register of Historic Places.
  - Includes 27-acre archaeological site.
  - Programmatic Agreement, per 36 CFR § 800.14(b): for undetermined effects on historic properties.



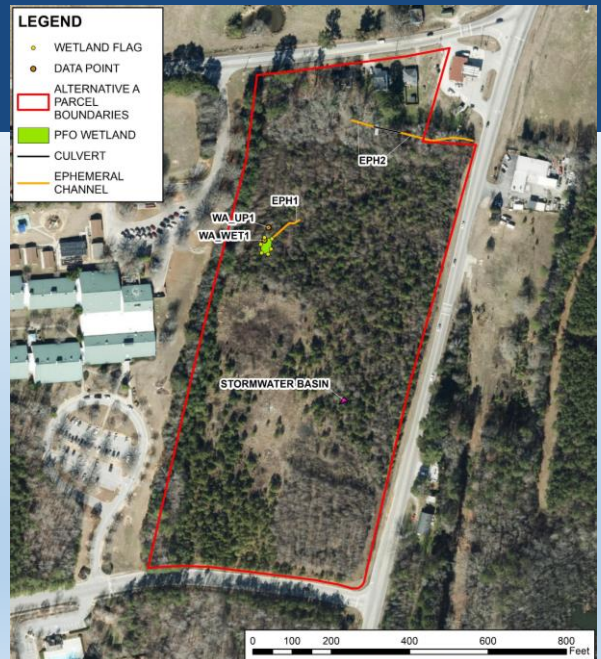
Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## Wetlands: Alternative A

- **May 2020 survey identified wetland area, surface water feature, two ephemeral channels.**
- **U.S. Army Corps of Engineers is reviewing to determine if jurisdictional.**
  - Jurisdictional: Federal Nationwide Permit could be required.
  - Non-jurisdictional: State would review.



Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

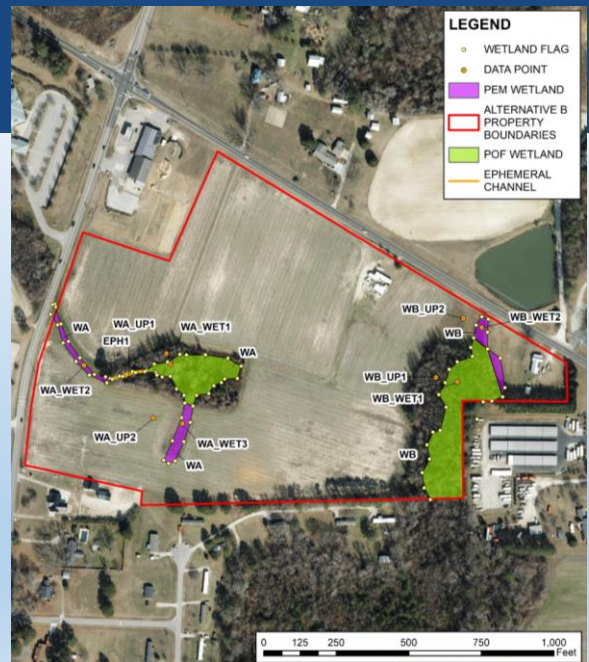
14



## Wetlands: Alternative B

- **May 2020 survey identified two wetland areas and an ephemeral channel.**
- **U.S. Army Corps of Engineers is reviewing to determine if jurisdictional.**
  - Jurisdictional: Federal Nationwide Permit could be required for development.
  - Non-jurisdictional: State would review.

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)



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## Traffic

- **Traffic studies were completed for both locations. NCDOT was consulted for scope of studies and assumptions.**
- **Analysis describes the current capacity of the roads near the proposed sites.**
- **Traffic, congestion, and delays would increase along roads and at intersections.**
- **Improvements to intersections would reduce delays and improve traffic flow. Improvements could include dedicated turn lanes and widened roadways.**

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## Summary of Potential Environmental Impacts

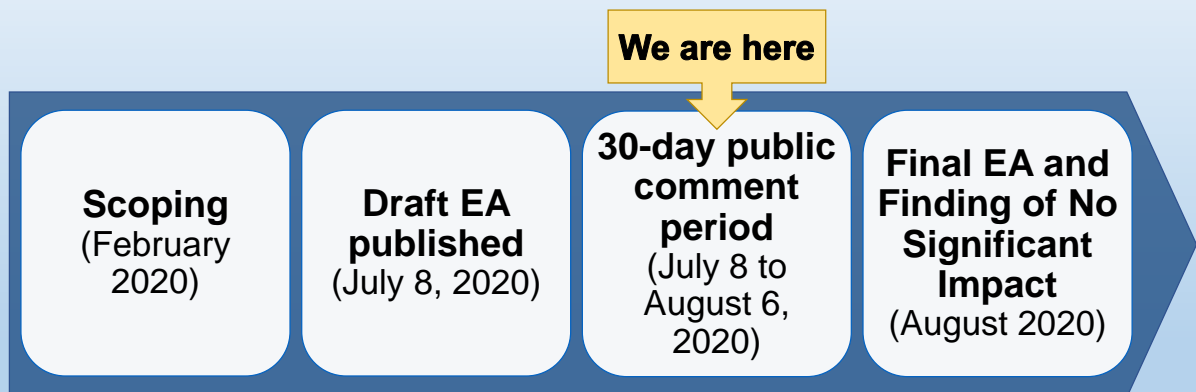
- **No significant impacts to any resources.**
- **Reasonably foreseeable future actions would not result in the proposed action having a significant cumulative impact:**
  - I-540 expansion
  - Neighborhood activity center in the vicinity of Alternative A
  - Improvements to the intersection at Benson Road and Timber Drive
  - Future developments in the vicinity of Alternative A and Alternative B
- **Protection measures, best management practices, mitigation, and compliance with regulatory requirements will further reduce impacts.**

Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## NEPA Process and Timeline



Technical issues? Email [help@LRSfederal.com](mailto:help@LRSfederal.com)

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## How to Submit Comments

*Tonight, you can ask questions until 7 p.m. EDT using the Chat function of this Zoom meeting!*

- **Draft EA available:**
  - Online at [www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp)
  - Hardcopy at Garner Town Hall (900 7th Avenue, Garner, NC)
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## **VA Raleigh EA**

### **Public Meeting Transcript**

**07/22/2020**

#### **{Beginning of presentation}**

Welcome to the Virtual Public Meeting for the Draft Environmental Assessment, or EA, for a proposed VA Outpatient Clinic near Raleigh, North Carolina. The U.S. Department of Veteran's Affairs will share information about the project, provide instructions on submitting public comments, and clarify project information in response to any questions.

#### **Chris Modovsky (CM) 00:26**

I'm Chris Modovsky, NEPA specialist and Environmental Engineer with VA's Office of Construction and Facilities Management. This office is responsible for planning, designing, and managing construction of all major construction projects. With me from VA are Glenn Elliot, our Environmental Program Director, Hector Abreau, Senior Historic Preservation Specialist, and Garland Gill who is managing the lease procurement. Staff from LRS Federal are working with the VA team on this project and are assisting with this virtual meeting.

#### **CM 00:59**

We will first share a presentation on the draft EA for the proposed outpatient clinic. After the presentation, we will take questions from our online public participants.

#### **Narrator (NR) 01:11**

Thank you for participating in this virtual public meeting. To maintain the best possible audio experience, participants' audio will be muted for the duration of the meeting. Questions can be submitted during this presentation using the chat feature. Use this feature by clicking the chat icon in the attendee controls at the bottom of the screen on your computer or mobile device. After clicking on the icon, a chat window will appear. Type your question in the window and press enter to send it. Questions will only be seen by VA staff and moderators. At any time during this meeting or through the end of the public comment period on August 6<sup>th</sup>, you can email comments to [glenn.elliott@va.gov](mailto:glenn.elliott@va.gov). These will be summarized and addressed in the final EA. Technical support during this meeting is also available by emailing [help@LRSfederal.com](mailto:help@LRSfederal.com).

#### **NR 02:05**

The purpose of this public meeting is to share information about the project; its review under the National Environmental Policy Act, or NEPA; the environmental assessment of the project's potential environmental impacts; and how to submit comments on the Draft EA; After this presentation, we will respond to your questions.

NEPA requires federal agencies to analyze and assess the environmental impact of proposed actions and then consider this analysis before making a decision. An environmental assessment, or EA, is one of the types of documents that provides this analysis and is the NEPA document that was prepared for the Raleigh outpatient clinic project.

The public is invited to review and comment on the information in the draft EA. Public comments will be summarized and addressed in the final EA.

**NR 02:57**

Now for a brief overview of the project. VA is proposing to award a contract to a developer who would construct an approximately 222,325-square-foot outpatient clinic near Raleigh, North Carolina. VA would then lease this clinic for up to 20 years and would staff and operate it to serve Veterans in the Raleigh area.

The new clinic would replace three undersized area clinics: the Raleigh VA Clinic on Sungate Boulevard, the Raleigh III VA Clinic on Atlantic Avenue, and the Wake County VA Clinic on Hammond Business Place. These are shown on an upcoming slide.

**NR 03:38**

The purpose of the project is to enhance and expand services to Veterans for primary care, mental health, and specialty care. The project is needed to relieve existing overcrowded facilities.

VA issued a Request for Lease Proposals and received offers from developers to construct the proposed outpatient clinic at various locations within the project area. From these offers, VA identified two offers in the competitive range for the outpatient clinic. These two sites are shown on the map on the next slide as Alternative A and Alternative B.

**NR 04:14**

Alternative A is southwest of the intersection of Rand Road and Benson Road. Alternative B is southeast of the intersection of Old Stage Road and Ten Ten Road. The NEPA regulations also require an EA to evaluate the No Action Alternative, so that is included in the analysis as well.

This map shows the existing VA clinics in the Raleigh area, along with the two alternative locations for the new clinic.

Alternative sites A and B are both located to the south of Raleigh, in the Town of Garner.

The proposed action would close the three existing clinics nearest downtown Raleigh, labeled here as Raleigh III VA Clinic, Raleigh VA Clinic, and Wake County VA Clinic.

Two additional VA clinics would continue to operate: The Brier Creek VA Clinic is northwest of the Raleigh metro area, and the Clayton-East Raleigh VA Clinic is southeast of the metro area.

**NR 05:12**

The first alternative location is Alternative A. Alternative A is approximately 16.76 acres along the west side of Benson Road, also known as Highway 50, in the Town of Garner, in the southern Raleigh metro area. The site is currently undeveloped and wooded. Surrounding properties include farmland, residential neighborhoods, a convenience store, an elementary school, an auto shop, and undeveloped land zoned for office and institutional use.

**NR 05:44**

The second alternative location is Alternative B. Alternative B is approximately 32.88 acres and is located at the intersection of Old Stage Road and Ten Ten Road. Approximately half of this site is located in the Town of Garner with the other half in unincorporated Wake County. If Alternative B is selected, the town of Garner would annex the county property. The site includes cleared agricultural and wooded land. Surrounding properties include a residential neighborhood, storage units, a grocery store, an elementary school, and undeveloped land.

**NR 06:44**

NEPA requires VA to analyze the alternative of not implementing the proposed action. Therefore, the environmental assessment also includes an analysis of the impacts from not constructing the outpatient clinic.

VA would continue to provide services at the three separate leased clinic locations, using lease extensions for an undetermined period of time. The sites for Alternatives A and B would not be used by VA and could possibly be developed by others consistent with local zoning.

The no action alternative provides a benchmark for comparing and analyzing the effects of the other alternatives.

This alternative would limit VA's ability to provide needed health care services to Veterans in the region. The no action alternative does not meet the purpose of and need for the proposed action.

**NR 07:13**

The draft environmental assessment describes the affected environment, or baseline physical, environmental, cultural, and socioeconomic conditions at Alternative A and Alternative B and the general vicinity. The effects from the construction and operation of the outpatient clinic on these baseline conditions are then analyzed and described.

**NR 07:36**

Resource areas described and analyzed in the draft environmental assessment are Aesthetics, Air quality, Cultural and historic resources, Geology and soils, Hydrology and water quality, Wildlife and habitat, Noise, Land use, Floodplains and wetlands, Socioeconomics, Solid waste and hazardous materials, Traffic, transportation, and parking, Utilities, and Environmental justice.

The resource areas that required the most detailed analyses for this proposed action are highlighted in the following slides.

**NR 08:14**

The first resource area we are discussing in detail is cultural and historic resources. VA conducted a cultural resources records review and survey on both sites in June 2020. The records review and survey determined that no cultural resources were identified on Alternative A.

**NR 08:34**

On Alternative B, the records review indicated that the site is inside the boundaries of a National Register of Historic Places eligible property called the George Williams Farm. This area is shown in yellow on the map. Additionally, records identified a 14.6-acre archaeological site on Alternative B. VA conducted a cultural resources survey on Alternative B and confirmed the archaeological site and expanded the site boundaries from 14.6 to 27 acres. Therefore, VA has determined that it is appropriate to develop a Programmatic Agreement, or PA, with the North Carolina State Historic Preservation Office in accordance with 36 CFR Section 8.14b, including Section 8.14b1, subparagraph two, which recognizes that a PA may be used when effects on historic properties cannot be fully determined prior to approval of an undertaking. This will also assure VA compliance with Section 106 of the National Historic Preservation Act.



**NR 09:39**

On Alternative A, the May 2020 field investigation identified a wetland area, surface water feature, and two ephemeral channels. A request was submitted in June 2020 to the U.S. Army Corps of Engineers to determine if these areas are jurisdictional wetlands or waters. If they are determined to be jurisdictional, a permit and possibly mitigation could be required for development. If they are non-jurisdictional, the North Carolina Department of Environmental Quality would review the proposed project under Section 401 of the Clean Water Act.

**NR 10:14**

On Alternative B, the May 2020 field investigation identified two wetland areas and an ephemeral channel. A request was also submitted in June 2020 to the U.S. Army Corps of Engineers to determine if these areas are jurisdictional wetlands or waters.

If they are determined to be jurisdictional, a permit and possibly mitigation could be required for development. If they are non-jurisdictional, the North Carolina Department of Environmental Quality would review the proposed project under Section 401 of the Clean Water Act.

**NR 10:48**

Traffic studies were conducted in June 2020 for Alternative A and Alternative B. The studies describe the current capacity of the roads and describe the existing level of service for intersections near the proposed sites.

The studies concluded that the outpatient clinic would contribute to traffic, congestion, and delays along roads and intersections. The studies included modeling of road and intersections improvements. The models indicated that improvements to intersections would reduce delays and improve traffic flow. Some of the modeling improvements that could be applied include dedicated turn lanes and widening of roadways.

To summarize, the proposed action would have no significant impacts to any environmental resources.

**NR 11:35**

The EA also includes an analysis of potential cumulative impacts. Cumulative impacts are defined as the incremental impact of the proposed action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency, federal or non-federal, or person undertakes such other actions. Reasonably foreseeable future actions for this project were identified as:

- I-540 expansion
- Neighborhood activity center in the vicinity of Alternative A
- Improvements to the intersection at Benson Road and Timber Drive
- Future developments in the vicinity of Alternative A and Alternative B

No significant cumulative impacts were identified.

Protection measures, best management practices, mitigation, and compliance with regulatory requirements will further reduce impacts.

**NR 12:32**

This figure shows the NEPA process and timeline. We are currently in the 30-day public comment period which ends August 6<sup>th</sup>. During this time, the public reviews the draft environmental assessment and submits comments.

VA will gather, read, and review public comments and respond to comments in the final environmental assessment. VA anticipates preparing a finding of no significant impact, or FONSI, for the conclusions in the Final EA, and expects to publish the final environmental assessment and FONSI by mid-August 2020.

**NR 13:08**

The draft environmental assessment is available for download from the website listed on the slide. A hardcopy is also available for review at Garner Town Hall.

The 30-day comment period closes August 6, 2020. Email comments or questions before the comment period closes to Glenn.Elliott@va.gov. Please use the subject line "Raleigh OPC Draft EA". If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.

This concludes this presentation.

**NR 13:48**

We will now respond to questions. If you have a question for us at this time, please click the Chat icon at the bottom of your screen and type your question. Remember that questions are not seen by other participants.

**{End of presentation}**

**CM 14:09**

Hi, this is Chris Modovsky. At this time, please type your questions into the chat box on Zoom. I will read and address each question. Each question is being recorded and will also be summarized and fully responded to in the final EA that will be published next month.

**CM 16:45**

We have a test question to know that it is working but we have no questions submitted yet but we are ready to respond to any as they come in.

**CM 17:09**

I see one question here. It says, "In looking at Alternative B, although the field falls within a National Register Determination of Eligibility property, I see a tenant house in the Southeast corner, part of the farming complex for the George Williams Farm. Is that the resource that would likely need a PA for mitigation purposes?"

Give us one second and I will get our Historic Preservation Specialist to provide me information to answer your question.

**CM 18:09**

Okay, it's not part of the National Register of Eligible Property but there could be indirect effects that would need to be addressed.

If you refer to the draft EA when you get a chance to review it in detail, you'll see all the information about those resources and the evaluation.

**CM 20:13**

We have no unanswered questions waiting right now but we'll continue to respond to questions as they are submitted through the end of the scheduled meeting at 7 PM Eastern.

**CM 27:25**

As we have no questions currently pending a response, we will replay the 10- to 15-minute presentation and then continue to take questions afterward through the end of the meeting time.

**{Presentation replay}**

**CM 42:01**

At this time, please type your questions into the chat box on Zoom. I will read and address each question. Each question is being recorded and will also be summarized and fully responded to in the Final EA that will be published next month.

Also, we'd like to know who we've reached with this presentation, so if you're willing to type your name and affiliation or source of your interest in this project into the chat box, we'd appreciate it. Only the panel will see this information. Thank you.

**CM 43:00**

We have no questions submitted yet but are ready to respond to any as they come in.

We have no unanswered questions right now but we will continue to be available to respond to questions as they are submitted through the end of the scheduled meeting at 7PM Eastern.

**CM 60:00**

This concludes the public meeting for the Draft Environmental Assessment for the Raleigh Outpatient Clinic. Thank you.

#### F.4 Comments on the Draft EA

**From:** Charles Rhodes [REDACTED]  
**Sent:** Tuesday, July 14, 2020 12:22 PM  
**To:** Elliott, Glenn (CFM) <Glenn.Elliott@va.gov>  
**Subject:** [EXTERNAL] Proposed Outpatient Clinic

Hello Glenn,

I have seen several notices in the N & O in Raleigh, NC about the above-mentioned clinic. Is this clinic going to consolidate Raleigh clinics? If so, I think it would be a plus for the area at Rand & Benson roads. This area has ample restaurants, banks, and shopping for people coming in from rural areas. It is just off I-40 which would be convenient for numerous towns. The Old Stage and Ten-Ten roads location are in the boon-docks with nothing to offer visiting veterans.

Please let me know the answer to the consolidation question.

Although I am retired and a disabled veteran, I am still mobile should you need leg work in this area.

I spent 27 years as a property inspector in my working years.

Sincerely,

Charles Rhodes

[REDACTED]



**From:** Mann, Leigh <leigh\_mann@fws.gov>  
**Sent:** Tuesday, July 21, 2020 12:24 PM  
**To:** Elliott, Glenn (CFM) <Glenn.Elliott@va.gov>  
**Subject:** Re: [EXTERNAL] Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic, Raleigh, NC

Mr. Elliott,

Please find the attached pdf letter for the above listed project. If you need anything additional please let us know.

Respectfully,

Leigh Mann  
Office Automation  
USFWS Raleigh ES FO  
551-F Pylon Drive  
Raleigh, NC 27606  
Office: 1-919-856-4520 ext. 10  
Fax: 1-919-856-4556  
[leigh\\_mann@fws.gov](mailto:leigh_mann@fws.gov)

***NOTE: This email correspondence and any attachments to and from this sender is subject to the Freedom of Information Act (FOIA) and may be disclosed to third parties.***

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**From:** Benjamin, Pete <pete\_benjamin@fws.gov>  
**Sent:** Wednesday, July 8, 2020 10:51 AM  
**To:** Mann, Leigh <leigh\_mann@fws.gov>  
**Subject:** Fw: [EXTERNAL] Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic, Raleigh, NC

Pete Benjamin  
Field Supervisor

Raleigh ES Field Office  
U.S. Fish and Wildlife Service  
(O) 919-856-4520 x  
(M) 919-816-6

**From:** Modovsky, Christine M. (CFM) [Christine.Modovsky@va.gov](mailto:Christine.Modovsky@va.gov)>  
**Sent:** Wednesday, July 8, 2020 10:35 AM  
**Subject:** [EXTERNAL] Notice of Availability - Draft Environmental Assessment for Proposed VA Outpatient Clinic, Raleigh, NC

**This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.**

The U.S. Department of Veterans Affairs (VA) Office of Construction & Facilities Management announces the availability of a draft environmental assessment (EA) for public review and comment. The Draft EA evaluates the potential environmental effects of constructing and operating an approximately 222,325-square-foot outpatient clinic in the Raleigh, North Carolina, area. VA proposes to select a developer who would construct the outpatient clinic and then lease the facility to VA for up to 20 years. VA is considering two locations for the proposed clinic, both in Garner, NC: southwest of the intersection of Rand Road and Benson Road and southeast of the intersection of Old Stage Road and Ten Ten Road.

VA prepared the Draft EA in accordance with the National Environmental Policy Act and regulations implementing the Act. VA intends to issue a Final EA and Finding of No Significant Impact following this 30-day comment period. Comments on the Draft EA will be summarized and addressed in the Final EA.

You may view the Draft EA online at:

[www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp)

A hard copy for review is on file at Garner Town Hall, 900 7<sup>th</sup> Avenue, Garner, NC.

VA invites you to attend a virtual public meeting on this Draft EA. VA will present information on the proposed project, summarize the Draft EA findings, and provide an opportunity for questions and comments.

Date: Wednesday, July 22, 2020

Time: 6 PM (EDT)

The link to the virtual public meeting will be posted at

[www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp) before the meeting.

The 30-day comment period closes **August 6, 2020**. Comments or questions may be sent by email on or before that date, to:

Glenn Elliott ([glenn.elliott@va.gov](mailto:glenn.elliott@va.gov))

Please use the subject line "Raleigh OPC Draft EA"

If you have any questions or are unable to submit your comments by email, please contact Glenn Elliott at (202) 632-5879.



# United States Department of the Interior

## FISH AND WILDLIFE SERVICE

Raleigh ES Field Office

551-F Pylon Drive

Raleigh, North Carolina 27606

July 21, 2020

Glenn Elliott  
US Department of Veterans Affairs  
810 Vermont Avenue NW (003C)  
Washington, DC 20420

Re: Outpatient Clinic – Wake County

Dear Mr. Elliott:

This letter is to inform you that the Service has established an on-line project planning and consultation process which assists developers and consultants in determining whether a federally-listed species or designated critical habitat may be affected by a proposed project. For future projects, please visit the Raleigh Field Office's project planning website at <https://www.fws.gov/raleigh/pp.html>. If you are only searching for a list of species that may be present in the project's Action Area, then you may use the Service's Information, Planning, and Consultation System (IPaC) website to determine if any listed, proposed, or candidate species may be present in the Action Area and generate a species list. The IPaC website may be viewed at <https://ecos.fws.gov/ipac/>. The IPaC web site contains a complete and frequently updated list of all endangered and threatened species protected by the provisions of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.)(Act), a list of federal species of concern<sup>1</sup> that are known to occur in each county in North Carolina, and other resources.

Section 7 of the Act requires that all federal agencies (or their designated non-federal representative), in consultation with the Service, insure that any action federally authorized, funded, or carried out by such agencies is not likely to jeopardize the continued existence of any federally-listed endangered or threatened species. A biological assessment or evaluation may be prepared to fulfill that requirement and in determining whether additional consultation with the Service is necessary. In addition to the federally-protected species list, information on the species' life histories and habitats and information on completing a biological assessment or

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<sup>1</sup> The term "federal species of concern" refers to those species which the Service believes might be in need of concentrated conservation actions. Federal species of concern receive no legal protection and their designation does not necessarily imply that the species will eventually be proposed for listing as a federally endangered or threatened species. However, we recommend that all practicable measures be taken to avoid or minimize adverse impacts to federal species of concern.

evaluation and can be found on our web page at <http://www.fws.gov/raleigh>. Please check the web site often for updated information or changes.

If your project contains suitable habitat for any of the federally-listed species known to be present within the county where your project occurs, the proposed action has the potential to adversely affect those species. As such, we recommend that surveys be conducted to determine the species' presence or absence within the project area. The use of North Carolina Natural Heritage program data should not be substituted for actual field surveys.

If you determine that the proposed action may affect (i.e., likely to adversely affect or not likely to adversely affect) a federally-protected species, you should notify this office with your determination, the results of your surveys, survey methodologies, and an analysis of the effects of the action on listed species, including consideration of direct, indirect, and cumulative effects, before conducting any activities that might affect the species. If you determine that the proposed action will have no effect (i.e., no beneficial or adverse, direct or indirect effect) on federally listed species, then you are not required to contact our office for concurrence (unless an Environmental Impact Statement is prepared). However, you should maintain a complete record of the assessment, including steps leading to your determination of effect, the qualified personnel conducting the assessment, habitat conditions, site photographs, and any other related articles.

With regard to the above-referenced project, we offer the following remarks. Our comments are submitted pursuant to, and in accordance with, provisions of the Endangered Species Act.

Based on the information provided and other information available, it appears that the proposed action is not likely to adversely affect any federally-listed endangered or threatened species, their formally designated critical habitat, or species currently proposed for listing under the Act at these sites. We believe that the requirements of section 7(a)(2) of the Act have been satisfied for your project. Please remember that obligations under section 7 consultation must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner that was not considered in this review; or, (3) a new species is listed or critical habitat determined that may be affected by the identified action.

However, the Service is concerned about the potential impacts the proposed action might have on aquatic species. Aquatic resources are highly susceptible to sedimentation. Therefore, we recommend that all practicable measures be taken to avoid adverse impacts to aquatic species, including implementing directional boring methods and stringent sediment and erosion control measures. An erosion and sedimentation control plan should be submitted to and approved by the North Carolina Division of Land Resources, Land Quality Section prior to construction. Erosion and sedimentation controls should be installed and maintained between the construction site and any nearby down-gradient surface waters. In addition, we recommend maintaining natural, vegetated buffers on all streams and creeks adjacent to the project site.

The North Carolina Wildlife Resources Commission has developed a Guidance Memorandum (a copy can be found on our website at (<http://www.fws.gov/raleigh>) to address and mitigate secondary and cumulative impacts to aquatic and terrestrial wildlife resources and water quality.

We recommend that you consider this document in the development of your projects and in completing an initiation package for consultation (if necessary).

We hope you find our web page useful and informative and that following the process described above will reduce the time required, and eliminate the need, for general correspondence for species' lists. If you have any questions or comments, please contact John Ellis of this office at (919) 856-4520 ext. 26.

Sincerely,

A handwritten signature in blue ink that reads "John Ellis for". The signature is written in a cursive style.

Pete Benjamin  
Field Supervisor





STATE OF NORTH CAROLINA  
DEPARTMENT OF ADMINISTRATION

Roy Cooper  
GOVERNOR

Machelle Sanders  
Secretary

August 11, 2020

Glenn Elliott  
US Department of Veterans Affairs  
Office of Construction & Facilities  
810 Vermont Avenue NW  
Washington, DC 20420-

Re: SCH File # 21-E-6100-0008 Proposed project is for the construction of a new 222,325 sf outpatient clinic in Raleigh  
View documents at: [www.durham.va.gov/pressreleases/RaleighOPC\\_EA.asp](http://www.durham.va.gov/pressreleases/RaleighOPC_EA.asp)

Dear Glenn Elliott:

The above referenced environmental impact information has been submitted to the State Clearinghouse under the provisions of the National Environmental Policy Act. According to G.S. 113A-10, when a state agency is required to prepare an environmental document under the provisions of federal law, the environmental document meets the provisions of the State Environmental Policy Act. Attached to this letter for your consideration are comments made by the agencies in the review of this document.

If any further environmental review documents are prepared for this project, they should be forwarded to this office for intergovernmental review.

Should you have any questions, please do not hesitate to call.

Sincerely,

Crystal Best  
State Environmental Review Clearinghouse

Attachments

*Mailing Address:*  
NC DEPARTMENT OF ADMINISTRATION  
1301 MAIL SERVICE CENTER  
RALEIGH, NC 27699-1301

*Telephone:* (919)807-2425  
*Fax:* (919)733-9571  
COURIER: #51-01-00  
*Email:* [state.clearinghouse@doa.nc.gov](mailto:state.clearinghouse@doa.nc.gov)  
*Website:* [www.ncadmin.nc.gov](http://www.ncadmin.nc.gov)

*Location:*  
116 WEST JONES STREET  
RALEIGH, NORTH CAROLINA



NORTH CAROLINA  
Environmental Quality

ROY COOPER  
Governor

MICHAEL S. REGAN  
Secretary

JAMIE RAGAN  
Director

MEMORANDUM

To: Crystal Best  
State Clearinghouse Coordinator  
Department of Administration

From: Lyn Hardison  
Division of Environmental Assistance and Customer Service  
Environmental Assistance and Project Review Coordinator  
Washington Regional Office

RE: 21-0008  
Environmental Assessment - Proposed project is for the  
construction of a new 222,325 sf outpatient clinic in Raleigh.  
Wake County

Date: August 7, 2020

The Department of Environmental Quality has reviewed the proposal for the referenced project. Based on the information provided, several of our agencies have identified permits that may be required and offered some valuable guidance to help the applicant minimize impacts to fish and wildlife resources and surrounding environmental resources. The comments are attached for the applicant's review.

The Department agencies will continue to be available to assist the applicant through any environmental review or permitting processes.

Thank you for the opportunity to respond.

Attachments





## ⊠ North Carolina Wildlife Resources Commission ⊠

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Gordon Myers, Executive Director

### MEMORANDUM

TO: Lyn Hardison, Environmental Assistance Coordinator  
NCDEQ Division of Environmental Assistance and Customer Services

FROM: Gabriela Garrison  
Eastern Piedmont Coordinator  
Habitat Conservation *Gabriela Garrison*

DATE: August 5, 2020

SUBJECT: Request for Environmental Scoping for Proposed Veterans Affairs Raleigh Outpatient Clinic, Wake County, DEQ Project No. 21-0008.

Biologists with the North Carolina Wildlife Resources Commission (NCWRC) have reviewed the subject document. Comments are provided in accordance with provisions of the Fish and Wildlife Coordination Act (48 Stat. 401, as amended; 16 U.S.C. 661-667e), North Carolina Environmental Policy Act (G.S. 113A-1 through 113A-10; 1 NCAC 25) and North Carolina General Statutes (G.S. 113-131 et seq.).

The U.S. Department of Veterans Affairs proposes to construct a centralized and energy-efficient outpatient clinic. The clinic would replace and consolidate three existing outpatient clinics in Raleigh. There are two locations under consideration for the proposed action: 1. Southwest of the intersection of Rand and Benson Roads (Alternative A); and 2. Southeast of the intersection of Old Stage and Ten Ten Roads. Both sites are in Garner (Alternative B).

For Alternative A, aerial maps and images indicate Neal Branch, a tributary to Swift Creek, flows south of the project area. There are records for the following rare, freshwater mussels downstream of the site in Swift Creek: the federally threatened, yellow lance (*Elliptio lanceolata*); the federal at-risk species and state-endangered, Atlantic pigtoe (*Fusconaia masoni*); the state-threatened, Roanoke slabshell (*Elliptio roanokensis*), eastern lampmussel (*Lampsilis radiata*), triangle floater (*Alasmidonta undulata*) and creeper (*Strophitus undulatus*); and the Atlantic spike (*Elliptio producta*) a species on the Natural Heritage Program's Watch List.

The NCWRC is concerned with potentially adverse ecological impacts resulting from project construction. Impervious surface in developing areas results in increased stormwater runoff that can impact stream morphology. This will cause further degradation of aquatic habitat through accelerated stream bank erosion, channel and bedload changes, altered substrates and scouring of stream channels. In addition, pollutants (e.g., sediment, heavy metals, pesticides and fertilizers) washed from developed landscapes can adversely affect and extirpate species downstream. Because of Alternative A's proximity to sensitive aquatic resources, the NCWRC recommends constructing at the Alternative B site.

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**Mailing Address:** Habitat Conservation Division • 1721 Mail Service Center • Raleigh, NC 27699-1721  
**Telephone:** (919) 707-0220 • **Fax:** (919) 707-0028

August 5, 2020  
Veterans Affairs Raleigh Outpatient Clinic  
DEQ Project No.: 21-0008

The following recommendations will minimize impacts to aquatic and terrestrial wildlife resources: NCWRC offers the following general recommendations to minimize impacts to aquatic and terrestrial wildlife resources:

1. The project footprint should be surveyed for wetlands and streams to ensure there are no impacts to surface waters. In addition to providing wildlife habitat, wetland areas and streams aid in flood control and water quality protection. United States Army Corps of Engineers Section 404 Permits and NC Division of Water Resources Section 401 Certifications are required for any impacts to jurisdictional streams or wetlands.
2. Maintain or establish a minimum 100-foot undisturbed, native forested buffer along each side of perennial streams and 50-foot undisturbed, native forested buffer along each side of intermittent streams and wetlands. In areas where federally listed species are found, maintain a 200-foot native forested buffer along perennial streams and a 100-foot native forested buffer around intermittent streams and wetlands. Forested riparian buffers protect habitat areas and provide travel corridors for wildlife species. In addition, forested riparian buffers protect water quality by stabilizing stream banks and filtering stormwater runoff.
3. Stormwater runoff to receiving surface waters can be minimized by reducing impervious surfaces and increasing infiltration on site using Low Impact Development (LID) techniques. LID techniques appropriate for this project may include permeable pavement and bioretention areas that can collect stormwater from the parking areas. Additional alternatives include narrower roads, swales versus curbs/gutters and permeable surfaces such as turf stone, brick and cobblestone.
4. Re-seed disturbed areas with seed mixtures that are beneficial to wildlife. Avoid fescue-based mixtures as fescue is invasive and provides little benefit to wildlife. A list of wildlife-friendly plants is available upon request. In addition, the use of non-invasive, native species is recommended. Using native species instead of ornamentals should reduce the need for water, fertilizers and pesticides.
5. Insecticides and herbicides should not be used within 100 feet of perennial streams and 50 feet of intermittent streams, or within floodplains and wetlands associated with these streams.
6. Sediment and erosion control measures should be installed prior to any land-disturbing activity. The use of biodegradable and wildlife-friendly sediment and erosion control devices is strongly recommended. Silt fencing, fiber rolls and/or other products should have loose-weave netting that is made of natural fiber materials with movable joints between the vertical and horizontal twines. Silt fencing and similar materials that have been reinforced with plastic or metal mesh should be avoided as they impede the movement of terrestrial wildlife species. Excessive silt and sediment loads can have detrimental effects on aquatic resources including destruction of spawning habitat, suffocation of eggs and clogging of gills.

The NCWRC encourages the applicant to consider additional measures to protect aquatic and terrestrial wildlife species in developing landscapes. The NCWRC's *Guidance Memorandum to Address and Mitigate Secondary and Cumulative Impacts to Aquatic and Terrestrial Wildlife Resources and Water Quality* (August 2002; [http://www.ncwildlife.org/Portals/0/Conserving/documents/2002\\_GuidanceMemorandumforSecondaryandCumulativeImpacts.pdf](http://www.ncwildlife.org/Portals/0/Conserving/documents/2002_GuidanceMemorandumforSecondaryandCumulativeImpacts.pdf)) details measures to minimize secondary and cumulative impacts to aquatic and terrestrial wildlife resources; in addition, the NCWRC's Green Growth Toolbox (<http://216.27.39.101/greengrowth/>) provides information on nature-friendly planning.

Thank you for the opportunity to review and comment on this project. If I can be of further assistance, please contact me at (910) 409-7350 or [gabriela.garrison@ncwildlife.org](mailto:gabriela.garrison@ncwildlife.org).

ROY COOPER  
Governor  
MICHAEL S. REGAN  
Secretary  
S. DANIEL SMITH  
Director



July 28, 2020

**MEMORANDUM**

To: Lyn Hardison  
Department of Environmental Quality

From: David Wainwright *DW*  
SEPA Coordinator, Division of Water Resources

Subject: SCH #21-0008  
Environmental Assessment  
U.S. Department of Veterans Affairs Raleigh Outpatient Clinic  
Wake County

The Division of Water Resources Central Office staff have reviewed the EA for the U.S. Department of Veterans Affairs proposed outpatient clinic near Raleigh in Wake County. Staff provide the following comments:

**Municipal Permitting Unit** (Christyn Fertenbaugh – [Christyn.Fertenbaugh@ncdenr.gov](mailto:Christyn.Fertenbaugh@ncdenr.gov) or 919-707-3625):

- Sewer extension permit(s) from the State or an authorized delegated program will likely be needed for the construction and operation of the proposed pump station and force main. It appears that they do not have this currently listed under Appendix A: Permits, but they do have an NPDES permit listed which is almost certainly not required based on the provided documentation. They may be considering the wastewater permit from Wake County to be the sewer permit needed, but it appears likely that the sewers will not fall under local jurisdiction due to exceeding flow limitations and other deemed permitted requirements listed in 15A NCAC 02T.0303(a)(1-3). More information is needed to fully evaluate permitting requirements.

The Division of Water Resources thanks you for the opportunity to comment on the proposed project. Should you have questions regarding the above comments, please contact the listed staff member. I can be reached at either [David.Wainwright@ncdenr.gov](mailto:David.Wainwright@ncdenr.gov) or 919-707-9045.

ec: Christyn Fertenbaugh, Municipal Permitting Unit



North Carolina Department of Environmental Quality | Division of Water Resources  
512 North Salisbury Street | 1611 Mail Service Center | Raleigh, North Carolina 27699-1611  
919.707.9000

State of North Carolina Department of Environmental Quality  
 INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: Raleigh  
 Project Number: 21-0008 Due Date: 8/5/2020  
 County: Wake

After review of this project it has been determined that the DEQ permit(s) and/or approvals indicated may need to be obtained in order for this project to comply with North Carolina Law. Questions regarding these permits should be addressed to the Regional Office indicated on the reverse of the form. All applications, information and guidelines relative to these plans and permits are available from the same Regional Office.

	PERMITS	SPECIAL APPLICATION PROCEDURES or REQUIREMENTS	Normal Process Time (statutory time limit)
<input type="checkbox"/>	Permit to construct & operate wastewater treatment facilities, non-standard sewer system extensions & sewer systems that do not discharge into state surface waters.	Application 90 days before begins construction or award of construction contracts. On-site inspection may be required. Post-application technical conference usual.	30 days (90 days)
<input type="checkbox"/>	Permit to construct & operate, sewer extensions involving gravity sewers, pump stations and force mains discharging into a sewer collection system	Fast-Track Permitting program consists of the submittal of an application and an engineer's certification that the project meets all applicable State rules and Division Minimum Design Criteria.	30 days (N/A)
<input type="checkbox"/>	NPDES - permit to discharge into surface water and/or permit to operate and construct wastewater facilities discharging into state surface waters.	Application 180 days before begins activity. On-site inspection. Pre-application conference usual. Additionally, obtain permit to construct wastewater treatment facility-granted after NPDES. Reply time, 30 days after receipt of plans or issue of NPDES permit-whichever is later.	90-120 days (N/A)
<input type="checkbox"/>	Water Use Permit	Pre-application technical conference usually necessary.	30 days (N/A)
<input type="checkbox"/>	Well Construction Permit	Complete application must be received and permit issued prior to the installation of a groundwater monitoring well located on property not owned by the applicant, and for a large capacity (>100,000 gallons per day) water supply well.	7 days (15 days)
<input type="checkbox"/>	Dredge and Fill Permit	Application copy must be served on each adjacent riparian property owner. On-site inspection. Pre-application conference usual. Filling may require Easement to Fill from N.C. Department of Administration and Federal Dredge and Fill Permit.	55 days (90 days)
<input checked="" type="checkbox"/>	Permit to construct & operate Air Pollution Abatement facilities and/or Emission Sources as per 15 A NCAC (2Q.0100 thru 2Q.0300)	Application must be submitted and permit received prior to construction and operation of the source. If a permit is required in an area without local zoning, then there are additional requirements and timelines (2Q.0113).	90 days
<input checked="" type="checkbox"/>	Any open burning associated with subject proposal must be in compliance with 15 A NCAC 2D.1900	N/A	60 days (90 days)
<input checked="" type="checkbox"/>	Demolition or renovations of structures containing asbestos material must be in compliance with 15 A NCAC 20.1110 (a) (1) which requires notification and removal prior to demolition. Contact Asbestos Control Group 919-707-5950	Please Note - The Health Hazards Control Unit (HHCU) of the N.C. Department of Health and Human Services, must be notified of plans to demolish a building, including residences for commercial or industrial expansion, even if no asbestos is present in the building.	60 days (90 days)
<input checked="" type="checkbox"/>	The Sedimentation Pollution Control Act of 1973 must be properly addressed for any land disturbing activity. An erosion & sedimentation control plan will be required if one or more acres are to be disturbed. Plan must be filed with and approved by applicable Regional Office (Land Quality Section) at least 30 days before beginning activity. A NPDES Construction Stormwater permit (NCG010000) is also usually issued should design features meet minimum requirements. A fee of \$65 for the first acre or any part of an acre. An express review option is available with additional fees.		20 days (30 days)
<input type="checkbox"/>	Sedimentation and erosion control must be addressed in accordance with NCDOT's approved program. Particular attention should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets.		(30 days)
<input type="checkbox"/>	Sedimentation and erosion control must be addressed in accordance with _____ <b>Local Government's</b> approved program. Particular attention should be given to design and installation of appropriate perimeter sediment trapping devices as well as stable Stormwater conveyances and outlets.		Based on Local Program
<input type="checkbox"/>	Compliance with 15A NCAC 2H .0126 - NPDES Stormwater Program which regulates three types of activities: Industrial, Municipal Separate Storm Sewer System & Construction activities that disturb ≥1 acre.		30-60 days (90 days)
<input type="checkbox"/>	Compliance with 15A NCAC 2H 1000 -State Stormwater Permitting Programs regulate site development and post-construction stormwater runoff control. Areas subject to these permit programs include all 20 coastal counties, and various other counties and watersheds throughout the state.		45 days (90 days)



State of North Carolina Department of Environmental Quality  
 INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

Reviewing Regional Office: Raleigh  
 Project Number: 21-0008 Due Date: 8/5/2020  
 County: Wake

	PERMITS	SPECIAL APPLICATION PROCEDURES or REQUIREMENTS	Normal Process Time (statutory time limit)
<input type="checkbox"/>	Mining Permit	On-site inspection usual. Surety bond filed with DEQ Bond amount varies with type mine and number of acres of affected land. Affected area greater than one acre must be permitted. The appropriate bond must be received before the permit can be issued.	30 days (60 days)
<input type="checkbox"/>	Dam Safety Permit	If permit required, application 60 days before begin construction. Applicant must hire N.C. qualified engineer to: prepare plans, inspect construction, and certify construction is according to DEQ approved plans. May also require a permit under mosquito control program. And a 404 permit from Corps of Engineers. An inspection of site is necessary to verify Hazard Classification. A minimum fee of \$200.00 must accompany the application. An additional processing fee based on a percentage or the total project cost will be required upon completion.	30 days (60 days)
<input type="checkbox"/>	Oil Refining Facilities	N/A	90-120 days (N/A)
<input type="checkbox"/>	Permit to drill exploratory oil or gas well	File surety bond of \$5,000 with DEQ running to State of NC conditional that any well opened by drill operator shall, upon abandonment, be plugged according to DEQ rules and regulations.	10 days N/A
<input type="checkbox"/>	Geophysical Exploration Permit	Application filed with DEQ at least 10 days prior to issue of permit. Application by letter. No standard application form.	10 days N/A
<input type="checkbox"/>	State Lakes Construction Permit	Application fee based on structure size is charged. Must include descriptions & drawings of structure & proof of ownership of riparian property	15-20 days N/A
<input checked="" type="checkbox"/>	401 Water Quality Certification	Compliance with the T15A 02H .0500 Certifications are required whenever construction or operation of facilities will result in a discharge into navigable water as described in 33 CFR part 323.	60 days (130 days)
<input checked="" type="checkbox"/>	Compliance with Catawba, Goose Creek, Jordan Lake, Randleman, Tar Pamlico or Neuse Riparian Buffer Rules is required. Buffer requirements: <a href="http://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/401-wetlands-buffer-permits/401-riparian-buffer-protection-program">http://deq.nc.gov/about/divisions/water-resources/water-resources-permits/wastewater-branch/401-wetlands-buffer-permits/401-riparian-buffer-protection-program</a>		
<input type="checkbox"/>	Nutrient Offset: Loading requirements for nitrogen and phosphorus in the Neuse and Tar-Pamlico River basins, and in the Jordan and Falls Lake watersheds, as part of the nutrient-management strategies in these areas. DWR nutrient offset information: <a href="http://deq.nc.gov/about/divisions/water-resources/planning/nonpoint-source-management/nutrient-offset-information">http://deq.nc.gov/about/divisions/water-resources/planning/nonpoint-source-management/nutrient-offset-information</a>		
<input type="checkbox"/>	CAMA Permit for MAJOR development	\$250.00 - \$475.00 fee must accompany application	75 days (150 days)
<input type="checkbox"/>	CAMA Permit for MINOR development	\$100.00 fee must accompany application	22 days (25 days)
<input checked="" type="checkbox"/>	Abandonment of any wells, if required must be in accordance with Title 15A. Subchapter 2C.0100.		
<input checked="" type="checkbox"/>	Notification of the proper regional office is requested if "orphan" underground storage tanks (USTS) are discovered during any excavation operation.		
<input type="checkbox"/>	Plans and specifications for the construction, expansion, or alteration of a public water system must be approved by the Division of Water Resources/Public Water Supply Section prior to the award of a contract or the initiation of construction as per 15A NCAC 18C .0300 et. seq., Plans and specifications should be submitted to 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. All public water supply systems must comply with state and federal drinking water monitoring requirements. For more information, contact the Public Water Supply Section, (919) 707-9100.		30 days
<input type="checkbox"/>	If existing water lines will be relocated during the construction, plans for the water line relocation must be submitted to the Division of Water Resources/Public Water Supply Section at 1634 Mail Service Center, Raleigh, North Carolina 27699-1634. For more information, contact the Public Water Supply Section, (919) 707-9100.		30 days
<input checked="" type="checkbox"/>	Plans and specifications for the construction, expansion, or alteration of the <u>City of Raleigh</u> water system must be approved through the <u>City of Raleigh</u> delegated plan approval authority. Please contact them at (919) 996-3245 for further information.		



State of North Carolina Department of Environmental Quality  
 INTERGOVERNMENTAL REVIEW PROJECT COMMENTS

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Other Comments (attach additional pages as necessary, being certain to comment authority)

Division	Initials	No comment	Comments	Date Review
DAQ	MRF	<input type="checkbox"/>	See checked boxes above. An Air Quality permit may not be necessary, but a review of the State regulations regarding proposed boilers and generators is recommended. Depending on the facility's annual actual and potential emissions from proposed sources (boilers and generators), a permit may be required and should be obtained prior to moving proposed sources to either site (Alternative A or B).	7/13/2020
DWR-WQROS (Aquifer & Surface)	JSB &	<input type="checkbox"/>	See checked boxes above. &	7/15/2020
DWR-PWS	SG	<input type="checkbox"/>	See checked box above.	8/5/2020
DEMLR (LQ & SW)	CDA	<input type="checkbox"/>	see checked box	7/22/20
DWM – UST	MRP	<input type="checkbox"/>	See checked box	8/5/20
Other Comments		<input type="checkbox"/>		/ /

**REGIONAL OFFICES**

Questions regarding these permits should be addressed to the Regional Office marked below.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> <b>Asheville Regional Office</b><br>2090 U.S. 70 Highway<br>Swannanoa, NC 28778-8211<br>Phone: 828-296-4500<br>Fax: 828-299-7043  | <input type="checkbox"/> <b>Fayetteville Regional Office</b><br>225 Green Street, Suite 714,<br>Fayetteville, NC 28301-5043<br>Phone: 910-433-3300<br>Fax: 910-486-0707 | <input type="checkbox"/> <b>Mooresville Regional Office</b><br>610 East Center Avenue, Suite 301,<br>Mooresville, NC 28115<br>Phone: 704-663-1699<br>Fax: 704-663-6040 |
| <input checked="" type="checkbox"/> <b>Raleigh Regional Office</b><br>3800 Barrett Drive,<br>Raleigh, NC 27609<br>Phone: 919-791-4200<br>Fax: 919-571-4718 | <input type="checkbox"/> <b>Washington Regional Office</b><br>943 Washington Square Mall,<br>Washington, NC 27889<br>Phone: 252-946-6481<br>Fax: 252-975-3716           | <input type="checkbox"/> <b>Wilmington Regional Office</b><br>127 Cardinal Drive Ext.,<br>Wilmington, NC 28405<br>Phone: 910-796-7215<br>Fax: 910-350-2004             |
|  | <input type="checkbox"/> <b>Winston-Salem Regional Office</b><br>450 Hanes Mill Road, Suite 300,<br>Winston-Salem, NC 27105<br>Phone: 336-776-9800<br>Fax: 336-776-9797 |  |



ROY COOPER  
*Governor*

MICHAEL S. REGAN  
*Secretary*

MICHAEL SCOTT  
*Director*

Date: August 3, 2020

To: Michael Scott, Director  
Division of Waste Management

Through: Janet Macdonald  
Inactive Hazardous Sites Branch – Special Projects Unit

From: Bonnie S. Ware  
Inactive Hazardous Sites Branch

Subject: NEPA Project #21-0008, US Department of Veterans Affairs, Wake County, North Carolina

The Superfund Section has reviewed the proximity of sites under its jurisdiction to the US Department of Veterans Affairs project. Proposed project is for the construction of a new 222,325 sf outpatient clinic in Raleigh at one of two proposed sites. Alternate A is located at the south-west corner of the intersection of Rand Rd. and Benson Rd. Alternate B is located at the intersection of Old Stage Rd. and Ten Ten Rd. in Garner, NC. Both properties are noted in the attached maps.

One site was identified within one mile of the project as shown on the attached report. The Superfund Section recommends that site files be reviewed to ensure that appropriate precautions are incorporated into any construction activities that encounter potentially contaminated soil or groundwater. Superfund Section files can be viewed at: <http://deq.nc.gov/waste-management-laserfiche>.

Please contact Janet Macdonald at 919.707.8349 if you have any questions.



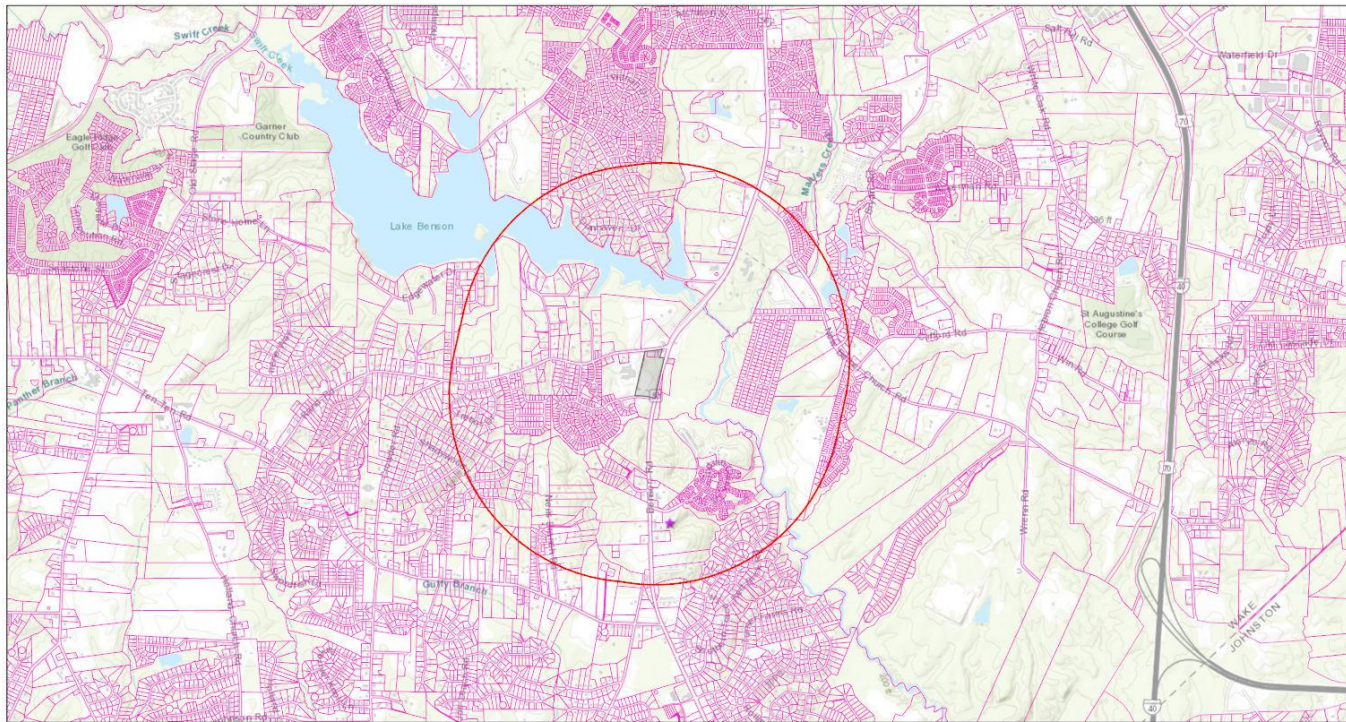


# SEPA/NEPA Review Report

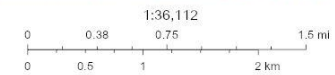
## Area of Interest (AOI) Information

Area: 2,489.54 acres

Au 3 2020 15:10:42 Eastern Daylight Time



- ★ Pre Regulatory Landfill Sites
- Parcels (Polygons) - Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

21-0008 Alternate Site A, Wake County NC, Map 1 of 2

## Summary

Name	Count	Area(acres)	Length(mi)
Certified DSCA Sites	0	N/A	N/A
Federal Remediation Branch Sites	0	N/A	N/A
Inactive Hazardous Sites	0	N/A	N/A
Pre-Regulatory Landfill Sites	1	N/A	N/A
Brownfields Program Sites	0	N/A	N/A

## Pre-Regulatory Landfill Sites

#	EPAID	SITENAME	Count
1	NONCD0000604	Garner Trash Dump	1

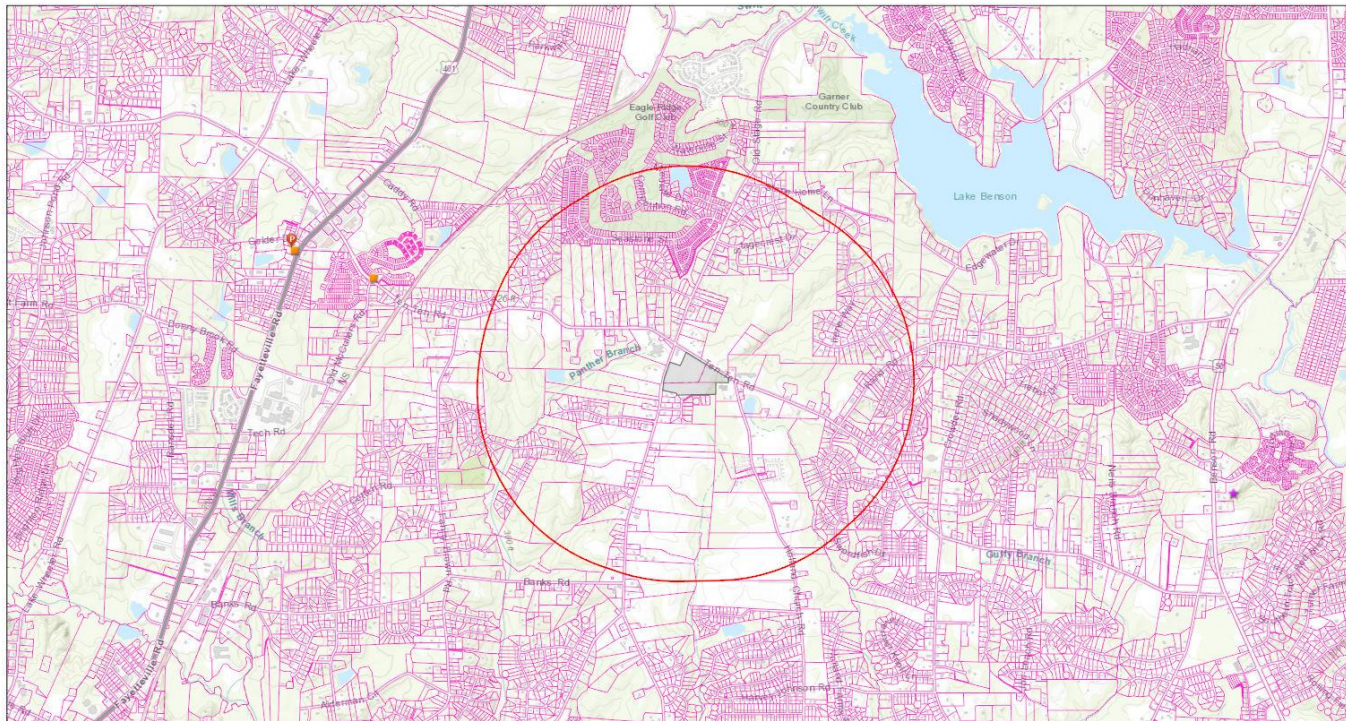




# SEPA/NEPA Review Report

## Area of Interest (AOI) Information

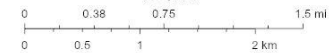
Area: 2,642.36 acres



NC Brownfields Location\_View

-  Pending
-  Pre Regulatory Landfill Sites
-  Inactive Hazardous Sites
-  Parcels (Polygons) - Parcels

1:36,112



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

21-0008 Wake County, Alternate Sit B, Map 2 of 2

**Summary**

<b>Name</b>	<b>Count</b>	<b>Area(acres)</b>	<b>Length(mi)</b>
Certified DSCA Sites	0	N/A	N/A
Federal Remediation Branch Sites	0	N/A	N/A
Inactive Hazardous Sites	0	N/A	N/A
Pre-Regulatory Landfill Sites	0	N/A	N/A
Brownfields Program Sites	0	N/A	N/A