
**FINDING OF NO SIGNIFICANT IMPACT
U.S. DEPARTMENT OF VETERANS AFFAIRS
PROPOSED VA OUTPATIENT CLINIC
DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA**

Introduction

A Final Environmental Assessment (EA), included herein by reference, was prepared to identify, analyze, and document the potential physical, environmental, cultural, and socioeconomic impacts associated with the U.S. Department of Veterans Affairs' (VA's) Proposed Action to establish an approximately 122,900-square-foot outpatient clinic (OPC) in the Daytona Beach, Volusia County, Florida area. The EA was prepared in accordance with the National Environmental Policy Act of 1969 ([NEPA]; 42 United States Code 4321 *et seq.*), the President's Council on Environmental Quality (CEQ) Regulations Implementing the Procedural Provisions of NEPA (40 Code of Federal Regulations [CFR] 1500-1508), and *Environmental Effects of the Department of Veterans Affairs Actions* (38 CFR Part 26).

The purpose of the Proposed Action is to provide enhanced and expanded outpatient health care services to Veterans in the Daytona Beach, Florida area in an integrated, right-sized, energy-efficient facility. The proposed OPC would provide a centralized, appropriately sized facility for VA to consolidate, enhance, and expand primary care, mental health, and specialty care services to area Veterans. The Proposed Action would allow VA to provide timely access to state-of-the-art, primary care services in a modern, properly sized facility to meet current and projected workloads.

The Proposed Action is needed to address current and future projected health care capacity, space gaps, parking gaps, and operational inefficiencies that were identified through the VA Strategic Capital Investment Planning process. The existing William V. Chappell, Jr. VA OPC and Westside Pavilion Clinic in Daytona Beach are undersized (total 74,000 square feet) and insufficient to meet the current and rapidly growing outpatient health care needs of area Veterans. Operating separate OPCs in the area also creates operational inefficiencies, poorly integrates services, and increases costs. In addition, due to their size, the existing Daytona Beach clinics do not offer all of the specialty care services needed by area Veterans, resulting in the need for Veterans to drive to the Orlando VA Medical Center, more than 70 miles from Daytona Beach, to obtain these services at a VA facility.

1. Description of the Proposed Action and Alternatives

Proposed Action

VA's Proposed Action is to establish an approximately 122,900-square-foot, one or two-story OPC with approximately 750 on-site parking spaces in the Daytona Beach, Volusia County, Florida area. Two undersized leased clinics would be replaced by the new facility.

Alternatives Considered

After identifying the inadequacies of the leased William V. Chappell, Jr. VA OPC and Westside Pavilion Clinic to meet the current and increasing demand for primary, mental health, and specialty care services by area Veterans, VA examined these facilities for their potential to support the Proposed Action. The existing leased facilities cannot be expanded beyond their

current sizes under their current lease agreements. In addition, continued operation of two separate facilities would not enable VA to provide centralized, consolidated health care services. As such, VA determined that the existing leases do not allow for the facilities to be modified or renovated to meet the purpose and need for the Proposed Action.

VA advertised (via a pre-solicitation) for developable land (for new construction) or existing buildings of sufficient size located within a delineated area near Daytona Beach, Florida area that would accommodate an approximately 106,826-square-foot one- or two-story OPC with 750 on-site parking spaces. VA received several responses (expressions of interest) to this advertisement. VA evaluated each of these sites and determined that there appeared to be sufficient potentially suitable locations for the proposed OPC within the delineated area. VA then advertised through a Request for Lease Proposals for the development and lease of a new approximately 122,900-square-foot, one or two-story OPC with 750 on-site parking spaces within the delineated area. In response to the solicitation, VA received offers within the competitive range for the proposed OPC development at four sites (Sites 1-4).

The EA examined in depth four Action Alternatives for the implementation of the Proposed Action (Sites 1-4) and the No Action Alternative.

Site 1: Site 1 is located on the west side of Williamson Boulevard, approximately 1,000 feet north of Strickland Range Road in the City of Daytona Beach. Site 1 includes approximately 19 acres of undeveloped woodlands. Site 1 has been undeveloped woodlands since at least 1951. The proposed OPC development at Site 1 would include a new one-story building and surface parking. Primary and secondary access to the OPC would be from Williamson Boulevard.

Site 2: Site 2 is located on the west side of Williamson Boulevard, approximately 2,000 feet north of LPGA Boulevard in the City of Daytona Beach. Site 2 includes approximately 25 acres of undeveloped woodlands with a former railroad spur and a small open grassy area with scattered trees in the southeastern portion. Site 2 has been undeveloped woodlands with a former (removed) railroad spur in the southern portion since at least 1943. The proposed OPC development at Site 2 would include a new one-story building and surface parking. Primary and secondary access to the OPC would be from Williamson Boulevard.

Site 3: Site 3 is located on the west side of Williamson Boulevard, approximately 1,200 feet north of LPGA Boulevard in the City of Daytona Beach. Site 3 includes approximately 14 acres of predominantly unimproved pasture land with an undeveloped wooded area in the western portion and a former railroad spur in the northwestern portion. Site 3 has been undeveloped woodlands and agricultural land with a former (removed) railroad spur in the northwestern portion since at least 1943. The proposed OPC development at Site 3 would include a new two-story building and surface parking. Primary and secondary access to the OPC would be from a proposed business park development access road from Williamson Boulevard. Secondary access would also be provided directly from Williamson Boulevard.

Site 4: Site 4 is located at 551 National Health Care Drive, along the north side of Dunn Avenue in the City of Daytona Beach. Site 4 includes approximately 8.1 acres of land occupied by the existing William V. Chappell, Jr. VA OPC and associated surface-level parking. Site 4 was undeveloped, partially wooded land from at least 1943 to the early 1990s, was cleared for surrounding development in the early 1990s, and has been developed with the current William V. Chappell, Jr. VA OPC since 2001. The proposed OPC development at Site 4 would include a temporary parking lot/construction staging area in an existing approximately two-acre grassy area west of the site, a new six-story parking garage north of the existing one-story OPC building, a new two-story addition to the south of the existing OPC building, and renovation of

the existing OPC building. The temporary parking lot would be removed upon completion of the OPC development. Primary and secondary access to the OPC would be from National Health Care Drive and Health Boulevard, via Dunn Avenue.

The developer would build and own the OPC, and would be responsible to design and construct the facility in compliance with VA design requirements and applicable Federal, State and local regulations. The facility would be leased and operated by VA.

VA anticipates construction of the proposed OPC would begin in 2021 and the new facility would open in 2024. The new OPC would provide primary care, mental health, and specialty care outpatient services to the area's Veterans. Outpatient health care services currently provided by the two existing undersized and overcrowded VA Daytona Beach OPCs would be relocated to the new OPC. The new OPC would also provide expanded specialty care services not currently available at the existing Daytona Beach OPCs. The two existing, undersized OPCs would be consolidated into the proposed new OPC.

No Action Alternative

Under the No Action Alternative, the Proposed Action would not be implemented. VA would continue to provide primary care, mental health, and some specialty care outpatient services at the undersized, VA-leased William V. Chappell, Jr. OPC and Westside Pavilion Clinic through lease extensions for an undetermined period of time. Sites 1 through 3 would likely remain vacant in the near future and ultimately be developed by others for other commercial use or residential use, in accordance with local zoning. The location proposed for Site 4 would continue to operate as the existing William V. Chappell, Jr. VA OPC through lease extensions for an undetermined period of time. This alternative would limit VA's ability to provide necessary health care services to U.S. Veterans in the region, and thus would not meet the purpose of or need for the Proposed Action. However, the No Action Alternative was evaluated in this EA as required by the CEQ regulations and provides a benchmark analysis for comparing the effects of the Proposed Action.

2. Environmental Analysis

Environmental Consequences

Action Alternatives

The Final EA concluded that the Action Alternatives would result in short-term and/or long-term potential adverse impacts to aesthetics, air quality, cultural resources (Sites 1 and 3), soils, hydrology and water quality, wildlife and habitat (Sites 1 through 3), noise, land use (Sites 2 and 4), wetlands (Sites 1 and 3), solid waste and hazardous materials, transportation, and utilities. All of these impacts are less than significant and would be further reduced through careful implementation of general best management practices (BMPs), management measures, mitigation, minimization measures, and compliance with regulatory requirements, as identified in the Final EA.

The Action Alternatives would result in beneficial short-term and long-term impacts to the local socioeconomic environment. Notably, a significant long-term beneficial effect to the health of U.S. Veterans in the region would occur should the new OPC be constructed under the Proposed Action.

No Action Alternative

Under the No Action Alternative, the Proposed Action would not be implemented and no improvements to the current level of VA's regional health care services or capability would occur. No beneficial impacts attributable to the Proposed Action would occur and VA's ability to provide sufficient, requisite health care services to the region's Veterans would be compromised.

Cumulative Impacts

The EA also examined the potential cumulative effects of implementing each of the considered alternatives. This analysis found that the Action Alternatives, with the implementation of BMPs management measures, mitigation, minimization, and regulatory compliance measures specified in this EA, would not result in significant adverse cumulative impacts to the human environment.

Management, Mitigation, and Minimization Measures

The BMPs, management measures, mitigation, minimization measures, and regulatory compliance measures summarized in Table 9 of the Final EA (attached herein as Appendix A) will be included by the developer in the selected Action Alternative to minimize and maintain adverse effects at less-than-significant levels.

3. Regulations

Implementing the Proposed Action at any of the alternative sites will be consistent with federal, state, and local environmental regulations, including those listed in Section 6.0 of the Final EA.

4. Commitment to Implementation

VA affirms its commitment to implement the BMPs, management measures, mitigation, minimization measures, and regulatory compliance measures identified in the Final EA and this finding of no significant impact (FONSI). VA will ensure that the measures identified in Appendix A are requirements in any contract awarding a long-term lease for the Proposed Action.

5. Agency and Public Involvement

VA has consulted with appropriate federal, state, and local regulatory agencies, and federally recognized Native American Tribes identified as having possible ancestral ties to the Volusia County, Florida, area. This consultation is documented in the Final EA. Comments and input submitted by regulatory agencies and Tribes have been addressed in the Final EA.

VA published and distributed the Draft EA for a 30-day public comment period, as announced by a Notice of Availability published in the Daytona Beach News-Journal, a local newspaper of general circulation, on July 12 and 15, 2020. A copy of the Draft EA was also made available on the Orlando VA Health Care System website.

VA emailed notification of the availability of the Draft EA for review and comment, with a link to the Draft EA on the Orlando VA Health Care System website, to each of the agencies and Tribes that were contacted during the NEPA scoping and Section 106 consultation. One agency (Florida Fish and Wildlife Conservation Commission) provided comments regarding the Draft

EA. The agency comments on the Draft EA were considered in preparing the Final EA, as appropriate.

VA held a virtual public meeting on July 30, 2020, at 6 pm to present a summary of the Draft EA and to receive public input and comment on the Draft EA. No members of the public attended the public meeting.

6. Finding of No Significant Impact

After careful review of the Final EA, VA has concluded that implementing any of the Action Alternative sites would not generate significant controversy or have a significant impact on the quality of the human environment, provided the selected developer implements the BMPs, management measures, mitigation, minimization measures, and regulatory compliance measures identified in Appendix A to this FONSI.

This analysis fulfills the requirements of the NEPA and is consistent with the VA and CEQ regulations implementing the Act. An environmental impact statement is not required.

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Table 9. Best Management Practices, Mitigation, and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Best Management Practice/Mitigation/Minimization Measure
Aesthetics	Use vegetative buffers to enhance viewsapes, particularly near adjacent properties.
	Use shielded, downward-facing outdoor lighting.
	Comply with the DBLDC.
Air Quality	Use appropriate dust suppression methods (such as the use of water, dust palliative, covers, suspension of earth moving in high wind conditions) during onsite demolition/construction activities.
	Stabilize disturbed areas through re-vegetation or mulching if the area would be inactive for several weeks or longer.
	Implement measures to reduce diesel particulate matter emissions from construction equipment, such as reducing idling time and using newer equipment with emissions controls.
	Comply with the applicable FDEP air quality regulations. Secure any required minor air emissions permits from FDEP prior to construction.
Cultural Resources	If Site 1 or 3 is selected, evaluate further-developed site plans for identification of areas of archaeological potential. Consult with Florida SHPO on any remaining need for additional investigation to protect or avoid potentially NRHP-eligible archaeological resources.
	Should potentially historic or culturally significant items be discovered during project construction, the construction contractor would immediately cease work in the area of the discovery until VA, a qualified archaeologist, Florida SHPO, and other interested consulting parties are contacted to properly identify and appropriately treat discovered items in accordance with applicable state and federal laws.
Geology and Soils	Control soil erosion and sedimentation impacts during construction by implementing erosion prevention measures and complying with the SJRWMD ERP and the FDEP NPDES permitting processes. Implement effective controls through a site-specific stormwater pollution prevention plan (SWPPP). The ERP and NPDES permits would require stormwater runoff and erosion management using BMPs, such as earth berms, vegetative buffers and filter strips, and spill prevention and management techniques. The construction contractor would implement the sedimentation and erosion control measures specified in the ERP and NPDES permits and the SWPPP to protect surface water quality.
Hydrology and Water Quality	Develop a site design that avoids interaction with onsite, adjacent, and nearby surface waters, to the extent possible or obtain the necessary permits from the USACE and/or SJRWMD for surface water impacts.
	Control soil erosion and sedimentation impacts during construction by complying with the SJRWMD ERP and FDEP NPDES permit.
	Design improvements in accordance with the requirements of Energy Independence Security Act Section 438 with respect to stormwater runoff quantity and characteristics.
	Ensure the designs of the OPC include sufficient on-site stormwater management so as not to adversely affect the water quantity/quality in receiving waters and/or offsite areas.
	Obtain approval (ERP) from SJRWMD for the design and development of the stormwater management system for the OPC development.

Table 9. Best Management Practices, Mitigation, and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Best Management Practice/Mitigation/Minimization Measure
Wildlife and Habitat	Comply with applicable DBCO Environmental Protection Ordinance, including requirements for tree preservation, for the selected Action Alternative site.
	Adhere to the USFWS Standard Protection Measures for the Eastern Indigo Snake. Although not anticipated, contact and consult with the USFWS if any eastern indigo snakes are encountered during construction.
	Conduct a preconstruction survey of the selected site within 90 days of construction to determine the potential presence of gopher tortoises. If gopher tortoises are identified, contact the FFWCC to obtain the necessary permit and approval for the relocation of the tortoises (Sites 1 through 3).
	Avoid vegetation clearing construction during the short-tailed hawk and swallow-tailed kite breeding season (mid-March to late June), if possible. If not possible, conduct a survey for short-tail hawk and swallow-tailed kite nests prior to clearing the site. Do not disturb active nests. Clear site only when ready to build, avoid leaving cleared areas with no activity for extended periods of time, and regularly survey piles of construction-related sand for evidence of swallow-tailed kite nests. If swallow-tailed kite nests are identified, contact FFWCC to obtain the necessary permit and approval for the relocation of any identified swallow-tailed kites.
	Follow FFWCC recommended management measures to prevent or reduce conflicts with Florida black bears. See “Technical Assistance Regarding the Florida Black Bear – 2020,” attached to the 8/11/2020 FFWCC comment submission in Appendix G.
	For the selected site, implement any measures identified by USFWS during information consultation under Section 7 of the Endangered Species Act.
	Native species should be used to the extent practicable when re-vegetating land disturbed by construction to avoid the potential introduction of non-native or invasive species.
Noise	Comply with the noise control provisions of the DBCO.
	Coordinate proposed construction activities in advance with nearby sensitive receptors. Let the local residents know what operations would be occurring at what times, including when they would start and when they would finish each day. Post signage at the entry points of the selected site providing current construction information, including schedule and activity.
	Limit, to the extent possible, construction and associated heavy truck traffic to occur between 7:00 a.m. and 7:00 p.m. on Monday through Friday, or during normal, weekday, work hours.
	Locate stationary operating equipment as far away from sensitive receptors as possible.
	Shut down noise-generating heavy equipment when it is not needed.
	Maintain equipment per manufacturer’s recommendations to minimize noise generation.
	Encourage construction personnel to operate equipment in the quietest manner practicable (such as speed restrictions, retarder brake restrictions, engine speed restrictions).

Table 9. Best Management Practices, Mitigation, and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Best Management Practice/Mitigation/Minimization Measure
Land Use	Comply with the applicable zoning regulations and development standards.
	Complete a rezoning of Site 2 to PD-G through the City of Daytona Beach, if selected.
	If Site 4 is selected, obtain a variance from the City of Daytona Beach and FDOT Bureau of Aviation approval, if necessary. Complete required FAA notification and obtain necessary approval prior to construction.
Wetlands, Floodplains, and Coastal Zone Management	Obtain the necessary CWA permits (Sections 401 and 404) and ERP from the USACE and/or SJRWMD for wetland impacts and complete the required mitigation measures (Sites 1 and 3).
	Obtain necessary permits from SJRWMD in conjunction with VCTED for the installation of culvert in the drainage canal in the Williamston Road ROW.
	Ensure that the Proposed Action design includes sufficient stormwater management so as not to adversely affect the flood elevations or water quantity/quality in downstream receiving waters.
	Develop a site design that avoids interaction with onsite, adjacent, and nearby surface waters, to the extent possible or obtain the necessary permits from the USACE and/or SJRWMD for surface water impacts.
	Ensure the site design avoids development within the 100-year floodplain (Site 1).
	Coordinate with the FCMP, as required, to ensure that the Proposed Action is consistent with the FDEP Coastal Zone Management Program.
Socioeconomics	Construction areas would be secured to prevent unauthorized access by children from the nearby residential areas.
Community Services	None required.
Solid Waste and Hazardous Materials	Complete a pre-demolition asbestos survey and abate any identified ACM that might be disturbed during building renovation (Site 4).
	Comply with applicable federal and state laws governing the use, generation, storage, transportation, and disposal of solid waste and hazardous materials.
Transportation and Parking	Work with the DBPWD, Volusia County Traffic Engineering Department (VTCED), and/or FDOT, as applicable, during the OPC design and permitting to identify and implement roadway improvements, if necessary, such as signalization and turn lanes.
	Coordinate with the DBPWD, VTCED, and/or FDOT, as applicable, to ensure that construction and operational traffic are considered in the planning of future transportation improvements in this vicinity.
	Ensure debris and/or soil is not deposited on local roadways during construction activities.
Utilities	Submit detailed design plans to each utility provider to determine the specific connection/extension requirements and implement the necessary requirements.
Environmental Justice	None required.