

DRAFT

ENVIRONMENTAL ASSESSMENT
OF THE PROPOSED
VA OUTPATIENT CLINIC
DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA



U.S. DEPARTMENT OF VETERANS AFFAIRS

425 I STREET, NW

WASHINGTON, DC 20001

PREPARED BY:

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JULY 10, 2020

EXECUTIVE SUMMARY

This environmental assessment (EA) has been 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 establishment of an Outpatient Clinic (OPC) in the Daytona Beach, Volusia County, Florida area. This EA has been prepared as required 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), *Environmental Effects of the Department of Veterans Affairs Actions* (38 CFR Part 26), and in accordance with *VA NEPA Interim Guidance for Projects* (2010).

Proposed Action

VA's Proposed Action is to establish an approximately 122,900-square-foot¹, one or two-story OPC with associated parking (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, and the downtown Jacksonville OPC would continue to provide Veterans' healthcare services.

VA would select a developer to construct the proposed OPC on a build-to-suit basis, and then lease the facility to VA for up to 20 years. The developer (lessor) would be responsible to design and construct the facility in compliance with VA design requirements and applicable federal, state, and local regulations. The VA contract design requirements ensure sustainable development by requiring the OPC development meet a minimum rating of two Green Globes for new construction and sustainable interiors and the building earns an Energy Star label. The facility would be staffed by VA, with facility management and maintenance provided by the lessor.

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.

¹ Building areas were calculated using the methodology of American National Standards Institute/Building Owners and Managers Association Office Area standard.

Purpose and Need

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 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.

Alternatives

This EA examines in depth four Action Alternatives for the implementation of the Proposed Action at Sites 1, 2, 3, or 4 and the No Action Alternative.

Action Alternatives

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.

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.

Affected Environment and Environmental Consequences

The affected environment of the Action Alternative sites and their immediate surroundings, or the region of influence of the Proposed Action, is discussed in Section 3 of this EA.

The considered alternatives are evaluated in this EA to determine their potential direct or indirect impact(s) on the physical, environmental, cultural, and socioeconomic aspects of the Proposed Action's region of influence. Technical areas evaluated in this EA are:

- *Aesthetics*
- *Air Quality*
- *Cultural Resources*
- *Geology and Soils*
- *Hydrology and Water Quality*
- *Wildlife and Habitat*
- *Noise*
- *Land Use*
- *Floodplains, Wetlands, and Coastal Zone Management*
- *Socioeconomics*
- *Community Services*
- *Solid Waste and Hazardous Materials*
- *Transportation and Parking*
- *Utilities*
- *Environmental Justice*
- *Cumulative Impacts*
- *Potential for Generating Substantial Controversy*

Potential Effects of the Action Alternatives

The Action Alternatives would result in the impacts identified throughout Section 3 and summarized in the table below. These include short-term and/or long-term less than significant 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 and minimization measures, and compliance with regulatory requirements, as identified in Section 5.

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.

Potential Effects of the 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.

Summary of Impact Analysis					
Resource Area	Proposed Action				No Action
	Site 1	Site 2	Site 3	Site 4	
Aesthetics	New OPC would be an attractive 1 or 2-story building built in accordance with Daytona Beach development standards. No significant impact.			OPC would be 1 to 2-story building with a 6-story parking garage. Parking garage would be visible from a greater distance, but is generally consistent with the adjacent institutional/commercial development. No significant impact.	None
Air Quality	Dust and particulate matter emissions during construction managed with BMPs. Vehicle and minor equipment emissions during operation. No significant impact.				Similar regional vehicle emissions
Cultural Resources	No NRHP-listed or eligible historic properties present at or near the sites. Florida SHPO requested additional testing. VA will evaluate recommendation. No significant impact.	No NRHP-listed or eligible historic properties present at or near the sites. Florida SHPO concurred no historic properties would be affected. No impact.	No NRHP-listed or eligible historic properties present at or near the sites. Florida SHPO requested additional testing. VA will evaluate recommendation. No significant impact.	No NRHP-listed or eligible historic properties present at or near the sites. Florida SHPO concurred no historic properties would be affected. No impact.	None

Summary of Impact Analysis					
Resource Area	Proposed Action				No Action
	Site 1	Site 2	Site 3	Site 4	
Geology and Soils	Soil erosion and sedimentation impacts during construction managed with BMPs. No significant impact.				None
Hydrology and Water Quality	Stormwater runoff during construction managed through BMPs. Stormwater from the proposed development would discharge to stormwater management ponds located on and/or adjacent to the sites (Sites 1-3) or the City of Daytona Beach stormwater system (Site 4). No significant impact.				None
Wildlife and Habitat	Suitable habitat for eastern indigo snakes and gopher tortoises; gopher tortoise burrows observed on or near the sites. Potential presence of migratory birds. Preconstruction surveys, timing of clearing, and management (relocation) would address potential impacts. No significant impact.			No habitat for federally or state protected species. No/negligible impact.	None
Noise	Short-term noise impacts during construction managed through BMPs. Minor operational impacts associated with vehicle traffic, HVAC systems, and grounds maintenance. No significant impact.				None

Summary of Impact Analysis					
Resource Area	Proposed Action				No Action
	Site 1	Site 2	Site 3	Site 4	
Land Use	Site 1 and adjacent properties are zoned as a General Planned Development area. Health care facilities are a permitted use under current zoning and compatible with surrounding land use. No/negligible impact.	Site 2 is owned by Volusia County and is currently zoned Public City School. Health care facilities are not a permitted use under the current zoning. Developer is in process of rezoning with the City of Daytona Beach as General Planned Development. Health care facilities are permitted under planned zoning. No significant impact.	Site 3 and adjacent properties are zoned General Planned Development. Health care facilities are a permitted use under current zoning and compatible with surrounding land use. No/negligible impact.	Site 4 and adjacent areas are zoned Hospital/Medical. Health care facilities are a permitted use under current zoning. Site is located one mile from Daytona Beach Airport runway and within flight path. Parking garage may exceed Airport Height Overlay height restrictions. Zoning variance and FDOT Bureau of Aviation and FAA approval may be required. No significant impact.	None

Summary of Impact Analysis					
Resource Area	Proposed Action				No Action
	Site 1	Site 2	Site 3	Site 4	
Floodplains, Wetlands, and Coastal Zone Management	<p>Approximately 2 acres of isolated wetlands on site require SJRWMD permit for impact and mitigation.</p> <p>Floodplains are located on western boundary and near northeast corner of site, but would not be impacted by proposed development.</p> <p>Located within a coastal zone.</p> <p>No significant impact.</p>	<p>No wetlands or floodplains located on the site.</p> <p>Located within a coastal zone.</p> <p>No/negligible impact.</p>	<p>Approximately 3 acres of USACE and SJRWMD regulated wetlands require permits for impact and mitigation. Master developer of 141-acre business park that includes Site 3 has applied for permits.</p> <p>No floodplains located on the site.</p> <p>Located within a coastal zone.</p> <p>No significant impact.</p>	<p>No wetlands or floodplains located on the site.</p> <p>Located within a coastal zone.</p> <p>No/negligible impact.</p>	None
Socioeconomics	<p>Short-term localized beneficial impact to employment during construction.</p> <p>Enhanced and expanded health care services would be a significant beneficial impact to Veterans in the Daytona Beach area.</p>				Inadequate VA health care – adverse impact to local Veterans.
Community Services	<p>Proposed OPC would not put a significant additional load on local community services.</p> <p>No/negligible impact.</p>				None

Summary of Impact Analysis					
Resource Area	Proposed Action				No Action
	Site 1	Site 2	Site 3	Site 4	
Solid Waste and Hazardous Materials	No recognized environmental conditions identified at the sites. Potential impacts from petroleum and hazardous substance handling during construction and operation would be managed through BMPs and regulatory compliance. No significant impact.				None

Transportation and Parking	<p>Minor short-term impact from construction traffic. The section of Williamson Boulevard adjacent to Sites 1, 2, and 3 has only two lanes. Traffic on this segment exceeds the road capacity, which operated at LOS F in 2018. Volusia County plans to complete the widening of the section of Williamson Boulevard that provides access to Sites 2 and 3 to four lanes in 2020, and anticipates widening the section that provides access to Site 1 in the near future (the second expansion is partially funded and not yet scheduled).</p> <p>The Williamson Boulevard widening is anticipated to provide sufficient capacity to accommodate OPC operations (estimated 1,000 round-trip vehicles trips per day). The developer would work with Volusia County Traffic Engineering Department and the City of Daytona Beach during the project design and permitting to identify and implement transportation improvements, as necessary.</p> <p>Proposed OPC would include adequate on-site parking.</p> <p>No significant impact.</p>	<p>Minor short-term impact from construction traffic. Traffic on Dunn Avenue adjacent to site exceeds the road capacity and operated as LOS F in 2018. New traffic associated with expanded OPC (estimated 350 round-trip vehicles trips per day) would worsen traffic conditions. Dunn Avenue widening has not been funded. The developer would work with Volusia County and the City of Daytona Beach during the project design and permitting to identify and implement transportation improvements, as necessary.</p> <p>Proposed OPC would include adequate on-site parking.</p> <p>No significant impact.</p>	<p>Continued insufficient on-site parking</p>
Utilities	<p>Utilities likely adequate for the OPC are generally available to the area of Sites 1, 2, and 3. Natural gas service mains would need to be extended an estimated 700 feet to 1,800 feet with the Williamson Boulevard ROW to the sites.</p>	<p>Utilities likely adequate for the proposed OPC are available at Site 4.</p> <p>No/negligible impact.</p>	<p>None</p>

Summary of Impact Analysis					
Resource Area	Proposed Action				No Action
	Site 1	Site 2	Site 3	Site 4	
	No significant impact.				
Environmental Justice	<p>Sites 1, 2, and 3 are located in an area with slightly higher than average low-income population. Proposed Action would have negligible impact on area residents. Low-income and minority Veterans would benefit from the new OPC.</p> <p>Negligible impact.</p>			<p>Site 4 is located in an area with a higher minority population and higher low-income population. Proposed Action would have little impact on area residents. Low-income and minority Veterans would benefit from the proposed OPC.</p> <p>Negligible impact.</p>	None

Cumulative Impacts

This EA also examines the potential cumulative effects of implementing each of the considered alternatives. This analysis finds that the Action Alternatives, with the implementation of the BMPs, management and minimization measures, and regulatory compliance measures specified in this EA, would not result in significant adverse cumulative impacts to onsite or regional natural or cultural resources and would maintain or enhance the socioeconomic environment of the area through the long-term provision of additional health care services to the region's Veterans. The No Action Alternative would not produce these potential positive socioeconomic gains.

Agency and Public Involvement

Agencies consulted for this EA include:

- U.S. Fish and Wildlife Service
- U.S. Environmental Protection Agency
- U.S. Army Corps of Engineers
- U.S. Department of Transportation
- U.S. Department of Agriculture Natural Resource Conservation Service
- Florida Department of State, Division of Historical Resources (State Historic Preservation Office or SHPO)
- Florida Fish and Wildlife Conservation Commission
- Florida Department of Environmental Protection (FDEP) (various divisions)
- Florida Department of Transportation
- Florida Department of Agriculture and Consumer Services
- Florida Natural Areas Inventory (FNAI)
- St. Johns River Water Management District (SJRWMD)
- River to Sea Transportation Planning Organization
- Team Volusia Economic Development Corporation
- Volusia County (various divisions)
- City of Daytona Beach (various departments)

Responses were received from Florida SHPO, FDEP (various divisions), FNAI, SJRWMD, Volusia County Traffic Engineering Department, and Daytona Beach Development Services – Planning Division. Input provided by these agencies is summarized in Section 4. Agency information and comments have been incorporated into this EA, as and where appropriate. Copies of relevant correspondence can be found in Appendix A.

Four federally recognized Native American tribes [Coushatta Tribe of Louisiana, Miccosukee Tribe of Indians, Muscogee (Creek) Nation, and Seminole Tribe of Florida] were identified as having possible ancestral ties to the Daytona Beach area. VA sent Section 106 consultation letters to these Tribes requesting their concurrence that no historic properties would be affected by the Proposed Action. Responses were received from the Seminole Tribe of Florida and Muscogee (Creek) Nation. Tribal information and comments have been incorporated into this EA (Section 3.4) as appropriate. Tribal input is summarized in Section 4. Tribal correspondence is provided in Appendix B.

VA will publish and distribute 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. A copy of the Draft EA will be made available on the Orlando VA Health Care System website (www.orlando.va.gov/pressreleases/DaytonaBeachOPC-EA.asp). VA will respond to public comments within the Final EA.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
SECTION 1: INTRODUCTION.....	1
1.1 INTRODUCTION.....	1
1.2 BACKGROUND.....	1
1.3 PURPOSE AND NEED	4
1.4 DECISION-MAKING.....	4
SECTION 2: DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES.....	5
2.1 INTRODUCTION.....	5
2.2 PROPOSED ACTION.....	5
2.3 ALTERNATIVES ANALYSIS	6
2.3.1 Alternatives Development.....	6
2.3.2 Evaluated Alternatives.....	7
2.3.3 Alternatives Eliminated From Further Consideration.....	8
SECTION 3: AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES....	15
3.1 INTRODUCTION.....	15
3.2 AESTHETICS.....	16
3.2.1 Effects of the Action Alternatives	17
3.2.2 Effects of the No Action Alternative	17
3.3 AIR QUALITY	18
3.3.1 Ambient Air Quality.....	18
3.3.2 Sensitive Receptors	18
3.3.3 Effects of the Action Alternatives	18
3.3.4 Effects of the No Action Alternative	19
3.4 CULTURAL RESOURCES.....	20
3.4.1 Effects of the Action Alternatives	21
3.4.2 Effects of the No Action Alternative	22
3.5 GEOLOGY AND SOILS	22
3.5.1 Prime and Unique Agricultural Land Soils	23
3.5.2 Effects of the Action Alternatives	24
3.5.3 Effects of the No Action Alternative	25
3.6 HYDROLOGY AND WATER QUALITY	29
3.6.1 Surface Waters	29
3.6.2 Groundwater	30
3.6.3 Effects of the Action Alternatives	30
3.6.4 Effects of the No Action Alternative	31

3.7	WILDLIFE AND HABITAT	31
3.7.1	Vegetation and Wildlife.....	31
3.7.2	Threatened and Endangered Species	32
3.7.3	Effects of the Action Alternatives	35
3.7.4	Effects of the No Action Alternative	36
3.8	NOISE	36
3.8.1	Sensitive Receptors	37
3.8.2	Effects of the Action Alternatives	37
3.8.3	Effects of the No Action Alternative	39
3.9	LAND USE	39
3.9.1	Effects of the Action Alternatives	45
3.9.2	Effects of the No Action Alternative	45
3.10	WETLANDS, FLOODPLAINS, AND COASTAL ZONE MANAGEMENT	45
3.10.1	Wetlands.....	45
3.10.2	Floodplains	47
3.10.3	Coastal Zone	47
3.10.4	Effects of the Action Alternatives	55
3.10.5	Effects of the No Action Alternative	55
3.11	SOCIOECONOMICS	56
3.11.1	Effects of the Action Alternatives	57
3.11.2	Effects of the No Action Alternative	58
3.12	COMMUNITY SERVICES	58
3.12.1	Effects of the Action Alternatives	59
3.12.2	Effects of the No Action Alternative	59
3.13	SOLID WASTE AND HAZARDOUS MATERIALS	59
3.13.1	Effects of the Action Alternatives	60
3.13.2	Effects of the No Action Alternative	60
3.14	TRANSPORTATION AND PARKING	61
3.14.1	Effects of the Action Alternatives	64
3.14.2	Effects of the No Action Alternative	66
3.15	UTILITIES	66
3.15.1	Effects of the Action Alternatives	67
3.15.2	Effects of the No Action Alternative	67
3.16	ENVIRONMENTAL JUSTICE	67
3.16.1	Effects of the Action Alternatives	67
3.16.2	Effects of the No Action Alternative	68
3.17	CUMULATIVE IMPACTS.....	68
3.17.1	Effects of the Action Alternatives	68
3.17.2	Effects of the No Action Alternative	70

3.18	POTENTIAL FOR GENERATING SUBSTANTIAL PUBLIC CONTROVERSY.....	70
SECTION 4: PUBLIC INVOLVEMENT		71
4.1	AGENCY COORDINATION.....	71
4.2	NATIVE AMERICAN CONSULTATION.....	73
4.3	PUBLIC REVIEW	74
SECTION 5: MANAGEMENT AND MINIMIZATION MEASURES		75
SECTION 6: LIST OF ENVIRONMENTAL PERMITS REQUIRED		79
6.1	REGULATORY FRAMEWORK	79
6.2	ENVIRONMENTAL PERMITS REQUIRED	79
SECTION 7: AGENCIES AND INDIVIDUALS CONSULTED		81
SECTION 8: LIST OF PREPARERS		86
SECTION 9: REFERENCES.....		87
SECTION 10: LIST OF ACRONYMS AND ABBREVIATIONS.....		90
SECTION 11: GLOSSARY		91

LIST OF TABLES

TABLE 1. FEDERALLY LISTED SPECIES IN THE VICINITY OF THE ACTION ALTERNATIVE SITES.....	32
TABLE 2. PEAK NOISE LEVELS EXPECTED FROM TYPICAL CONSTRUCTION EQUIPMENT	38
TABLE 3. DEMOGRAPHIC DATA FOR THE DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA AREA	56
TABLE 4. REGIONAL INCOME FOR THE DAYTONA BEACH, VOLUSIA COUNTY, FLORIDA AREA	57
TABLE 5. AREA ROADWAYS - SITE 1	62
TABLE 6. AREA ROADWAYS - SITES 2 AND 3.....	63
TABLE 7. AREA ROADWAYS - SITE 4	64
TABLE 8. BEST MANAGEMENT PRACTICES AND MINIMIZATION MEASURES INCORPORATED INTO THE PROPOSED ACTION.....	75

LIST OF FIGURES

FIGURE 1 REGIONAL LOCATION MAP	3
FIGURE 2 SITES 1 THROUGH 3 TOPOGRAPHIC MAP	10
FIGURE 3 SITE 4 TOPOGRAPHIC MAP	11
FIGURE 4 SITE 1 AERIAL PHOTOGRAPH	12
FIGURE 5 SITES 2 AND 3 AERIAL PHOTOGRAPH	13
FIGURE 6 SITE 4 AERIAL PHOTOGRAPH	14
FIGURE 7 SITE 1 SOILS MAP	26
FIGURE 8 SITES 2 AND 3 SOILS MAP	27
FIGURE 9 SITE 4 SOILS MAP	28
FIGURE 10 SITE 1 ZONING MAP	42
FIGURE 11 SITES 2 AND 3 ZONING MAP	43
FIGURE 12 SITE 4 ZONING MAP	44
FIGURE 13 SITE 1 2020 ZCA WETLAND DELINEATION MAP	48
FIGURE 14 SITE 2 2020 FLICKINGER WETLAND DELINEATION MAP	49
FIGURE 15 SITE 3 2020 BIO-TECH WETLAND DELINEATION MAP	50
FIGURE 16 SITE 4 NATIONAL WETLANDS INVENTORY MAP	51
FIGURE 17 SITE 1 FEMA FLOODPLAIN MAP	52
FIGURE 18 SITES 2 AND 3 FEMA FLOODPLAIN MAP	53
FIGURE 19 SITE 4 FEMA FLOODPLAIN MAP	54

LIST OF APPENDICES

APPENDIX A — Agency Correspondence
APPENDIX B — Native American Tribe Correspondence
APPENDIX C — Photograph Logs
APPENDIX D — IPaC Reports and FNAI Biodiversity Matrices
APPENDIX E — National Wetlands Inventory Maps and FEMA Floodplains Maps
APPENDIX F — Volusia County Traffic Information
APPENDIX G — Public Notices and Comments

SECTION 1: INTRODUCTION

1.1 Introduction

This Environmental Assessment (EA) has been prepared as required in accordance with the National Environmental Policy Act of 1969 (NEPA; 42 United States Code [USC] 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) and VA's *NEPA Interim Guidance for Projects* (2010). Federal agencies are required to consider the environmental and related social and economic effects of their proposed actions. This EA is required to determine if VA's Proposed Action would have significant environmental impacts.

This EA has been prepared to identify, analyze, and document the potential physical, environmental, cultural, and socioeconomic impacts associated with VA's proposed construction and operation of an approximately 122,900-square-foot, one or two-story, slab-on-grade outpatient clinic (OPC) with approximately 750 on-site parking spaces, other required site improvements and amenities, and landscaped open space areas.

The OPC would be located on one of four Action Alternative sites (Sites 1 through 4) in Daytona Beach, Volusia County, Florida. Figure 1 depicts the general locations of the four sites.

In accordance with the cited regulations, this EA allows for public input into the federal decision-making process; provides federal decision-makers with an understanding of potential environmental effects of their decisions, before making these decisions; identifies measures the federal decision-maker could implement to reduce potential environmental effects; and documents the NEPA process.

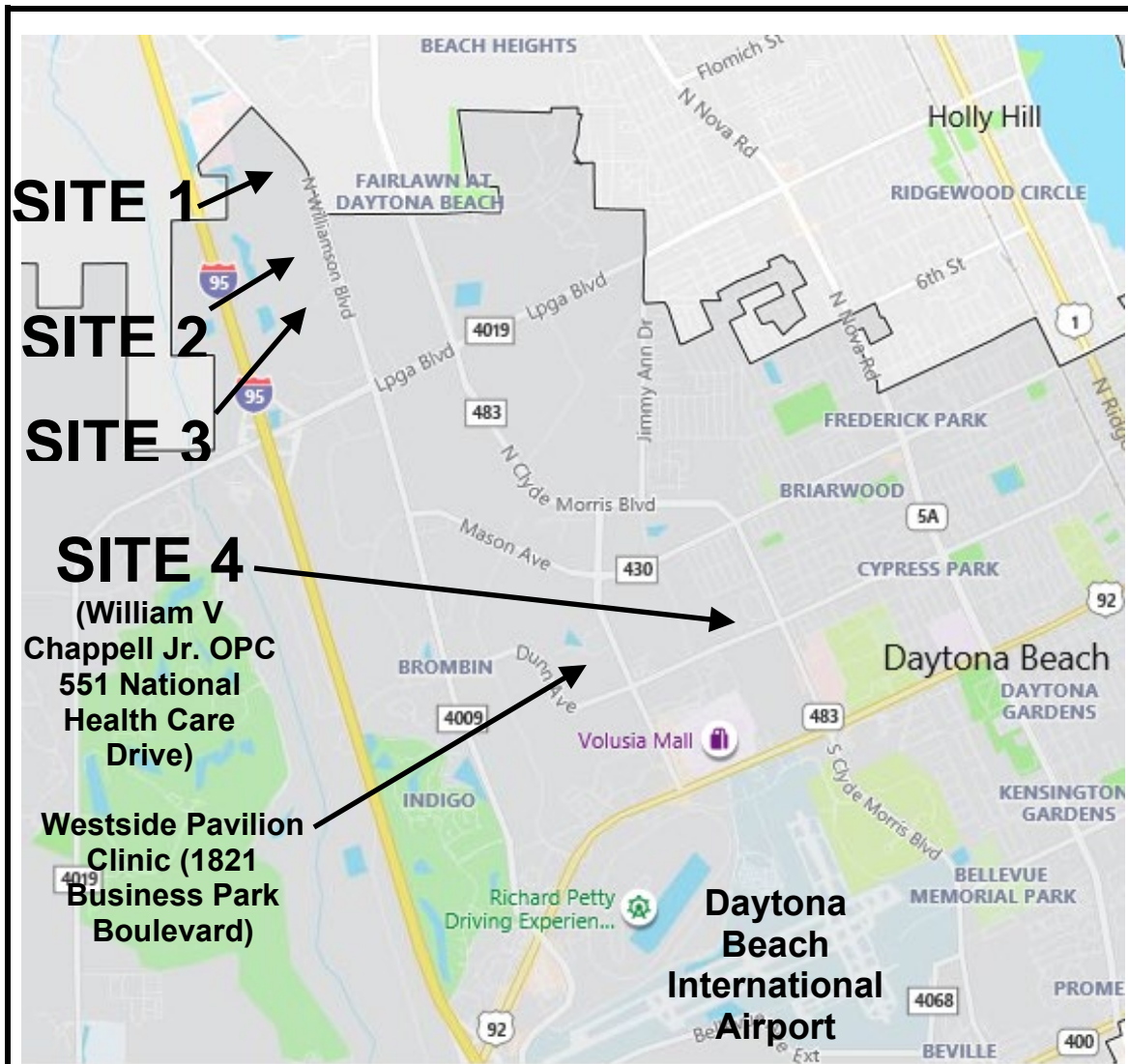
1.2 Background

The Orlando VA Healthcare System is anchored by the Orlando VA Medical Center and also includes a community living center in Lake Nona, Florida; residential rehabilitation program (domiciliaries) in Lake Nona and Lake Baldwin, Florida; OPCs in Lake Baldwin, Viera, and Daytona Beach (William V. Chappell, Jr. Veterans' OPC and West Side Pavilion Clinic), Florida; and four community-based outpatient clinics in Clermont, Kissimmee, Tavares, and Deltona, Florida. The Orlando VA Medical Center and its associated clinics offer primary care, tertiary care, and long-term care in medicine, surgery, psychiatry, physical medicine and rehabilitation, spinal cord injury, neurology, oncology, dentistry, geriatrics, and extended care services to Veterans in central Florida.

In the Daytona Beach area, the William V. Chappell, Jr. VA OPC (551 National Health Care Drive) and Westside Pavilion Clinic (1821 Business Park Boulevard) provide primary care, mental health, and specialty care services to area Veterans. The existing Daytona Beach OPC locations are shown on Figure 1. The existing Daytona Beach clinics are undersized and insufficient to

meet the current and rapidly growing outpatient health care needs of Daytona Beach area Veterans.

In 2018, Congress authorized VA, under the Veterans Access, Choice, and Accountability Act, to establish a new OPC in the Daytona Beach area to consolidate and replace the undersized, leased William V. Chappell, Jr. VA OPC and Westside Pavilion Clinic with a new, larger OPC meet the requirements of the VHA Health Care Uniform Benefits package.



**FIGURE 1
REGIONAL LOCATION MAP**

ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

PREPARED FOR

U.S. DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC

TTL PROJECT NO. 1927402



1.3 Purpose and Need

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 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, integrates services poorly, 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.

1.4 Decision-Making

This EA has been prepared to identify, analyze, and document the potential physical, environmental, cultural, and socioeconomic impacts associated with VA's proposed construction and operation of a new OPC in the Daytona Beach, Florida area.

VA, as a federal agency, is required to incorporate environmental considerations into their decision-making process for the actions they propose to undertake. This is done in accordance with the regulations identified in Section 1.1.

Ultimately, VA will decide, in part based on the analysis presented in this EA and after having taken potential environmental, cultural, and socioeconomic effects into account, whether VA should implement one of the Action Alternatives identified for the Proposed Action, and, as appropriate, carry out mitigation and management measures to reduce effects on the environment.

SECTION 2: DESCRIPTION OF THE PROPOSED ACTION AND ALTERNATIVES

2.1 Introduction

This Section provides information regarding the Proposed Action and its alternatives, including those that VA initially considered, but eliminated, and the reasons for eliminating them. The screening criteria and process developed and applied by VA to identify and assess only viable sites are described, providing an understanding of VA's rationale in ultimately analyzing the four Action Alternative in this EA.

2.2 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.

VA established the size of the facility and land area required for this proposal based on the number of Veterans currently receiving outpatient health care services at the existing William V. Chappell, Jr. VA OPC and Westside Pavilion Clinic, and those Veterans forecasted to require such services over the anticipated 20-year life of the proposed OPC. The proposed OPC would consolidate and replace the two existing overcrowded and undersized leased Daytona Beach OPCs with a new centralized, modern, appropriately sized facility. VA would select a developer who would construct the proposed OPC for VA on a build-to-suit basis, and then lease it to VA for up to 20 years.

No detailed design plans for the proposed OPC are currently available as this project would be executed as a build-to-suit lease. The developer (lessor) would be responsible to design and construct the facility, in compliance with VA design requirements and applicable federal, state, and local regulations. The OPC would comply with the Americans with Disabilities Act and meet all requirements set forth in EO 13834: *Efficient Federal Operations*. The facility would be designed and built to VA design criteria and in accordance with local building and zoning codes.

The VA contract design requirements ensure that the OPC would be sustainably developed by requiring the development to meet a minimum rating of two Green Globes for new construction and sustainable interiors and the building to earn an Energy Star label.

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 outpatient clinics would be relocated to the new OPC. VA would no longer lease or operate the existing the existing facilities once the proposed OPC is open and the existing leases expire. The new OPC would also provide expanded specialty care services not currently available at the existing Daytona Beach outpatient clinics.

The OPC would be open Monday through Friday from 6:00 am to 6:00 pm (with extended hours to 8:00 pm on Wednesdays) and Saturdays from 8:00 am to 12:00 pm, except on federal holidays. Staff, patients, volunteers, and other guests would primarily be drawn from the existing Daytona Beach outpatient clinics; however, some additional VA staff would likely be required for the expanded services at the larger facility. The OPC would be available to Veterans and service members from all branches of the U.S. Armed Forces who meet the criteria for treatment at a VA facility.

2.3 Alternatives Analysis

The CEQ and VA regulations for implementing NEPA require reasonable alternatives to be explored and objectively evaluated. Alternatives that are eliminated from detailed study must be identified along with a brief discussion of the reasons for eliminating them. For purposes of analysis, an alternative was considered “reasonable” only if it would enable VA to accomplish the primary mission of providing suitable health care facilities that meet the purpose of and need for the Proposed Action. “Unreasonable” alternatives would not enable VA to meet the purpose of and need for the Proposed Action.

2.3.1 Alternatives Development

VA undertook a sequential planning and screening process, seeking viable alternatives for the Proposed Action. The process and its results are summarized below:

- 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 then 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 based on surrounding land uses; location of nearest emergency response services; aesthetic quality; current zoning; accessibility to highways, public transportation, shopping, restaurants, and other features; utility availability; overall site condition; site shape and size; topography; floodplains; and visible environmental issues/features. Based on this analysis, VA 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). These sites are described in Section 2.3.2.

2.3.2 Evaluated Alternatives

This EA examines in depth four Action Alternatives for the implementation of the Proposed Action (Sites 1-4) and the No Action Alternative. The locations of the four Action Alternative sites are shown on Figure 1.

Action Alternatives

- **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 is identified by the Volusia County Property Appraiser as part of Parcel ID 423100000071 and 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 located in the west-central portion of the site and surface parking located mostly north, east, and west of the OPC building. A stormwater management pond would be located in the northwestern portion of the site. Primary and secondary access to the OPC would be from Williamson Boulevard. Site 1 is depicted on Figures 2 and 4.
- **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 is identified by the Volusia County Property Appraiser as part of Parcel ID 520400000040 and 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 located in the southwestern portion of the site and surface parking located north, east, and south of the OPC building. A stormwater management pond would be located in the northeastern portion of the site. Primary and secondary access to the OPC would be from Williamson Boulevard. Site 2 is depicted on Figures 2 and 5.
- **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 is identified by the Volusia County Property Appraiser as part of Parcel ID 520400000010 and 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 located in the east-central portion of this and surface parking surrounding the OPC building. 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 3 is depicted on Figures 2 and 5.

- **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 is identified by the Volusia County Property Appraiser as Parcel ID 53380E000010 and 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. Site 4 is depicted on Figures 3 and 6.

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 likely would remain vacant in the near future and may ultimately be developed by others for other commercial use or residential use, in accordance with local zoning. 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 against which to analyze the effects of the Proposed Action.

2.3.3 Alternatives Eliminated From Further Consideration

As described in Section 2.3.1, VA screened out some offers received in response to the Request for Lease proposals. Each of the offers, with the exception of the offers for Sites 1-4, failed to meet the screening criteria or was not within the competitive range.

VA considered modification or renovation of the existing William V. Chappell, Jr. VA OPC and Westside Pavilion Clinic; however, the current lease agreements for these facilities does not allow for them to be reconfigured or expanded beyond their current sizes.

VA considered building a new VA-owned OPC in the Daytona Beach area; however, a new VA-owned OPC would limit VA's ability to relocate services in the future and adapt to changes in Veterans health care needs and demographics. VA-owned facilities would also require land acquisition and construction, increasing the cost and lengthening the implementation timeline.

VA considered the renovation of another VA-owned vacant or underutilized facility; however, local VA planners determined no other available VA-owned facilities of sufficient size and suitable for renovation are located in the Daytona Beach area.

VA also considered contracting out all primary care, mental health, and specialty care outpatient services to private health care providers in the community. However, this alternative is not cost-effective and would not guarantee clear access and consistent standard and continuity of care. There also may not be sufficient, qualified, private-sector providers in the Daytona Beach area to accommodate the Veteran workload.

VA considered the acquisition of existing facilities in the Daytona Beach area through purchase; however, market research and interviews with local VA planners indicated that suitable facilities for possible acquisition and subsequent renovation that would meet all project requirements does not exist in the delineated market area of the proposed OPC. In addition, a VA-owned facility would limit VA's ability to relocate services in the future and adapt to changes in regional Veterans health care needs.

VA also considered collaboration with the Department of Defense (DoD) for a Joint Lease Project; however, according to local VA planners and VHA's Office of Interagency Health Affairs – Office of VA-DoD Coordination, there are currently no facility sharing opportunities in the Daytona Beach area. The nearest DoD medical facilities are at Patrick Air Force Base, located between Satellite Beach and Cocoa Beach, Florida, approximately 85 miles away from Daytona Beach.

For the reasons stated above, these other alternatives were eliminated from further consideration.

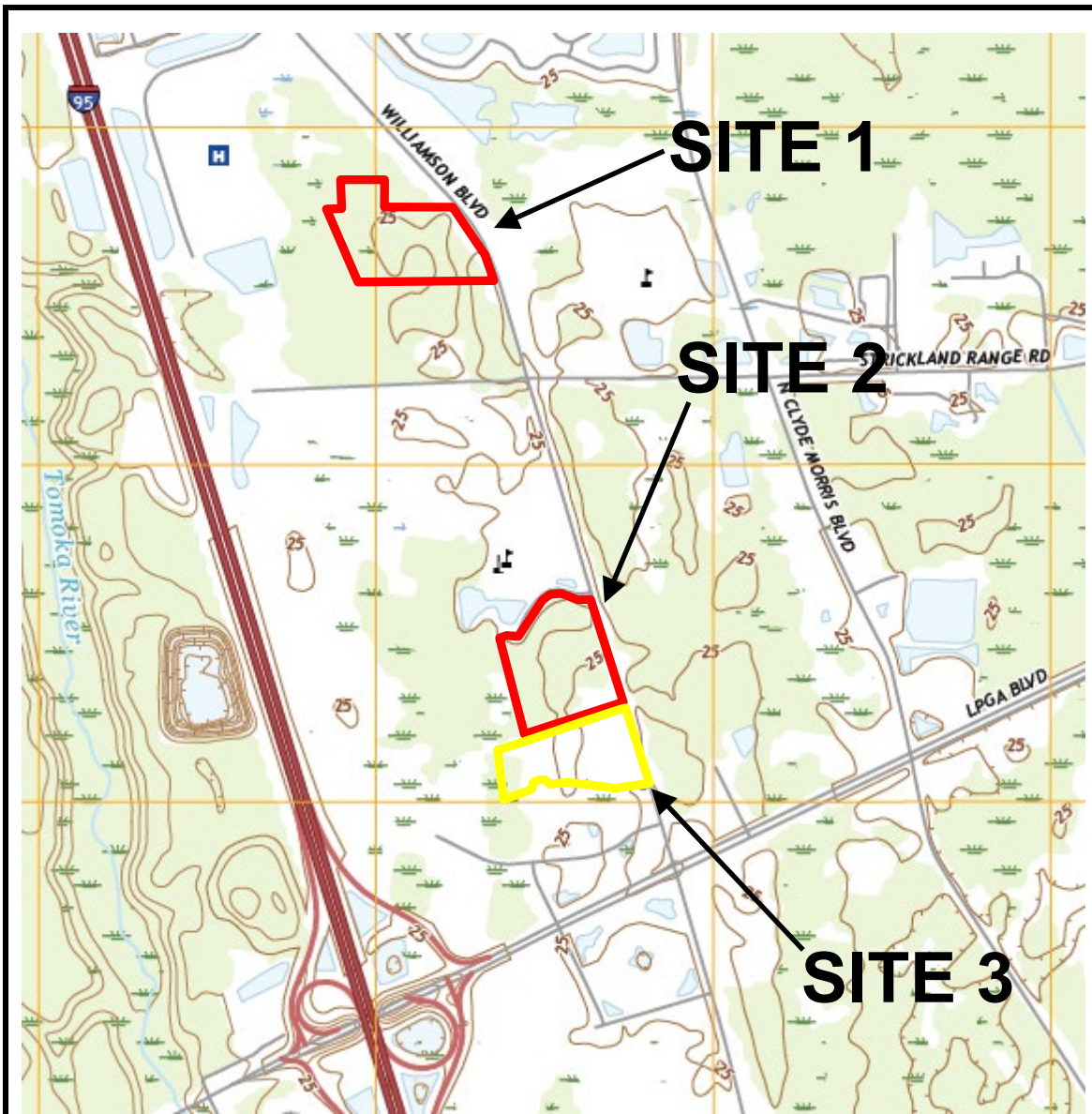


FIGURE 2
SITES 1 THROUGH 3 TOPOGRAPHIC MAP

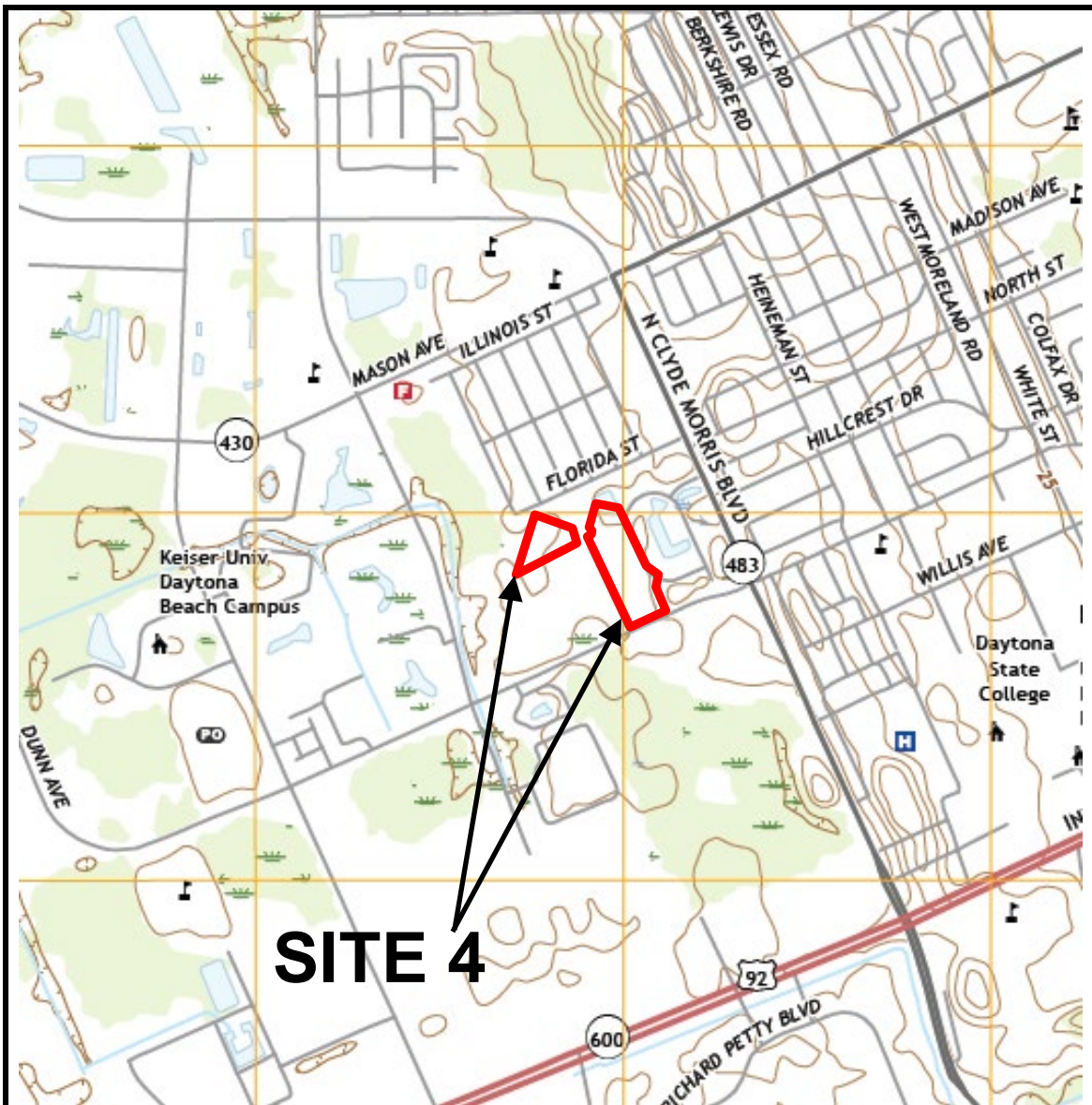
ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

PREPARED FOR

U.S. DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC

TTL PROJECT NO. 1927402





**FIGURE 3
SITE 4 TOPOGRAPHIC MAP**

ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

PREPARED FOR

U.S. DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC

TTL PROJECT NO. 1927402





FIGURE 4
SITE 1 AERIAL PHOTOGRAPH

ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

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FIGURE 5
SITES 2 AND 3 AERIAL PHOTOGRAPH

ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

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WASHINGTON, DC

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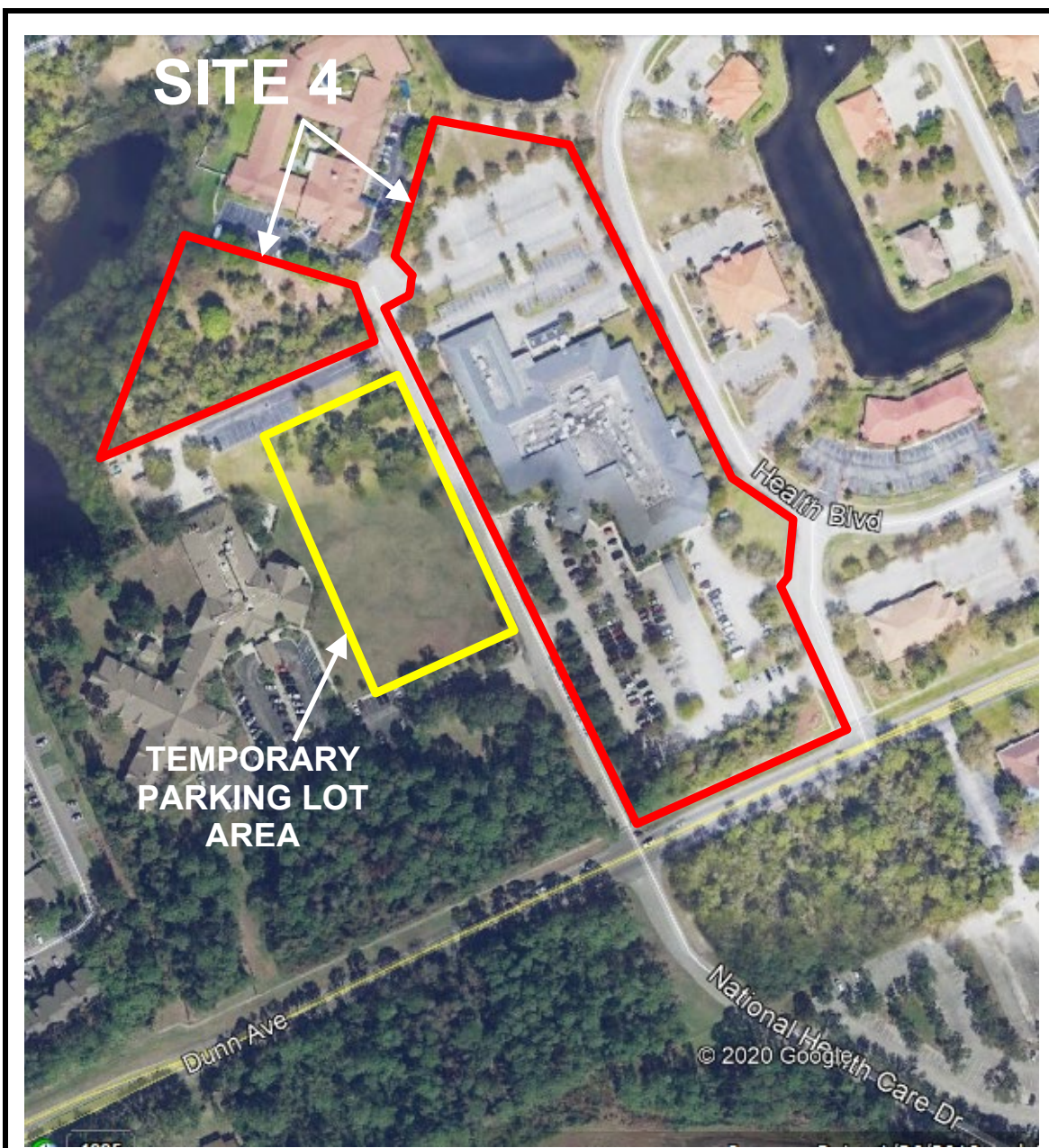


FIGURE 6
SITE 4 AERIAL PHOTOGRAPH

ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

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SECTION 3: AFFECTED ENVIRONMENT AND ENVIRONMENTAL CONSEQUENCES

3.1 Introduction

This Section describes the baseline (existing) environmental, cultural, and socioeconomic conditions at the four Action Alternative sites (see Figures 1 through 6) and their general vicinities (that is, the Proposed Action's region of influence), with emphasis on those resources potentially impacted by the Proposed Action. Appendix C provides photographs, with captions, of the Action Alternative sites and their vicinities. Under each resource area (Sections 3.2 through 3.16), the potential direct and indirect effects of implementing the Proposed Action at the four Action Alternative sites and the No Action Alternative are identified. Potential cumulative impacts are discussed in Section 3.17.

In this EA, impacts are identified as either significant, less than significant (defined as impacts that would not be of the context or intensity to be considered significant under the CEQ regulations), or no/negligible impact. As used in this EA, the terms "effects" and "impacts" are synonymous. Where appropriate and clearly discernible, each impact is identified as either adverse or beneficial.

The CEQ regulations specify that in determining the significance of effects, consideration must be given to both "*context*" and "*intensity*" (40 CFR 1508.27):

Context refers to the significance of an effect to society as a whole (human and national), to an affected region, to affected interests, or to just the locality. Significance varies with the setting of the Proposed Action.

Intensity refers to the magnitude or severity of the effect and whether it is beneficial or adverse.

In this EA, the significance of potential direct, indirect, and cumulative effects has been determined through a systematic evaluation of each considered alternative in terms of its effects on each individual environmental resource component.

Resource areas considered in this EA are as follows:

- | | |
|---|---|
| ▪ <i>Aesthetics</i> | ▪ <i>Socioeconomics</i> |
| ▪ <i>Air Quality</i> | ▪ <i>Community Services</i> |
| ▪ <i>Cultural Resources</i> | ▪ <i>Solid Waste and Hazardous Materials</i> |
| ▪ <i>Geology and Soils</i> | ▪ <i>Transportation and Parking</i> |
| ▪ <i>Hydrology and Water Quality</i> | ▪ <i>Utilities</i> |
| ▪ <i>Wildlife and Habitat</i> | ▪ <i>Environmental Justice</i> |
| ▪ <i>Noise</i> | ▪ <i>Cumulative Impacts</i> |
| ▪ <i>Land Use</i> | ▪ <i>Potential for Generating Substantial Controversy</i> |
| ▪ <i>Floodplains, Wetlands, and Coastal Zone Management</i> | |

3.2 Aesthetics

Site 1

Site 1 is located in a mixed use (residential, institutional, and vacant land), developing suburban area approximately five miles northwest of the center of the City of Daytona Beach (see Figure 1). Site 1 includes approximately 19 acres of undeveloped woodlands. Site 1 and the surrounding properties are depicted on Figure 4.

Adjacent to the north, south, and west of Site 1 are undeveloped woodlands, including forested wetlands and floodplains to the west. Adjacent to the east of Site 1, across Williamson Boulevard, are unimproved grassy lands and two forested wetlands.

Site 2

Site 2 is located in a mixed use (residential, institutional, commercial, and vacant land), developing suburban area approximately 4.6 miles northwest of the center of the City of Daytona Beach (see Figure 1). 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 and the surrounding properties are depicted on Figure 5.

Adjacent to the north of Site 2 are Daytona State Advanced Technology College and an associated stormwater management pond. Adjacent to the east of the Site 2, across Williamson Boulevard, are undeveloped woodlands and Sands Parc Apartments (southeast). Adjacent to the south of Site 2 are unimproved grassy land and a portion of a former railroad spur. Adjacent to the west of Site 2 are undeveloped woodlands.

Site 3

Site 3 is located in a mixed use (residential, institutional, commercial, and vacant land), developing suburban area approximately 4.6 miles northwest of the center of the City of Daytona Beach (see Figure 1). 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 and the surrounding properties are depicted on Figure 6.

Adjacent to the north of Site 3 are undeveloped woodlands and a portion of a former railroad spur. Adjacent to the east of Site 3, across Williamson Boulevard, is Sands Parc Apartments. Adjacent to the south of Site 3 is unimproved farmland with an undeveloped woodland area south of the western portion of Site 3. Adjacent to the west of Site 3 are undeveloped woodlands, unimproved grassy lands, and a former railroad spur.

Site 4

Site 4 is located in a mixed use (residential, institutional, and commercial), mostly developed, suburban area approximately 2.3 miles west-northwest of the center of the City of Daytona Beach (see Figure 1). 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 and the surrounding properties are depicted on Figure 7.

Adjacent to the north of Site 4 are Indigo Palms Memory Care assisted living center and two stormwater management ponds. Adjacent to the east of Site 4, across Health Boulevard, are LabCorp, Florida Retina Institute, DaVita Dialysis Center, Volusia OBGYN, and DiGaetano Cataract Services. Adjacent to the south of Site 4, across Dunn Avenue, is undeveloped wooded land. Adjacent to the west of the Site 4, across National Health Care Drive, are unimproved grassy areas associated with the Solaris Healthcare assisted living facility, located farther west.

3.2.1 Effects of the Action Alternatives

VA's replacement of the two existing Daytona Beach outpatient clinics, leased facilities owned by others, would have no aesthetics impacts. These facilities would likely be leased by others for another commercial use.

Sites 1, 2, and 3

The Proposed Action at Sites 1, 2, and 3 would result in less-than-significant aesthetic impacts. Sites 1, 2, and 3 are located in a developing area of mixed residential, institutional, and commercial properties, and undeveloped land. The new OPC would be an attractive one or two-story medical office building that would be designed and constructed in a way that is visually consistent with the development of the surrounding area and built in accordance with the Daytona Beach Land Development Code (DBLDC). Existing on-site green space would be reduced and views from the surrounding areas would be altered by the OPC development. However, no sensitive viewshed receptors are located in the Site 1 area and limited sensitive viewshed receptors are located in the Sites 2 and 3 area (apartments across Williamson Boulevard) and visual effects would be minimized through attractive OPC design and landscaping.

Site 4

The Proposed Action at Site 4 would result in less-than-significant aesthetic impacts. Site 4 is located in a mostly developed area and is surrounded by institutional and commercial properties. The expanded OPC would be an attractive two-story medical office building that would be designed and constructed in a way that is visually consistent with the development of the surrounding area and built in accordance with the DBLDC. The parking garage, also built in accordance with the DBLDC, would be visible from greater distances due to its height (six stories) and the height of the surrounding buildings (one and two stories). However, no sensitive viewshed receptors are located adjacent to Site 4 and the parking garage would be generally consistent with the adjacent institutional/commercial development. The nearest residence is located approximately 300 feet north of the proposed parking garage location. Aesthetic impacts associated with the temporary parking lot/construction staging area on the unimproved grassy land located adjoining to the west of Site 4 would be temporary as this area would be returned to its current configuration as an unimproved grassy lot once construction is completed.

3.2.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No impacts to aesthetics at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.3 Air Quality

3.3.1 Ambient Air Quality

The ambient air quality in an area can be characterized in terms of whether or not it complies with the primary and secondary National Ambient Air Quality Standards (NAAQS). The Clean Air Act requires the U.S. Environmental Protection Agency (USEPA) to set NAAQS for pollutants considered harmful to public health and the environment. NAAQS are provided for the following principal pollutants, called “criteria pollutants” (as listed under Section 108 of the Clean Air Act):

- Carbon monoxide
- Lead
- Nitrogen oxides
- Ozone
- Particulate matter, divided into two size classes:
 - Aerodynamic size less than or equal to 10 micrometers
 - Aerodynamic size less than or equal to 2.5 micrometers
- Sulfur dioxide

Areas are designated by the USEPA as “attainment”, “non-attainment”, “maintenance”, or “unclassified” with respect to the NAAQS. Regions in compliance with the standards are designated as attainment areas. In areas where the applicable NAAQS are not being met, a non-attainment status is designated. Areas that have been classified as non-attainment but are now in compliance can be re-designated maintenance status if the state completes an air quality planning process for the area. Areas for which no monitoring data is available are designated as unclassified and are by default considered to be in attainment of the NAAQS. According to the USEPA Green Book (updated May 31, 2020), Volusia County, including Daytona Beach, is currently designated as in full attainment.

3.3.2 Sensitive Receptors

Sensitive air quality receptors in the vicinity of Action Alternative sites include:

- Site 1: Advent Health Daytona Beach hospital approximately 700 feet northwest and David C. Hinson Senior Middle School approximately 900 feet east.
- Site 2: Apartments approximately 200 feet southeast.
- Site 3: Apartments approximately 200 feet east.
- Site 4: The on-site William V. Chappell, Jr. VA OPC, the northerly and westerly adjacent assisted living facilities, the medical offices/health care facilities approximately 75 feet and greater east, and residential areas approximately 200 feet north and 700 feet west.

No other sensitive air quality receptors were identified within 1,000 feet of the Action Alternative sites.

3.3.3 Effects of the Action Alternatives

Air emissions generated from the Proposed Action would have less-than-significant direct and indirect, short-term and long-term adverse impacts to the existing air quality environment around the selected Action Alternative site. Impacts would include short-term and long-term increased air

emission levels as a result of construction activities and operation of the proposed OPC and onsite activities.

Construction activities would be performed in accordance with federal and state air quality requirements. Construction-related emissions are generally short-term, but may still have adverse impacts on air quality, primarily due to the production of dust. Dust can result from a variety of activities, including excavation, grading, and vehicle travel on paved and unpaved surfaces. Dust from construction can lead to adverse health effects and nuisance concerns, such as reduced visibility on nearby roadways. The amount of dust is dependent on the intensity of the activity, soil type and conditions, wind speed, and dust suppression activities used. Implementing dust control measures (BMPs) significantly reduces dust emissions from construction. Construction-related emissions also include the exhaust from the operation of construction equipment, including diesel particulate matter. The use of newer construction equipment with emissions controls and minimizing the time that the equipment is idling (BMPs) reduces construction equipment exhaust emissions. Implementation of BMPs, discussed in Section 5, would minimize these anticipated less-than-significant adverse, short-term construction-related, air quality impacts.

Operational (long-term) air quality impacts from the OPC would include emissions from equipment, such as boilers and generators, and vehicle emissions from patients and staff driving to and from the OPC. The proposed OPC would have daily site visits by approximately 1,000 staff, patients, volunteers, and other guests. As such, there would be a localized, less-than-significant increase in vehicle air emissions at the selected Action Alternative site, with a smaller increase at Site 4, as many of these patients, staff, and visitors are already travelling to and from the existing William V. Chappell, Jr. VA OPC at Site 4. Regional vehicle emissions for any of the Action Alternatives would be similar to current emissions as most patients, staff, and visitors that would use the proposed OPC currently travel to the two existing leased Daytona Beach OPCs.

A Title V operating permit is not anticipated to be required for the proposed OPC's boiler equipment, generators, and other equipment as this equipment is not anticipated to emit more than 100 tons per year of any individual or combination of hazardous air pollutants. VA's selected developer would secure any required air emissions permits from FDEP.

VA's replacement of the existing leased outpatient clinics would have negligible air quality effects. These facilities would likely be leased by others for commercial use with similar operational air emissions.

3.3.4 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No impacts to air quality at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.4 Cultural Resources

Site 1

Site 1 includes approximately 19 acres of undeveloped woodlands and has been undeveloped woodlands since at least 1951. Site 1 is not listed on the National Register of Historic Properties (NRHP). Smyrnéa Archaeological Research Institute, Inc. (SARI) prepared a Cultural Resources Study report for the larger parcel including Site 1 in February 2020 (SARI 2020a). No current or historical buildings or structures were identified at Site 1. No Florida Master Site File-listed archaeological or historic sites, districts, buildings, structures or objects were documented for Site 1 and the area was identified as “low probability” for significant cultural resources. SARI completed a Phase I Cultural Resources Assessment Survey (CRAS) for Site 1 in April 2020 (SARI 2020b) that included archaeological inspections and shovel testing. No archaeological sites were identified at the site during the pedestrian survey and shovel testing. VA determined that no historic properties eligible for listing in the NRHP were identified at Site 1 or the surrounding properties. On June 30, 2020, the SHPO did not concur and recommended additional subsurface testing. VA will evaluate the recommendation and make a determination if additional testing will be conducted.

Site 2

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. Site 2 is not listed on the NRHP. Dynamic Environmental Associates (DEA) completed a Cultural Resources Study report for Site 2 in January 2020 (DEA 2020a). No current or historical structures or buildings were identified at Site 2. DEA stated that the former railroad spur was previously evaluated for listing on the NRHP and was determined to be ineligible, largely because little of the railroad spur remains. No archeological sites were identified on the Florida Master Site Files within one mile of Site 2. DEA completed a Phase I CRAS for Site 2 in April 2020 (DEA 2020b). No archaeological sites were identified at the site during the pedestrian survey and shovel testing. VA determined that no historic properties eligible for listing in the NRHP were identified at Site 2 or the surrounding properties. On June 30, 2020, the SHPO concurred with VA's determination.

Site 3

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. Site 3 is not listed in the NRHP. Environmental Services, Inc. (ESI) completed a Cultural Resources Desktop Study of Site 3 in January 2020 (ESI 2020a). No current or historical buildings or structures were identified at Site 3. No Florida Master Site File-listed archaeological or historic sites, districts, buildings, structures or objects were documented for Site 3. ESI identified the former railroad spur; however, the former railroad spur was previously determined to be ineligible for listing on the NRHP. ESI completed a Phase I CRAS for Site 3 in April 2020 (ESI 2020b). No archaeological sites were identified at the site during the pedestrian survey and shovel testing. VA determined that no historic properties

eligible for listing in the NRHP were identified at Site 3 or the surrounding properties. On June 30, 2020, the SHPO did not concur and recommended additional subsurface testing. VA will evaluate the recommendation and make a determination if additional testing will be conducted.

Site 4

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. Southarc, Inc. (Southarc) completed a Phase I CRAS for Site 4 (Southarc 2020a) and an Addendum Phase I CRAS (Southarc 2020b) for the approximately two-acre temporary parking lot area west of Site 4 in April 2020 and May 2020, respectively. The Phase I CRAS and Addendum included historical research, archaeological inspections, and shovel testing. No historic structures or buildings were identified at Site 4 or the temporary parking area. The Florida Master Site File listed no archaeological sites at Site 4 or the temporary parking area. No archaeological sites were identified at the site or temporary parking area during the pedestrian survey and shovel testing. No historic properties eligible for listing in the NRHP were identified at Site 4 or surrounding properties. On June 30, 2020, the SHPO concurred with VA's determination.

3.4.1 Effects of the Action Alternatives

Based on the findings of the CRASs, no historic properties listed on the NRHP or eligible for listing on the NRHP are known to be present at the Action Alternative sites or would be impacted by the Proposed Action.

In May 2020, VA initiated National Historic Preservation Act Section 106 consultation with the Florida Department of State, Division of Historical Resources or State Historic Preservation Office (SHPO) regarding the Proposed Action. VA submitted information detailing the cultural resources identification efforts (including the CRASs) and requested Florida SHPO concurrence that none of the four Action Alternatives would affect historic properties listed or eligible for listing on the NRHP. On June 30, 2020, the Florida SHPO concurred with VA's determination on Sites 2 and 4 but did not concur for Sites 1 and 3, and requested additional subsurface testing. VA will evaluate the recommendations and make determinations if additional testing will be conducted.

On May 27, 2020, VA sent Section 106 consultation letters to the Coushatta Tribe of Louisiana, Miccosukee Tribe of Indians, the Muscogee (Creek) Nation, the Seminole Tribe of Florida, and the Daytona Beach Historic Preservation Board requesting concurrence that no historic properties would be affected by the Proposed Action. The Daytona Beach Historic Preservation Officer concurred with VA's findings that no historic resources would be impacted. The Seminole Tribe of Florida responded that they have no comments or objections to the Proposed Action. The Muscogee (Creek) Nation concurred that there should be no effects to known historic properties and that the project should proceed as planned. The Muscogee (Creek) Nation also stated that, if any discoveries of human remains or related Native American Graves and Repatriation Act items occur, the Muscogee (Creek) Nation and other appropriate agencies should be notified immediately. No other responses were received.

VA's replacement of the existing leased clinics would have no cultural resources impacts.

3.4.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No impacts to cultural resources at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.5 Geology and Soils

According to *A Tapestry of Time and Terrain* (USGS 2000), the Action Alternative sites are located within the Floridian physiographic section of the Coastal Plain physiographic province of the Atlantic Plains physiographic region. The Coastal Plain is composed of undifferentiated Quaternary sedimentary rock layers whose ages range from the Pleistocene to present Holocene sediments of the coast. Large portions of Volusia County are underlain by the Anastasia formation, consisting of quartz sands and calcite coquina, with sporadic instances of fossil debris.

According to the USGS Earthquake catalog, one earthquake reportedly originated from the state of Florida (since the 1970s) and was recorded at a magnitude 2.8 on the Richter's scale on March 7, 2019. The earthquake was located in the western panhandle of Florida, approximately 350 miles west of Daytona Beach. Florida is located on the passive end of the North American tectonic plate and, as such, earthquakes are weak and rare in Florida. No active faults are known to be present in Florida.

Karstification is the chemical dissolution process by water in limestone and similar carbonate rocks (creation of cavities due to dissolving rock). Karstification can result in fissures, sinkholes, underground streams, and caverns. According to the FDEP Map Direct internet application (<https://ca.dep.state.fl.us/mapdirect>), Volusia County, including the Action Alternative sites, is not designated as being within a sensitive karst area.

Site 1

The Daytona Beach, Florida USGS Topographic Quadrangle (dated 2018) indicated that surficial topography of Site 1 slopes slightly to the west with an elevation of approximately 25 feet above mean sea level (amsl). The nearest surface water bodies depicted on the topographic map are wetlands on and adjoining the west of the site. Figure 2 depicts the topography of Site 1 and the surrounding area. According to the Volusia County Property Appraiser's internet mapping application, the topography on Site 1 is relatively level with elevations consistently between 24 and 26 feet amsl.

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, Site 1 contains three soil types identified as Pamona fine sand (majority); Pamona fine sand, depressional, 0 to 2 percent slopes (northern portion); and Pamona – St. Johns complex (eastern portion). Site 1 soils are very poorly drained fine sand and fine sandy loam. Site 1 soils are shown on Figure 7.

Site 2

The Daytona Beach, Florida USGS Topographic Quadrangle (dated 2018) indicated that surficial topography of Site 2 slopes slightly to the west with an elevation of approximately 25 feet amsl. The nearest surface water bodies depicted on the topographic map are wetlands adjoining to the west of the site and ponds (stormwater management) north of the site. Figure 2 depicts the topography of Site 2 and the surrounding area. According to the Volusia County Property Appraiser's internet mapping application, the topography on Site 2 is relatively level with elevations consistently between 23 and 26 feet amsl.

According to the USDA NRCS Web Soil Survey, Site 2 contains three soil types identified as Pamona fine sand (majority); Pamona fine sand, depressional, 0 to 2 percent slopes (east-central portion); and Pamona – St. Johns complex (northwest corner). Site 2 soils are very poorly drained fine sand and fine sandy loam. Site 2 soils are shown on Figure 8.

Site 3

The Daytona Beach, Florida USGS Topographic Quadrangle (dated 2018) indicated that surficial topography of Site 3 slopes slightly to the west with an elevation of approximately 25 feet amsl. The nearest surface water bodies depicted on the topographic map are wetlands on and adjoining to the west of the site. Figure 2 depicts the topography of Site 3 and the surrounding area. According to the Volusia County Property Appraiser's internet mapping application, the topography on Site 3 is relatively level with elevations consistently between 23 and 27 feet amsl.

According to the USDA NRCS Web Soil Survey, Site 3 contains two soil types identified as Pamona fine sand (central portion) and Pamona – St. Johns complex (eastern and western portions). Site 3 soils are very poorly drained fine sand and fine sandy loam. Site 3 soils are shown on Figure 8.

Site 4

The Daytona Beach, Florida USGS Topographic Quadrangle (dated 2018) indicated that surficial topography of Site 4 is mostly level with an elevation of approximately 35 feet amsl. The nearest surface water bodies depicted on the topographic map are ponds (stormwater management) adjoining to the north and to the east of the site. Figure 3 depicts the topography of Site 4 and the surrounding area. According to the Volusia County Property Appraiser's internet mapping application, the topography on Site 4 is relatively level with elevations consistently between 29 and 32 feet amsl.

According to the USDA NRCS Web Soil Survey, Site 4 contains two soil types identified as Immokalee sand (majority) and Myakka – St. Johns complex sand (southwest corner). These soils are characterized by poorly drained sand. Site 4 soils are shown on Figure 9.

3.5.1 Prime and Unique Agricultural Land Soils

Prime and unique farmlands are regulated in accordance with the Farmland Protection Policy Act (7 USC 4201, *et seq.*) to ensure preservation of agricultural lands that are of statewide or local importance. Soils designated as prime agricultural land are capable of producing high yields of

various crops when managed using modern farming methods. Prime agricultural land is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion. Unique agricultural lands are also capable of sustaining high crop yields and have special combinations of favorable soil and climate characteristics that support specific high-value foods or crops.

According to the USDA NRCS Web Soil Survey, none of the soils at the Action Alternative sites are classified as prime farmland.

3.5.2 Effects of the Action Alternatives

No major changes to topography would occur at the selected Action Alternative site due to the Proposed Action. The OPC would be designed in concert with the selected site's current topography. All of the Action Alternative sites are generally level. Although some grading would be required, it is anticipated that the OPC building and parking areas would be constructed near current grades.

No impacts to geology are anticipated. No active significant faults are known to extend through the subsurface geology in the Daytona Beach area. As such, no impacts associated with seismic hazards are identified. The Action Alternative sites are not designated as being located within a sensitive karst area; no significant impacts associated with potential sinkholes are identified. No mineral resource impacts are anticipated, as the Proposed Action would not involve the commercial extraction of mineral resources, nor affect mineral resources considered important on a local, state, national, or global basis. In addition, the Proposed Action would not impact prime agricultural land.

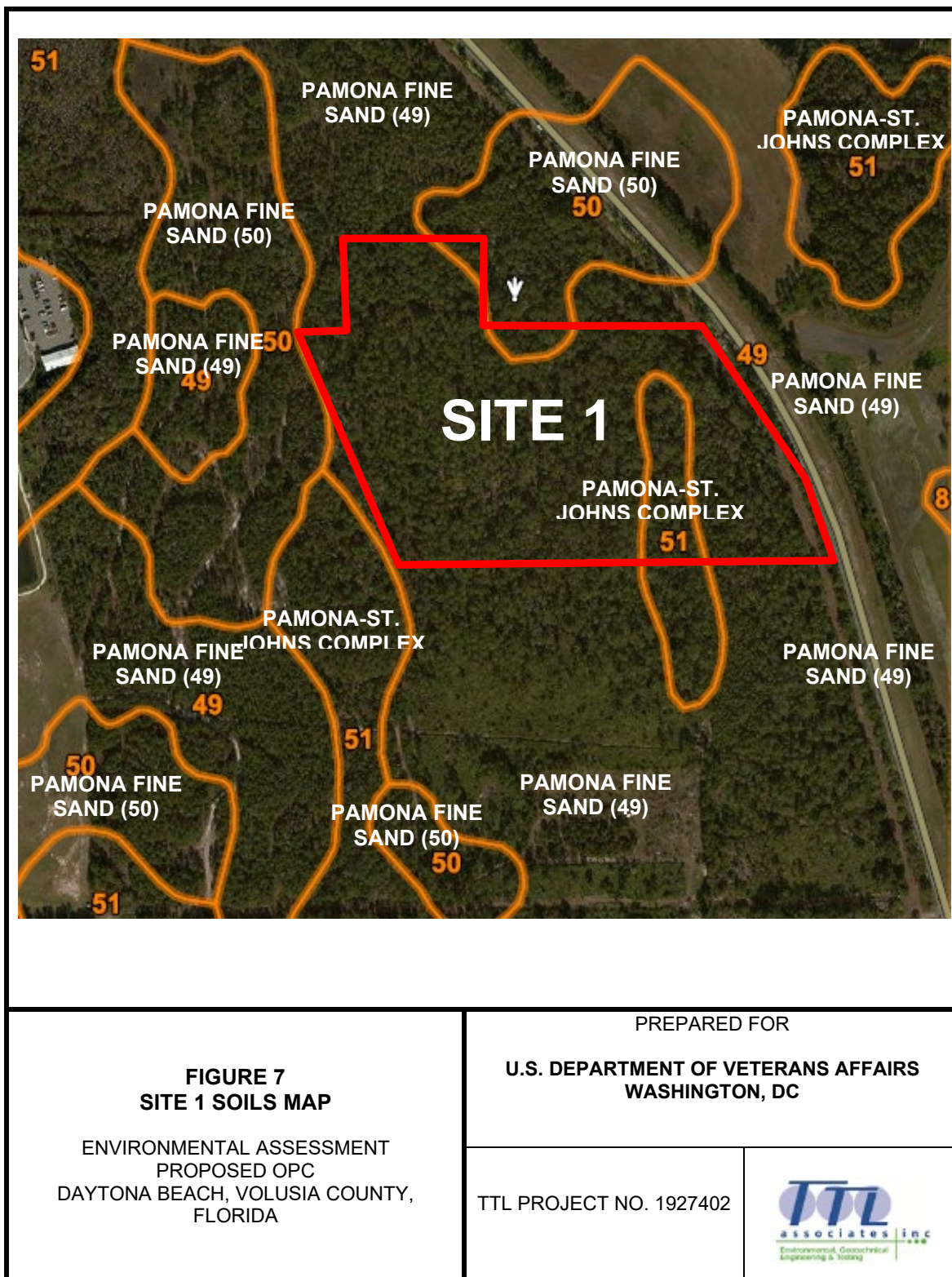
During construction, less-than-significant, direct and indirect, short-term soil erosion and sedimentation impacts would be possible as the selected site is graded and the proposed building, parking areas, entrance road, and other project components are constructed. Construction would remove the vegetative cover, disturb the soil surface, and compact the soil. The soil would then be susceptible to erosion by wind and surface runoff. Exposure of the soils during construction has the potential to result in increased sedimentation to stormwater management systems and offsite discharges of sediment-laden runoff. However, such potential adverse erosion and sedimentation effects would be prevented through utilization of appropriate BMPs (Section 5) and adherence to the terms of an approved FDEP-issued National Pollutant Discharge Elimination System (NPDES) permit. In addition, stormwater management review by the St. John's River Water Management District (SJRWMD) would be required as part of any proposed onsite development activities. An Environmental Resources Permit (ERP) from the SJRWMD would be required to manage stormwater discharges associated with the proposed OPC development. The ERP supersedes any NPDES permits; however, documentation of the ERP is required to be provided to the lead NPDES agency.

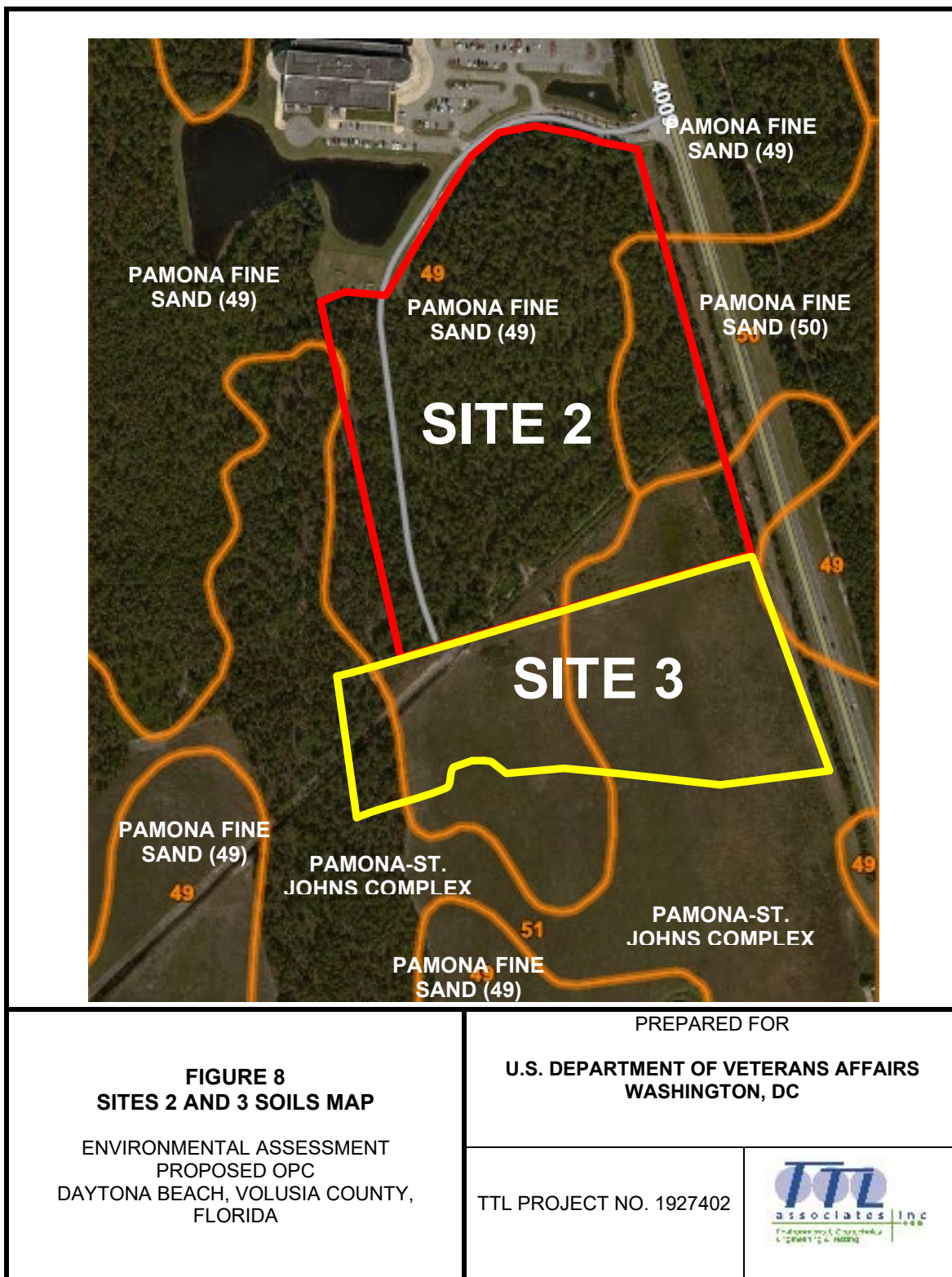
Once construction is complete, no long-term erosion and sedimentation impacts would be anticipated. No long-term soil erosion impacts would occur as a result of increased impervious surfaces onsite; these effects would be mitigated by including appropriately designed stormwater management systems as part of final site design.

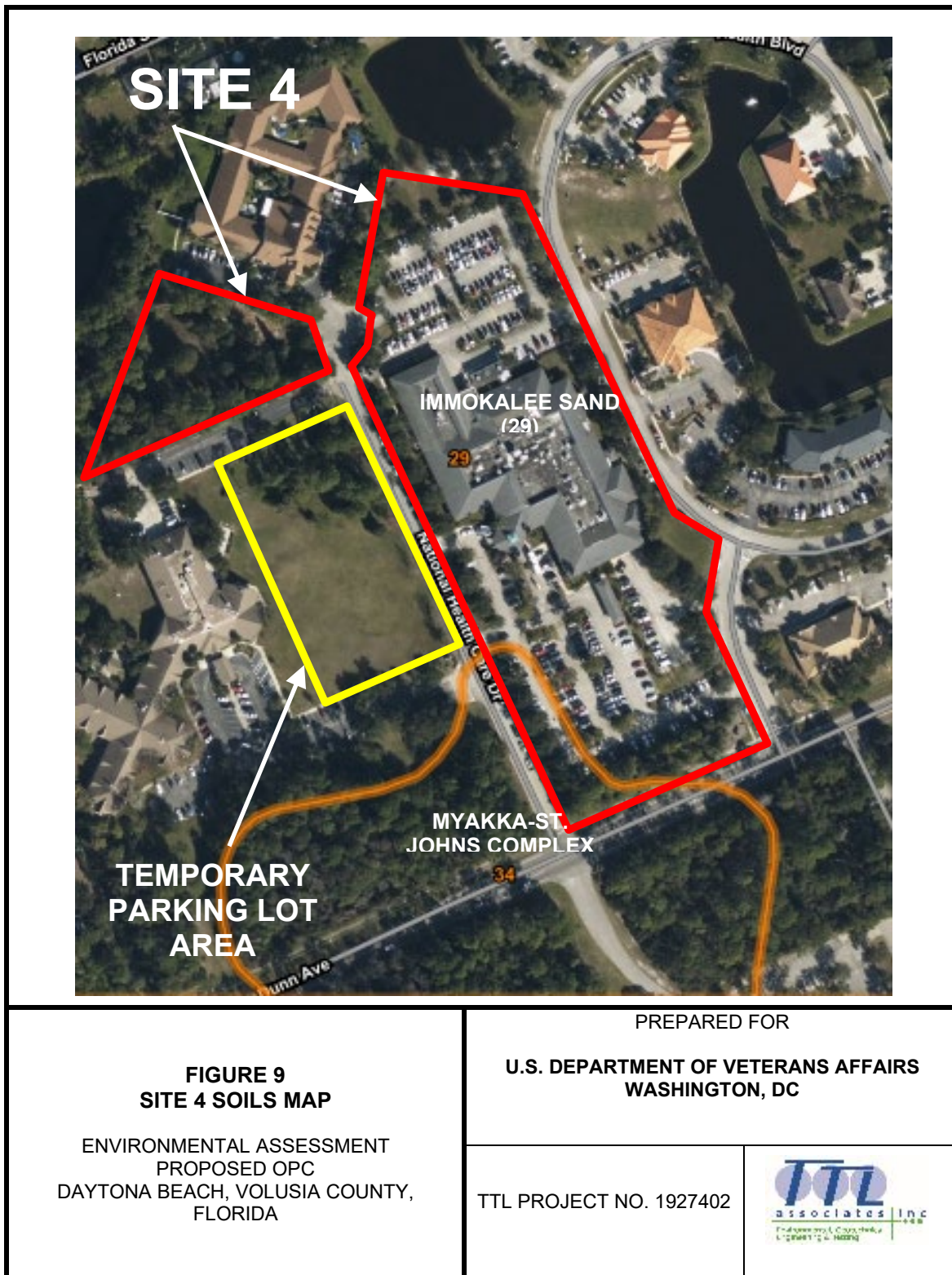
VA's replacement of the existing leased clinics would have no geology and soils impacts.

3.5.3 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No impacts to geology and soils at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.







3.6 Hydrology and Water Quality

3.6.1 Surface Waters

The Action Alternative sites are located in the northern coastal basin of the SJRWMD. However, there is no direct surface water connection between the Daytona Beach area and the St. John's River, which is located approximately 24 miles west of Daytona Beach. Locally, Sites 1 through 3 generally drain to the west and discharge into the Tomoka River, located approximately 2,800 feet west of these sites. Site 4 also generally drains to the west and discharges into the Tomoka River, located approximately 2.3 miles to the west of Site 4.

Site 1

Four forested wetlands, totaling approximately 2 acres, are located in the north-central, eastern, and south-central portions of Site 1. Additional forested wetlands are located adjoining to the west of Site 1. Refer to Section 3.10 for a discussion of wetlands on Site 1. A drainage canal (ditch) is located near the eastern boundary of Site 1 in the Williamson Boulevard right-of-way (ROW). No other surface waters were identified on or adjacent to Site 1. Stormwater at Site 1 generally infiltrates into onsite soils.

Site 2

A drainage ditch along the former railroad spur crosses the northwestern portion of Site 3. No other surface waters or wetlands were identified on Site 2. A forested wetland is located adjacent to the west of Site 2 (see 3.10). Two stormwater management ponds are located adjoining to the north of Site 2. A drainage canal (ditch) is located near the eastern boundary of Site 2 in the Williamson Boulevard ROW. No other surface waters were identified adjacent to Site 2. Stormwater at Site 2 generally infiltrates into onsite soils.

Site 3

An approximately 3-acre portion of a larger forested wetland is located on the western portion of Site 3 and a drainage ditch along the former railroad spur crosses the northwestern portion of Site 3. The forested wetland on the western portion of Site 3 extends off-site to the west and southwest. Refer to Section 3.10 for an additional discussion of wetlands on Site 3. A drainage canal (ditch) is located near the eastern boundary of Site 3 in the Williamson Boulevard ROW. No other surface waters were identified on or adjacent to Site 3. Stormwater at Site 3 generally infiltrates into onsite soils.

Site 4

No surface waters or wetlands were identified at Site 4. Two stormwater management ponds are located adjoining to the north and northwest of Site 4. No other surface waters were identified adjacent to Site 4. Stormwater at Site 4 generally flows from the developed, paved surfaces to storm sewer inlets located throughout Site 4 and adjoining roadways, which discharge to the City of Daytona Beach stormwater management system.

3.6.2 Groundwater

According to the Groundwater Atlas of the United States, the Action Alternative sites are underlain by a surficial aquifer system consisting mostly of beds of unconsolidated sand, shelly sand, and shell. Water in the surficial aquifer system generally moves quickly toward the nearest surface water body, although the general regional direction of groundwater movement is toward the Atlantic Ocean (east).

No site-specific information pertaining to the groundwater conditions was identified for the Action Alternative sites. However, based on available information from the USGS Groundwater Resources Program and topographic maps, groundwater is likely to be found within 10 feet below grade at each of the Action Alternative sites.

3.6.3 Effects of the Action Alternatives

The proposed OPC would be a slab-on-grade building and serviced by the municipal potable water system. Therefore, it is not anticipated that groundwater would be impacted by the Proposed Action. If shallow groundwater is encountered during construction, appropriate groundwater engineering controls would be utilized to ensure no adverse effects to groundwater. As such, impacts to groundwater are anticipated to be less than significant.

The Action Alternatives would not result in significant impacts to surface waters, provided that the BMPs described in Section 5 are implemented. These BMPs would control construction-related impacts of soil erosion and sedimentation and would provide proper stormwater management following the completion of the Proposed Action. Each site would include stormwater collection and management system that would convey to stormwater management ponds. The stormwater management systems would be designed and constructed in accordance with Florida Administrative Code (FAC), SJRWMD, and/or City of Daytona Beach requirements. Anticipated stormwater management for each site is described below.

Site 1

Stormwater from the proposed OPC development at Site 1 would be collected from the development areas and routed to a new stormwater management pond that would be constructed on the northwestern portion of the site.

Site 2

Stormwater from the majority of the proposed OPC development at Site 2 would be routed to a new stormwater management pond that would be constructed in the northeastern portion of the site. The existing stormwater management pond located adjacent to the north/northwest of Site 2 would also be expanded as part of the Proposed Action. Stormwater collected from the western portion of Site 2 would be conveyed to the expanded stormwater management pond.

Site 3

Stormwater from the proposed OPC development at Site 3 would be collected from the development areas and routed to a new stormwater management pond that would be constructed

adjoining to the west of Site 3 as part of the overall, approximately 141-acre Gateway North Planned Development that includes the site.

Site 4

Stormwater from the proposed OPC development at Site 4 (expansion of the existing William V. Chappell, Jr. VA OPC) would continue to be routed from the development areas to the municipal storm sewer system. This system collects and conveys stormwater to stormwater management ponds in the area, including the ponds northwest and east of Site 4.

3.6.4 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No impacts to water resources at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.7 Wildlife and Habitat

3.7.1 Vegetation and Wildlife

Site 1

Site 1 includes approximately 19 acres of undeveloped woodlands. The properties surrounding Site 1 are also undeveloped, with wooded and brushy areas to the north, grassy and wooded areas to the east across Williamson Boulevard, and wooded areas to the south and west. The vegetative communities on Site 1 could support wildlife species associated with partially developed suburban Daytona Beach areas.

Site 2

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. The properties surrounding Site 2 consist of an institutional property (college) to the north, undeveloped woodlands to the east (across Williamson Boulevard) and west, an apartment complex to the southeast, and unimproved grassy land to the south. The vegetative communities on Site 2 could support wildlife species associated with partially developed suburban Daytona Beach areas.

Site 3

Site 3 includes approximately 14 acres of unimproved pasture land with an undeveloped wooded area in the western portion and a former railroad spur in the northwestern portion. The properties surrounding Site 3 primarily consist of undeveloped woodlands to the north and west, an apartment complex across Williamson Boulevard to the east, and unimproved grassy land to the south. The vegetative communities on Site 3 could support wildlife species associated with partially developed suburban Daytona Beach areas.

Site 4

Site 4 includes approximately 8.1 acres of land occupied by the existing William V. Chappell, Jr. VA OPC and associated surface-level parking. The area surrounding Site 4 consists of institutional and health care related commercial properties. The vegetative communities on Site 4 could support wildlife species associated with urban Daytona Beach areas.

The City of Daytona Beach maintains an Environmental Protection Ordinance (EPO), which requires maintaining at least 15 percent of the existing tree canopy with at least six inches diameter breast height (DBH), historic trees (any existing tree of any species with of 36 inches DBH or greater and champion trees), and four individuals per acre of development for specimen trees (any non-nuisance, existing trees with 12 inches DBH or greater).

Sites 1, 2, and 3 are located within the Central Bear Management Unit where Florida black bears are abundant. FFWCC generally recommends taking measures during development projects to prevent or reduce conflicts with bears.

3.7.2 Threatened and Endangered Species

As part of the preparation of this EA, the USFWS and state natural resources agencies were contacted to identify any potential for the presence of state or federally listed species on or in the vicinity of the Action Alternative sites.

The USFWS Information for Planning and Conservation (IPaC) internet application identified three federally listed endangered species, six federally listed threatened species, one federally proposed threatened species, and one federal candidate species for the vicinity of the Action Alternative sites. The same species were identified for all four Action Alternative site areas. The IPaC reports for the Action Alternative sites are provided in Appendix D. No critical habitats for protected species were identified on the Action Alternative sites.

Table 1 provides a summary of the federally protected species listed in the IPaC reports, their habitat requirements, and the potential presence of their required habitat at the Action Alternative sites based on research and field surveys.

Table 1. Federally Listed Species in the Vicinity of the Action Alternative Sites			
Species	Status	Habitat	Potential Habitat Present at the Sites
<i>Birds</i>			
Eastern black rail	Proposed Threatened	Salt, brackish, and freshwater marshes, pond borders, wet meadows, and grassy swamps. Prefers areas with fine-stemmed emergent plants and high stem density.	No

Table 1. Federally Listed Species in the Vicinity of the Action Alternative Sites			
Species	Status	Habitat	Potential Habitat Present at the Sites
Florida scrub-jay	Threatened	Scrub and scrubby flatwoods habitats of Florida. Rarely in areas with greater than 50 percent canopy cover that is taller than 3 meters.	No
Wood stork	Threatened	Wetlands, primarily cypress swamps.	Limited at Site 3
Reptiles			
Eastern indigo snake	Threatened	Sandhill regions dominated by mature longleaf pines, turkey oaks, and wiregrass.	Sites 1, 2, and 3
Gopher tortoise	Candidate	Relatively deep, well-drained sandy soils, open sunny areas of long-leaf pine forests and dry oak sandhills with ample herbaceous vegetation for food.	Sites 1, 2, and 3
Green sea turtle	Threatened	Fairly shallow coastal waters (except when migrating) inside reefs, bays, and inlets.	No
Hawksbill sea turtle	Endangered	Shallow coastal waters with rocky bottoms, coral reefs, beds of sea grass or algae, mangrove-bordered bays and estuaries, and submerged mud flats.	No
Leatherback sea turtle	Endangered	Open ocean, often near edge of continental shelf. Mainly pelagic, seldom approaching land except for nesting.	No
Loggerhead sea turtle	Threatened	Open sea to more than 500 miles from shore, mostly over continental shelf, and in bays, estuaries, lagoons, creeks, and mouths of rivers. Mainly warm temperate and subtropical regions not far from shorelines.	No
Mammals			
Southeastern beach mouse	Threatened	Sand dunes which are vegetated by sea oats and dune panic grass.	No
Plants			
Rugel's pawpaw	Endangered	Slash pine-wiregrass flatwoods with clumps of dwarfed saw palmetto, on deep, fine-textured, poorly drained sands or sandy peats.	No

The IPaC reports also identified nineteen bird species protected under the Migratory Bird Treaty Act for the Action Alternative sites region. Based on habitat information obtained from the NatureServe Explorer internet application and the USFWS IPaC Probability of Presence Summary, only two of these species, short-tailed hawk (open areas on Sites 2 and 3), and swallow-tailed kite (Sites 1, 2, and 3), could potentially be present on the Action Alternative sites during the breeding season. For the remaining migratory bird species, there is little to no suitable habitat at the Action Alternative sites and/or little to no probability of the species being present at the Action Alternative sites during breeding season.

Florida Natural Areas Inventory (FNAI) stated that there are no records of threatened and endangered species at any of the Action Alternative sites.

Site 1

Zev Cohen and Associates (ZCA) surveyed Site 1 for protected species on Site 1, dated April 24, 2020. ZCA indicated Site 1 contains pine plantations, mixed forested wetlands, and wet prairies. The ZCA report identified one federally listed candidate species/state listed threatened species (gopher tortoise) at Site 1. ZCA indicated that gopher tortoise burrows were observed adjacent to Site 1 and, although the 15 percent gopher tortoise survey completed by ZCA did not identify any gopher tortoises or associated burrows at Site 1, Site 1 includes habitat suitable for gopher tortoises and likely gopher tortoise individuals. The ZCA report stated that, if Site 1 is developed, a full gopher tortoise survey, conducted by an Authorized Gopher Tortoise Agent, would be required within 90 days prior to construction. If identified, a conservation permit would be required from the FFWCC and any gopher tortoises identified during the survey would require relocation.

Site 2

Dynamic Environmental Assessments, Inc. (DEA) completed an Informal Biological Assessment Survey for protected species on Site 2 dated April 24, 2020. DEA indicated Site 2 mostly contains slash pine with an understory of saw palmetto and shield ferns (depressional areas). In addition, a small area of native grasses and shrubs is located in the southeast corner of the site under a sparse tree canopy of slash pines and pond pines. The DEA report stated that Site 2 may support the presence of two protected species (gopher tortoise and eastern indigo snake). No gopher tortoises or associated burrows were observed on Site 2; however, one potentially active burrow was observed approximately 20 feet south of Site 2. No eastern indigo snakes were observed on Site 2 and their presence was considered unlikely. The DEA report stated that, if Site 2 is developed, a full gopher tortoise survey would be required within 90 days prior to construction. If identified, a conservation permit would be required from the FFWCC and any gopher tortoises identified during the survey would require relocation. Although no eastern indigo snakes were identified or considered likely, DEA also recommended adhering to the USFWS Standard Protection Measures for the Eastern Indigo Snake during site development.

Site 3

Bio-Tech Consulting Inc. (Bio-Tech) prepared a Biological Survey Report for protected species on Site 3 dated April 28, 2020. Bio-Tech indicated Site 3 is occupied by fallow farmland that had been used for hay production (majority), a ditch/canal (along the old railroad spur), and pine

flatwood wetlands (western portion). The Bio-Tech report stated that no protected species were identified at Site 3 and the proposed development at Site is not anticipated to affect any federally protected species. Although no gopher tortoises or associated burrows were observed on Site 3, the biological survey for Site 2 indicated that a potentially active gopher tortoise burrow was observed near the northern boundary of Site 3. If Site 3 is selected, a full gopher tortoise survey would be required within 90 days prior to construction. If identified, a conservation permit would be required from the FFWCC and any gopher tortoises identified during the survey would require relocation. Although the survey did not report that eastern indigo snakes were identified, gopher tortoise burrows are common habitat for the snake so are considered as also having potential habitat onsite.

Limited, marginally suitable foraging habitat for wood stork (federally-listed) exists along the ditch/canal in the northwestern portion of Site 3; however, no wood storks were observed at Site 3.

Site 4

No state or federally protected species are likely to be present in the vicinity of Site 4 due to the developed, urban nature of the area.

3.7.3 Effects of the Action Alternatives

Suitable habitat for gopher tortoises (federally listed candidate and state listed threatened) exists at Sites 1, 2, and 3 and gopher tortoise burrows were observed on or adjoining to Sites 1, 2, and 3. If Site 1, 2, or 3 is selected, a preconstruction gopher tortoise survey would be conducted and any identified tortoises would be relocated in coordination with the FFWCC.

Although no eastern indigo snakes were observed at any of the Action Alternative sites, potentially suitable habitat for eastern indigo snakes (federal and state listed threatened) exists at Sites 1, 2, and 3. USFWS Standard Protection Measures for the Eastern Indigo Snake would be implemented during the development of the OPC at any of these sites.

Limited, marginally suitable foraging habitat for wood storks (federally listed threatened) exists along the ditch/canal in the northwestern portion of Site 3. If Site 3 is selected, no impacts to wood stork individuals would occur; however, the proposed development would result in minor loss of wood stork habitat.

VA has initiated informal consultation with USFWS and requested concurrence with the findings summarized above.

It is anticipated that vegetation clearing at Sites 1 through 3 would occur outside of the mid-March to late June short-tailed hawk and swallow-tailed kite nesting seasons to avoid impacts to species protected under the Migratory Bird Treaty Act. If vegetation clearing occurs within the nesting season, impacted vegetation would be surveyed by a qualified biologist for active nests prior to clearing. Active nests would not be disturbed.

Sites 1, 2, and 3 are located within an area with abundant Florida black bear. VA's developer would implement recommended FFWCC management measures at the selected Action Alternative site to prevent or reduce conflicts with bears resulting from the Proposed Action.

The Proposed Action would comply with the requirements of the Daytona Beach Code of Ordinances (DBCO) Environmental Protection Ordinance, including the tree preservation requirements.

Through the implementation of these management measures and BMPs, wildlife and habitat impacts associated with the Proposed Action would be less than significant.

VA's replacement of the existing leased clinics would have no wildlife and habitat impacts.

3.7.4 Effects of the No Action Alternative

Under the No Action Alternative, no impacts to biological resources by VA would occur. However, should Sites 1 through 3 ultimately be developed by others, impacts similar to those identified under the Proposed Action could occur.

3.8 Noise

Site 1

The existing noise environment around Site 1 is relatively quiet with limited noise from vehicle traffic along Williamson Boulevard and more distant vehicle noise from Interstate 95 (approximately 2,000 feet west of the site). No other notable noise-generating sources are present in the immediate vicinity of Site 1. As such, the noise environment of Site 1 can be characterized as that typical of a developing suburban area.

Site 2

The existing noise environment around Site 2 is relatively quiet with limited noise from vehicle traffic along Williamson Boulevard and mechanical equipment associated with Daytona State Advanced Technology College (adjoining north), and more distant vehicle noise from Interstate 95 (approximately 2,300 feet west of the site). No other notable noise-generating sources are present in the immediate vicinity of Site 2. As such, the noise environment of Site 2 can be characterized as that typical of a developing suburban area.

Site 3

The existing noise environment around Site 3 is relatively quiet with limited noise from vehicle traffic along Williamson Boulevard, and more distant vehicle noise from Interstate 95 (approximately 1,700 feet west of the site). No other notable noise-generating sources are present in the immediate vicinity of Site 3. As such, the noise environment of Site 3 can be characterized as that typical of a developing suburban area.

Site 4

The existing noise environment around Site 4 is relatively quiet with limited noise from vehicle traffic along Dunn Avenue, National Health Care Drive, and Health Boulevard and occasional aircraft noise associated with Daytona Beach International Airport, located approximately one mile south of the site. No other notable noise-generating sources are present in the immediate vicinity of Site 4. As such, the noise environment of Site 4 can be characterized as that typical of a developed suburban area.

3.8.1 Sensitive Receptors

Sensitive noise receptors in the vicinity of Action Alternative sites include the hospital approximately 700 feet northwest and the senior middle school approximately 1,000 feet east of Site 1; the north adjoining Daytona State Advanced Technology College and the apartment complex located approximately 200 feet southeast of Site 2; the apartment complex located approximately 200 feet east of Site 3; and the existing on-site VA OPC, the two long-term care facilities adjoining to the north and west, the health care facilities to the east, and the residential areas approximately 200 feet north and 700 feet west of Site 4.

3.8.2 Effects of the Action Alternatives

The Proposed Action would have short-term impacts to the existing noise environment due to construction activities. Noise generating sources during construction activities would be associated primarily with standard construction equipment and construction equipment transportation. These increased noise levels could directly affect the neighboring areas. Activities would be conducted in accordance with the DBCO noise control regulations.

Construction activities generate noise by their very nature and are highly variable, depending on the type, number, and operating schedules of equipment. Construction projects are usually executed in stages, each having its own combination of equipment and noise characteristics and magnitudes. Construction activities are expected to generally be typical of other similar construction projects and would include mobilization, site preparation, excavation, placing foundations, utility development, heavy equipment movement, and paving roadways and parking areas. The most prevalent noise source at typical construction sites is the internal combustion engine. General construction equipment using engines includes heavy, medium, and light equipment such as excavators; roller compactors; front-end loaders; bulldozers; graders; backhoes; dump trucks; water trucks; concrete trucks; pump trucks; utility trucks; cranes; and lube, oil, and fuel trucks.

Peak noise levels vary at a given location based on line of sight, topography, vegetation, and atmospheric conditions. In addition, peak noise levels would be variable and intermittent because each piece of equipment would only be operated when needed. However, peak construction noise levels would be considerably higher than existing noise levels. Relatively high peak noise levels in the range of 93 to 108 dBA (decibels, A-weighted scale) would occur on the active construction site, decreasing with distance from the construction areas. Generally speaking, peak noise levels within 50 feet of active construction areas and material transportation routes would most likely be considered “striking” or “very loud”, comparable to peak crowd noise at an indoor sports arena. At approximately 200 feet, peak noise levels would be loud - approximately comparable to a garbage disposal or vacuum cleaner at 10 feet. At 0.25 miles, construction noise levels would

generally be quiet enough so as to be considered insignificant, although transient noise levels may be noticeable at times. Table 2 presents peak noise levels that could be expected from a range of construction equipment during proposed construction activities.

Combined peak noise levels when several loud pieces of equipment are used in a small area at the same time are expected to occur rarely, if ever, during the project. However, under these circumstances, peak noise levels could exceed 90 dBA within 200 feet of the construction area, depending on equipment being used.

Although noise levels would be quite loud in the immediate area, the intermittent nature of peak construction noise levels would not create the steady noise level conditions for an extended duration that could lead to hearing damage. Construction workers would follow standard federal Occupational Safety and Health Administration requirements to prevent hearing damage.

Areas that could be most affected by noise from construction are those closest to the construction footprint, including the college and apartment complex adjacent to the north and across Williamson Boulevard from Site 2; the apartment complex across Williamson Boulevard from Site 3; and the existing on-site VA OPC, adjacent assisted living facilities and medical offices, and nearby residences to Site 4. Indoor noise levels would be expected to be 15-25 decibels lower than outdoor levels. In addition, BMPs (described in Section 5) would be implemented to reduce noise impacts. Direct construction noise impacts would be temporary and less than significant.

Indirect impacts include noise from workers commuting and material transport. Area traffic volumes and noise levels would increase slightly as construction employees commute to and from work at the project area, and delivery and service vehicles (including trucks of various sizes) transit to and from the site. Persons in the project area would experience temporary increases in traffic noise during daytime hours. These effects are not considered significant because they would be temporary, intermittent, and similar to existing traffic noise levels in the area.

Table 2. Peak Noise Levels Expected from Typical Construction Equipment

Source	Peak Noise Level (dBA, attenuated)							
	Distance from Source (feet)							
	0	50	100	200	400	1,000	1,700	2,500
Heavy truck	95	84-89	78-93	72-77	66-71	58-63	54-59	50-55
Dump truck	108	88	82	76	70	62	58	54
Concrete mixer	108	85	79	73	67	59	55	51
Jackhammer	108	88	82	76	70	62	58	54
Scraper	93	80-89	74-82	68-77	60-71	54-63	50-59	46-55
Bulldozer	107	87-102	81-96	75-90	69-84	61-76	57-72	53-68
Generator	96	76	70	64	58	50	46	42
Crane	104	75-88	69-82	63-76	55-70	49-62	45-48	41-54

Source	Peak Noise Level (dBA, attenuated)							
	Distance from Source (feet)							
	0	50	100	200	400	1,000	1,700	2,500
Loader	104	73-86	67-80	61-74	55-68	47-60	43-56	39-52
Grader	108	88-91	82-85	76-79	70-73	62-65	58-61	54-57
Pile driver	105	95	89	83	77	69	65	61
Forklift	100	95	89	83	77	69	65	61
Combined Peak Noise Level (Bulldozer, Jackhammer, Scraper)								
Combined Peak Noise Level	Distance from Source							
	50 feet	100 feet	200 feet	¼ mile	½ mile			
	103	97	91	74	68			

Source: Tipler 1976

No significant long-term noise impacts are anticipated with the operation of the proposed OPC. The OPC would be quiet a medical office facility with operational noise from HVAC systems typical of other comparably sized commercial buildings and grounds maintenance noise (such as lawn mowing or leaf blowers). Proposed operational activities at the new OPC would also include vehicle traffic to and from the selected Action Alternative site. The vehicle traffic would not produce excessive noise, is consistent with the existing noise environment of the Action Alternative site areas, and would not produce a significant adverse noise impact on surrounding land uses.

3.8.3 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No noise impacts at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.9 Land Use

Site 1

Site 1 includes approximately 19 acres of undeveloped woodlands. The properties surrounding Site 1 are also undeveloped, with wooded and brushy areas to the north, grassy and wooded areas to the east across Williamson Boulevard, and wooded areas to the south and west. According to the Daytona Beach Zoning and Planning Department, Site 1 is currently zoned Planned Development – General (PD-G). Health care facilities are a permitted use under the current zoning designation for Site 1.

Properties surrounding Site 1 are also zoned PD-G. Zoning designations for Site 1 and surrounding properties are shown on Figure 10.

Site 2

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. The properties surrounding Site 2 consist of an institutional property (college) to the north, undeveloped woodlands to the east (across Williamson Boulevard) and west, an apartment complex to the southeast, and unimproved grassy land to the south. Site 2 is located within the City of Daytona Beach; however, as it is owned by Volusia County, it currently has the Volusia County zoning designation of Public City School (Land Code 8300). Health care facilities are not a permitted use under the current zoning designation for Site 2; however, the prospective developer has an agreement with Volusia County to purchase the site and has initiated rezoning the site with the City of Daytona Beach to PD-G, a zoning designation that permits health care facilities.

Surrounding properties to the north and west of Site 2 (all part of the same parcel as the site) are zoned Land Code 8300; surrounding properties to the east, southeast, and south of Site 2 are zoned PD-G. Zoning designation for Site 2 and surrounding properties are shown on Figure 11.

Site 3

Site 3 includes approximately 14 acres of unimproved pasture land with an undeveloped wooded area in the western portion and a former railroad spur in the northwestern portion. The properties surrounding Site 3 primarily consist of undeveloped woodlands to the north and west, an apartment complex across Williamson Boulevard to the east, and unimproved grassy land to the south. According to the Daytona Beach Zoning and Planning Department, Site 3 is zoned PD-G. Health care facilities are a permitted use under the current zoning designation for Site 3.

Surrounding properties to the east, south, and west are also currently zoned PD-G. The property adjacent to the north currently has the Volusia County zoning designation of Public City School (Land Code 8300). Zoning designations for Site 3 and surrounding properties are shown on Figure 11.

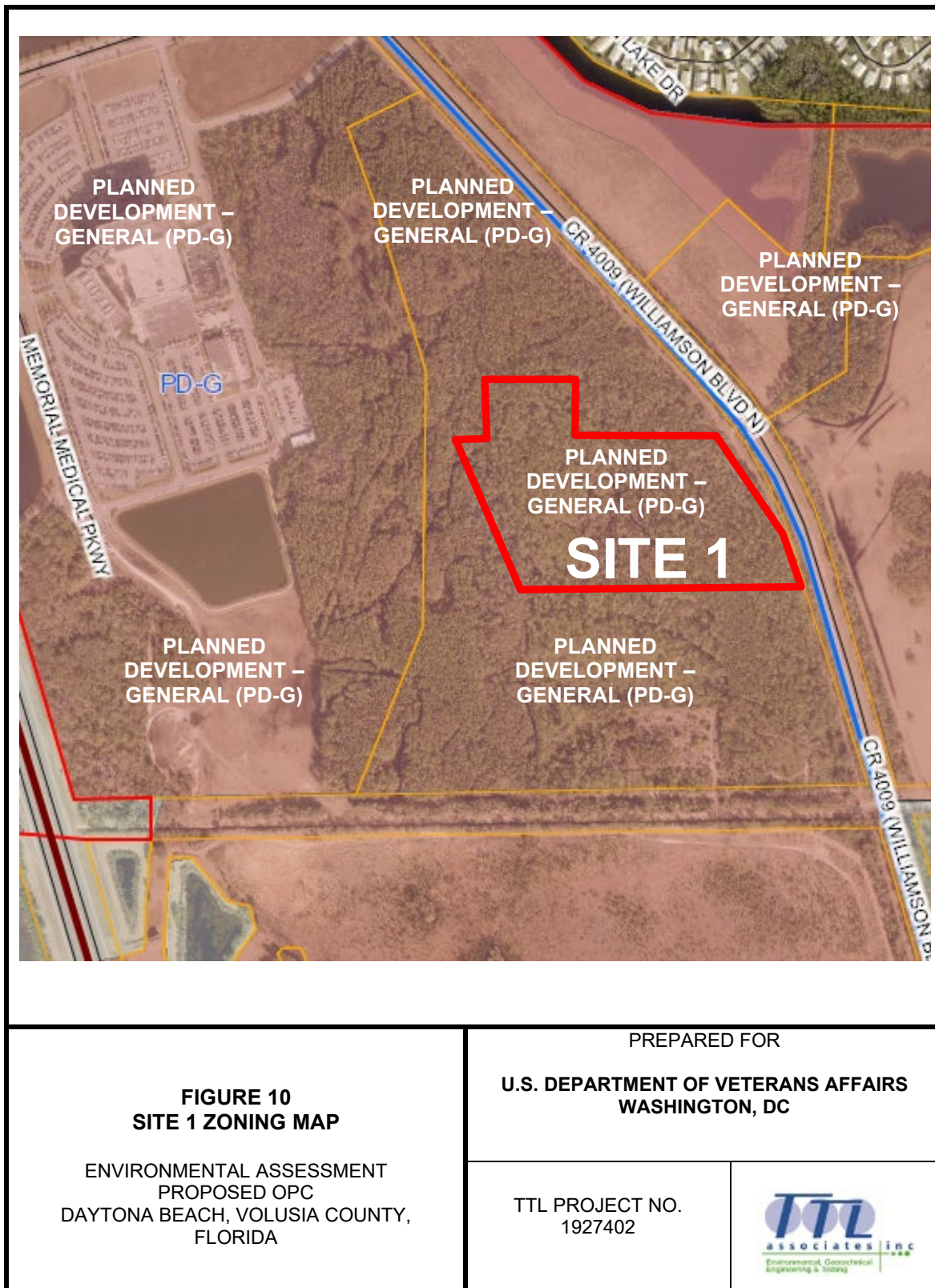
Site 4

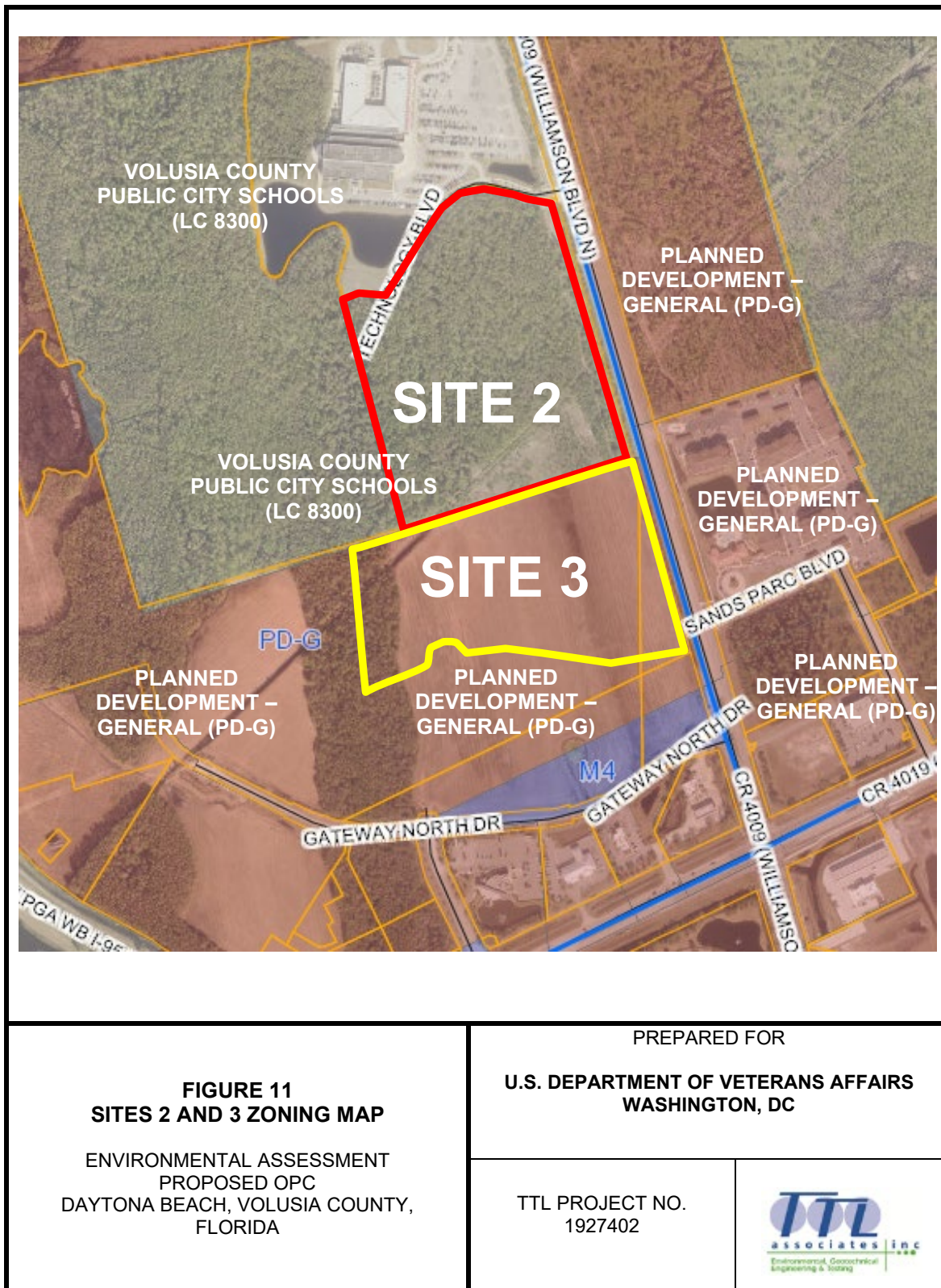
Site 4 includes approximately 8.1 acres of land occupied by the existing William V. Chappell, Jr. VA OPC and associated surface-level parking. The area surrounding Site 4 consists of institutional and health care related commercial properties. According to the DBZPD, Site 4 is zoned Hospital/Medical (HM). Health care facilities are a permitted use under the current zoning designation for Site 4.

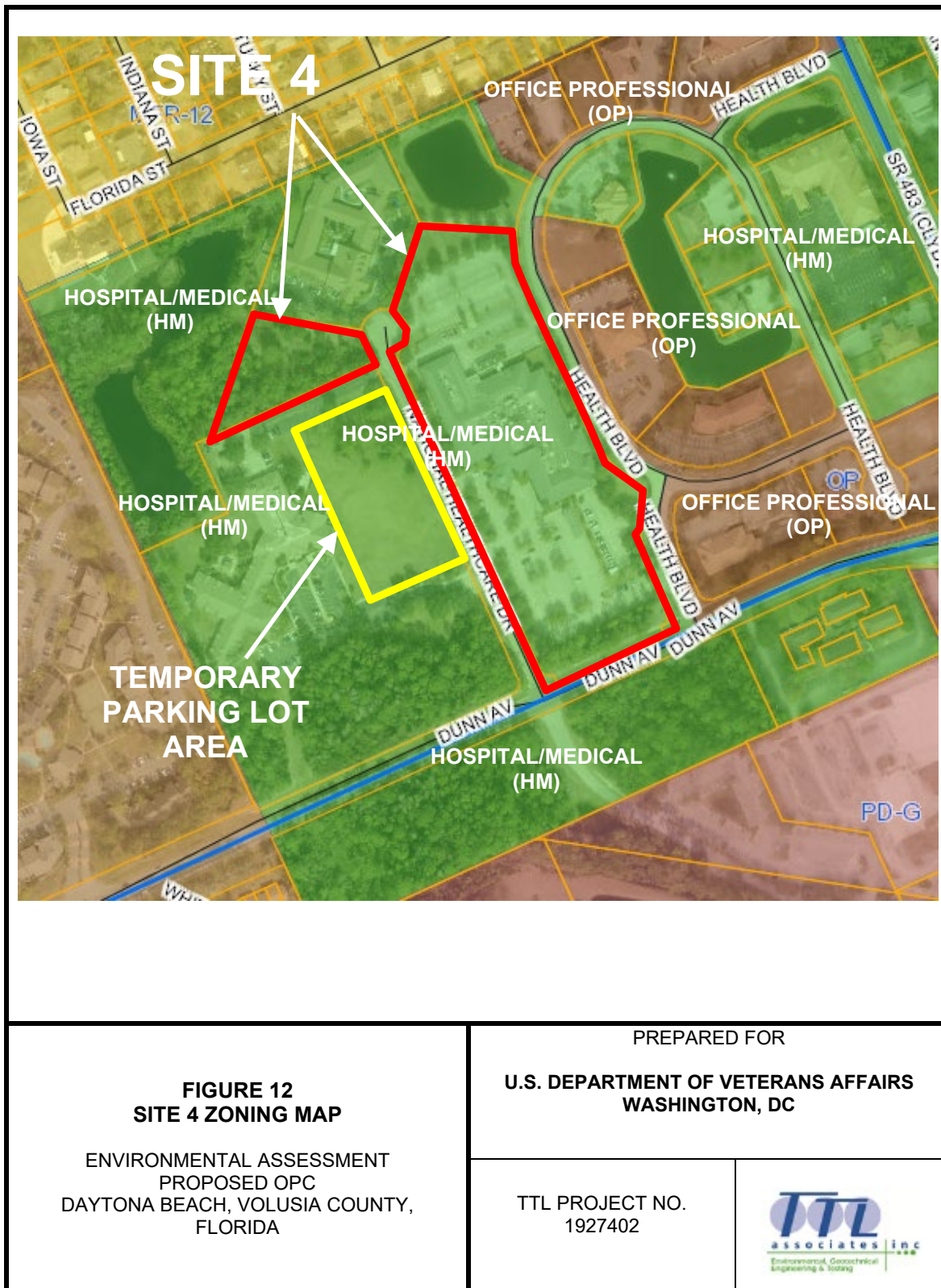
The neighboring properties to the north, west, and south of Site 4 are also currently zoned HM. The neighboring properties to the east of Site 4 are currently zoned HM and Office Professional (OP). Zoning designations for Site 4 and surrounding properties are shown on Figure 12.

Site 4 is located approximately one mile north of Daytona Beach International Airport runway 16/34 and is located within the flight path of the runway. DBZPD mapping indicates Site 4 is located within the Airport Height Overlay (AHO) District and is subject to building height restrictions, which are based on Federal Aviation Agency (FAA) regulations regarding objects obstructing navigable airspace near civilian airports (14 CFR 77.25). Based on preliminary design

information for the proposed six-story parking garage (approximately 60 to 70 feet tall), it may not comply with the AHO height restrictions. The zoning regulations allow for a variance from the height restrictions conditioned on the installation of markers and lights on the structure and approval from Florida Department of Transportation (FDOT) Bureau of Aviation. FAA regulations also require filing notices with FAA at least 45 days prior to construction of structures near airports, based on their height and distance from the airport. Based on the FAA Notice Criteria Tool and preliminary design information for the parking garage, FAA notification would be required for the proposed parking garage at Site 4.







3.9.1 Effects of the Action Alternatives

The Proposed Action at Sites 1 and 3 would be consistent with local zoning and compatible with surrounding land use and would have negligible land use effects.

Site 2 would require rezoning from its current Volusia County zoning designation to a City of Daytona Beach zoning designation suitable for medical facilities. The developer has initiated the process with the City of Daytona Beach to rezone Site 2 to PD-G, a zoning designation that permits health care facilities. The proposed OPC would be compatible with surrounding land use. Land use effects of the Proposed Action at Site 2 would be less than significant.

The existing and proposed OPCs at Site 4 are consistent with current HM zoning and compatible with surrounding land use. However, based on preliminary design information, the proposed parking garage may not comply with the AHO height restrictions and may require a variance and FDOT Bureau of Aviation approval. FAA notification would also be required. During the design of the OPC, the developer would acquire the variance and FDOT Bureau of Aviation and FAA approvals, as necessary, to meet the required zoning development criteria and to ensure aircraft navigation to the airport is not adversely impacted. With these approvals, land use effects of the Proposed Action at Site 4 would be less than significant.

No adverse onsite building function or architecture impacts are anticipated with any of the Action Alternatives. The OPC would be designed and constructed in accordance with local building codes and zoning ordinances.

VA's closure of the existing leased clinics would have negligible land use impacts.

3.9.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No land use impacts at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.10 Wetlands, Floodplains, and Coastal Zone Management

3.10.1 Wetlands

This section discusses wetlands at or near the Action Alternative sites and surface waters (streams) as they pertain to wetlands. Additional information regarding surface waters is provided in Section 3.6.

Site 1

ZCA's April 2020 site survey identified four wetlands totaling approximately 2 acres in the north-central, eastern, and south-central portions of Site 1 (see Figure 13) (ZCA 2020). ZCA indicated the quality of the wetlands has been excessively degraded due to canals in the area and land management practices. ZCA determined the wetlands are isolated and under the jurisdiction of the SJRWMD. However, a USACE jurisdictional determination would be required to confirm the wetlands are isolated and not Waters of the US (WOTUS) regulated by USACE. ZCA stated that

impacts to the wetlands would require an ERP permit from the SJRWMD and the purchase of mitigation bank credits to offset the wetland impacts.

Additional forested wetlands are located adjoining Site 1 to the northeast and west. In addition, a drainage canal (ditch) is located near the eastern boundary of Site 1 in the Williamson Boulevard ROW.

Site 2

Flickinger Geoservices Group, Ltd. completed a wetlands delineation of the approximately 70-acre property that includes Site 2 in March 2020. Flickinger identified an approximately 19.9-acre wetland in the western portion of the 70-acre property, west of Site 2. No wetlands were identified on Site 2 (see Figure 14).

In addition to the wetland west of Site 2, a drainage canal (ditch) is located near the eastern boundary of Site 2 in the Williamson Boulevard ROW.

Site 3

Site 3 is located within the approximately 141-acre Gateway North Planned Development. As part of the planned development, wetlands have been identified and delineated, a USACE jurisdictional determination has been completed, and USACE and SJRWMD permit applications have been filed. Approximately 48 acres of the 141-acre planned development area were identified as regulated wetlands that would be impacted by the planned development. The USACE Section 404 of the Clean Water Act (CWA) permit to fill the wetlands on and adjoining to Site 3 has been tentatively approved contingent upon approval of the FDEP/SJRWMD CWA Section 401 Water Quality Certification. SJRWMD stated that Site 3 has a pending wetland permit application for Tomoka North (Gateway North) Drainage Plan.

The western, wooded portion of Site 3 and the drainage ditch along the former railroad spur that crosses through this area were identified as USACE and SJRWMD jurisdictional wetlands (see Figure 15). The on-site wetlands total approximately 3 acres. The forested wetland on the western portion of Site 3 extends off-site to the west and southwest. In addition, a drainage canal (ditch) is located near the eastern boundary of Site 3 in the Williamson Boulevard ROW.

Site 4

No wetlands were identified at Site 4. The USFWS National Wetland Inventory online wetland mapper map for Site 4 is provided as Figure 16. A forested wetland is located southwest of the west of Site 4.

SJRWMD stated that there are no wetland issues associated with Site 4.

3.10.2 Floodplains

The Federal Emergency Management Agency (FEMA) National Flood Hazard Flood Layer FIRMette internet mapping application and preliminary site plans provided by the developers were used to determine if the Action Alternative sites or surrounding properties are located in designated floodplains.

According to the FIRMette map, the western boundary of Site 1 is located near the eastern limits of the 100-year floodplain (see Figure 17). The preliminary site plan indicates the 100-year floodplain is partially located on the extreme western portion of the site; however, the proposed OPC development is located entirely outside of the floodplain. A small portion of the drainage canal within the Williamson Boulevard ROW adjacent to Site 1 is also located in the 100-year floodplain (near the northeast corner of the site).

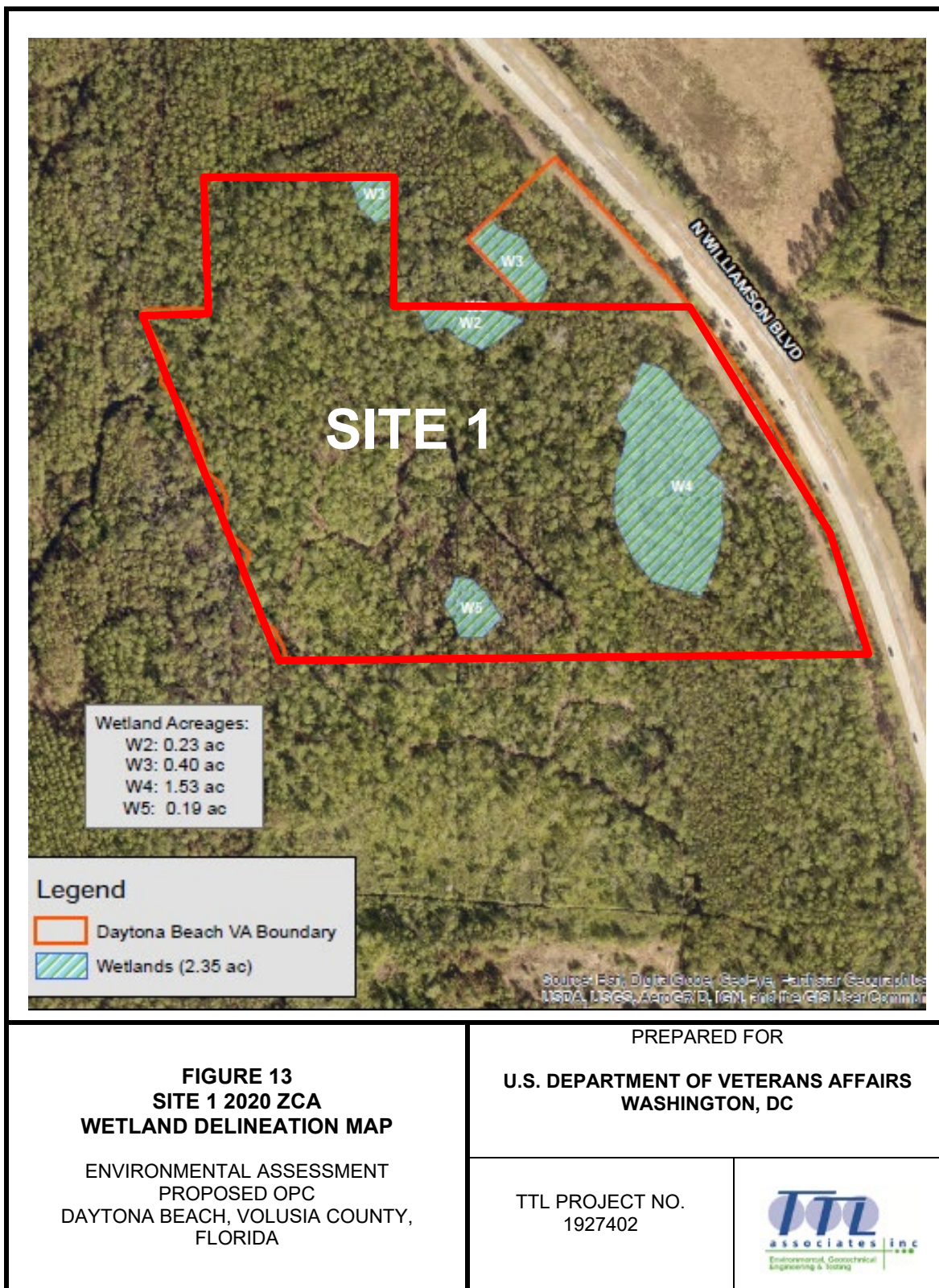
The FIRMette map indicates Sites 2 and 3 are not located within the 100-year or 500-year floodplains. Floodplains are located east of the sites across Williamson Boulevard (Figure 18).

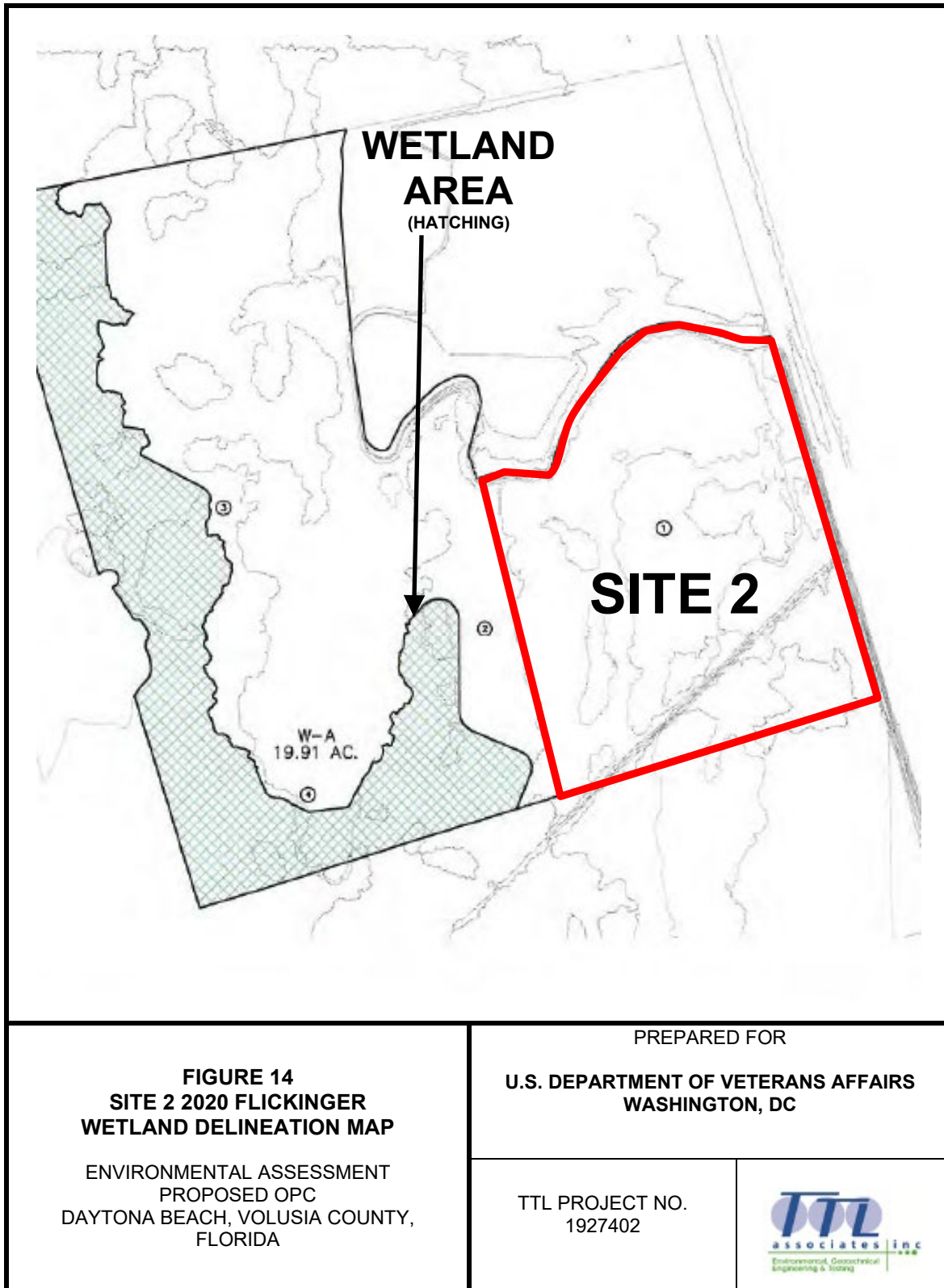
The FIRMette map depicts Site 4 outside of the 100-year or 500-year floodplains. The stormwater management ponds located north and northwest of Site 4 are located within the 100-year floodplains (Figure 19).

3.10.3 Coastal Zone

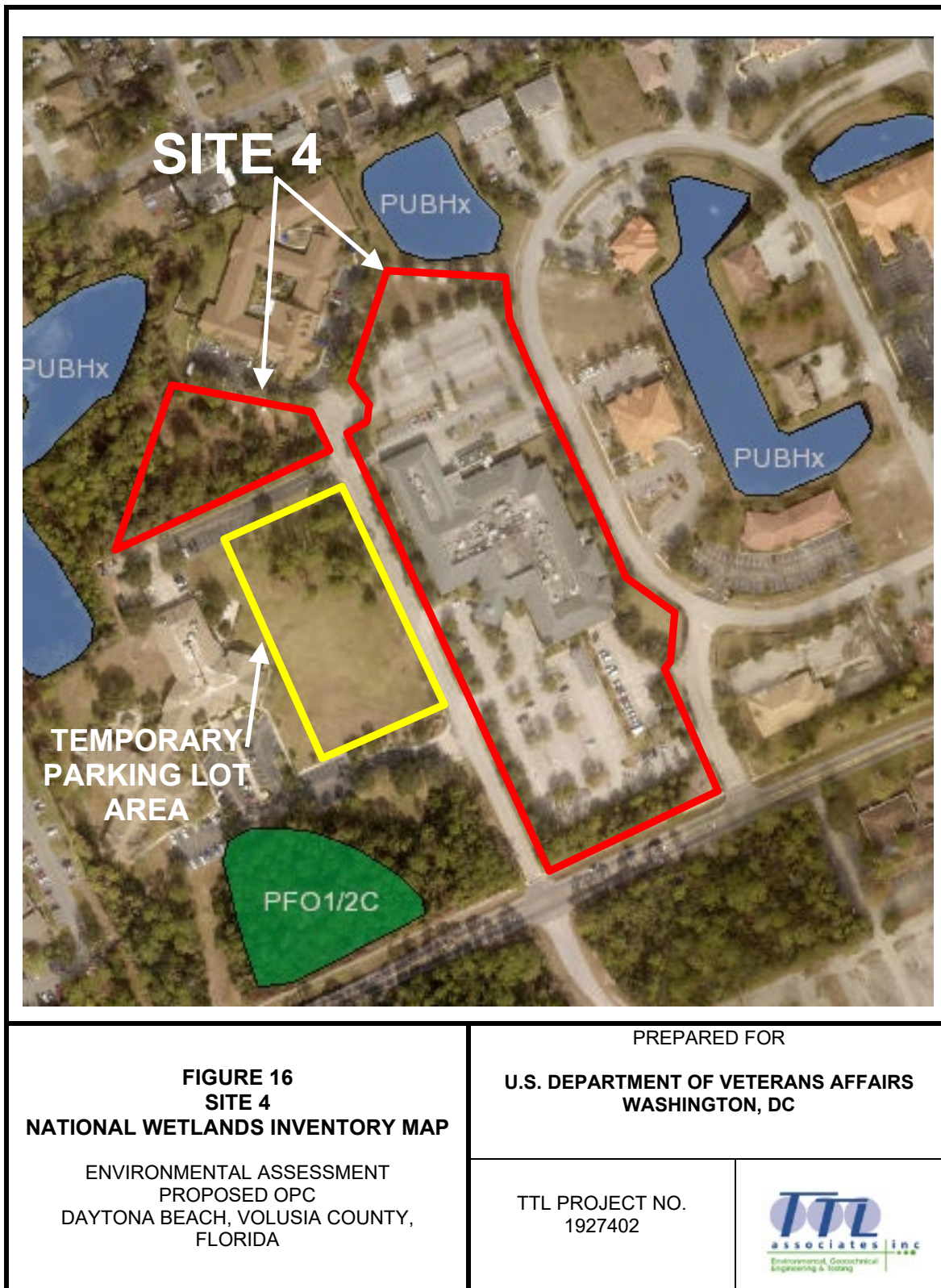
The Coastal Zone Management Act (CZMA) was promulgated to control nonpoint pollution sources that affect coastal water quality. The CZMA of 1990, as amended (16 USC 1451 et seq.) encourages states to preserve, protect, develop, and where possible, restore or enhance valuable natural coastal resources such as wetlands, floodplains, estuaries, beaches, dunes, barrier islands, and coral reefs, as well as the fish and wildlife using those habitats. In Florida, the CZMA is administered by the FDEP-Coastal Management Program (FCMP).

The entirety of the State of Florida is identified as being in a managed coastal zone. VA, as a federal agency, or VA's selected developer as a commercial entity, must coordinate with the FDEP to ensure that the selected Action Alternative is consistent with the FCMP. FDEP review has been sought as part of this NEPA process. A formal review of plans and specifications would be required prior to site construction activities. Final concurrence with the FCMP will be determined during any environmental permitting processes.









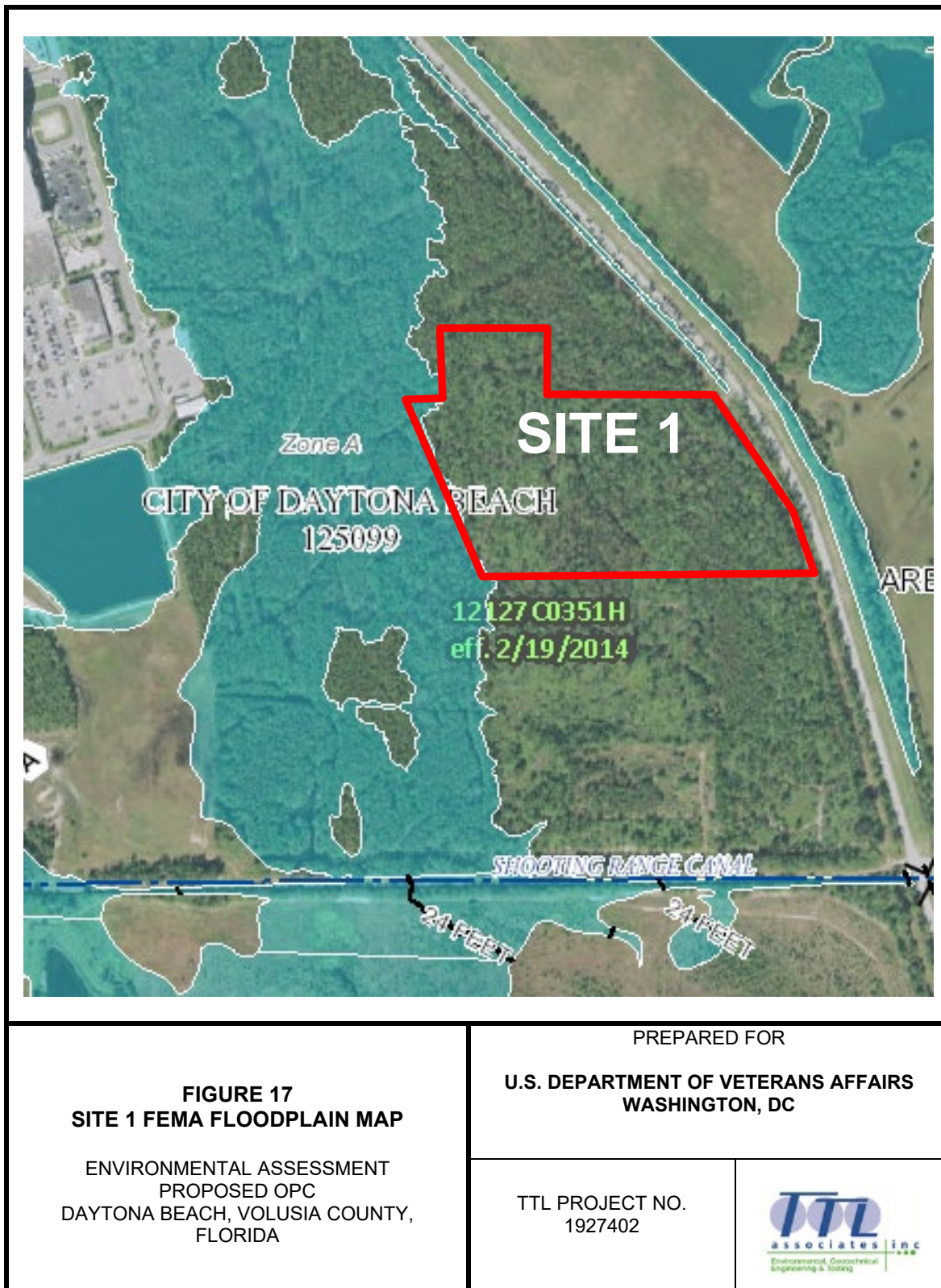




FIGURE 18
SITES 2 AND 3 FEMA FLOODPLAIN MAP

ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

PREPARED FOR

U.S. DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC

TTL PROJECT NO.
1927402





FIGURE 19
SITE 4 FEMA FLOODPLAIN MAP

ENVIRONMENTAL ASSESSMENT
PROPOSED OPC
DAYTONA BEACH, VOLUSIA COUNTY,
FLORIDA

PREPARED FOR

U.S. DEPARTMENT OF VETERANS AFFAIRS
WASHINGTON, DC

TTL PROJECT NO.
1927402



3.10.4 Effects of the Action Alternatives

The Proposed Action would not result in significant impacts to wetlands. No wetlands were identified on Sites 2 and 4.

Approximately 2 acres of isolated, degraded wetlands were identified on Site 1 that would be impacted by the proposed OPC development. The VA developer would obtain a permit from SJRWMD to fill the on-site wetlands and would complete the permit-required mitigation. It is anticipated mitigation would include the purchase of wetland mitigation bank credits designed to preserve other designated, high quality wetlands.

Approximately 3 acres of USACE and SJRWMD jurisdictional wetlands are located on the western portion of Site 3 that would be impacted by the proposed OPC development. The current owner/developer of the 141-acre Gateway North Planned Development that includes Site 3 has submitted permit applications with USACE and SJRWMD to fill wetlands and mitigate wetland impacts associated with the entire 141-acre planned development, including Site 3. The current owner/developer or VA developer would complete the permit-required mitigation, which is anticipated to include the purchase of wetland mitigation bank credits.

A drainage canal (ditch) is located in the Williamson Boulevard ROW along the eastern boundaries of Sites 1-3. Access drives from Williamson Boulevard to the proposed OPC at each of these sites would require installing culverts within the drainage canal. Impacts associated with the culvert installation would be less than significant. The VA developer would obtain the necessary permits from SJRWMD for the culvert installation, as applicable, in coordination with the Volusia County Traffic Engineering Department.

The Proposed Action would have less-than-significant impacts on floodplains. A small portion of Site 1 is located within the 100-year floodplain and a portion of the drainage canal with the adjacent Williamson Boulevard ROW is located within the 100-year floodplain; however, the Proposed Action would not include development in these areas. Floodplains were located near, but not on, Sites 2, 3, and 4. All Action Alternatives would include stormwater management in on-site or adjacent retention ponds permitted through SJRWMD (Sites 1 through 3) or via the municipal stormwater system (Site 4). Stormwater management would be designed not to affect hydrology of the surrounding properties.

The Proposed Action would have negligible coastal zone impacts. Final concurrence from FDEP with FCMP requirements would be determined during the review of plans and specifications to obtain permits for site development.

VA's replacement of the leased clinics would have no wetland, floodplains, or coastal zone impacts.

3.10.5 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No wetlands, floodplains, or coastal zone impacts at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.11 Socioeconomics

The following subsections identify and describe the socioeconomic environment of the City of Daytona Beach, Volusia County, and the State of Florida. The data provide an understanding of the socioeconomic factors that have developed the area. Socioeconomic areas of discussion include the local demographics of the area, regional and local economy, and local recreation activities. Data used in preparing this section were collected from the 2010 Census of Population and Housing (U.S. Census Bureau), subsequent U.S. Census Bureau data, and the U.S. Department of Commerce Bureau of Economic Analysis (BEA).

Demographics

Demographic data for the City of Daytona Beach, Volusia County, and the State of Florida are provided in Table 3. The City of Daytona Beach has a similar minority population to that of the State of Florida as a whole, but higher than that of Volusia County. Minority populations specific to the Action Alternative site areas are discussed in Section 3.16 (Environmental Justice). Age distribution and high school graduation rates are generally similar throughout Daytona Beach, Volusia County, and Florida.

Table 3. Demographic Data for the Daytona Beach, Volusia County, Florida Area						
Area	All Individuals (2018 Estimate)	Population Under 18 Age Years (2018)	Population Over 65 Age Years (2018)	Minorit y (2018)	High School Graduates (2014-18)	Veteran s (2014- 18)
Florida	21,299,325	19.9 %	20.5 %	46.6 %	88.0 %	1,452,967
Volusia County	547,538	17.7 %	24.4 %	28.5 %	90.0 %	50,303
Daytona Beach	68,866	16.6 %	20.4 %	45.0 %	87.8 %	5,436
Note: People of Hispanic or Latino origin may be of any race. Source: U.S. Census Bureau, 2010 Census, Profile of General Demographic Characteristics, 2013-2017.						

Employment and Income

The City of Daytona Beach has lower median household incomes and a larger population below the poverty line than Volusia County and the State of Florida as a whole (Table 4). Household incomes specific to the Action Alternative site areas are discussed in Section 3.16.

Table 4. Regional Income for the Daytona Beach, Volusia County, Florida Area				
Area	Number of Households	Median Household Income	Population Below Poverty Level	Unemployment Rate March 2020
Florida	7,621,760	\$53,267	13.6 %	4.3 %
Volusia County	212,985	\$46,760	13.2 %	4.8 %
Daytona Beach	28,817	\$32,932	26.3 %	5.0 %
Source: U.S. Census Bureau, 2010 Census, Profile of General Demographic Characteristics, 2014-2018.				

Commuting Patterns

Residents of the Daytona Beach area are largely dependent on personal automobiles for transportation to and from work. Other methods of transit include public transportation (Volusia County Public Transportation System or Votran), carpooling, and walking. The average commuting time in Daytona Beach was approximately 20 to 27 minutes in 2018.

Protection of Children

Because children may suffer disproportionately from environmental health risks and safety risks, EO 13045, *Protection of Children From Environmental Health Risks and Safety Risks*, was introduced in 1997 to prioritize the identification and assessment of environmental health risks and safety risks that may affect children and to ensure that federal agencies' policies, programs, activities, and standards address environmental risks and safety risks to children. This section identifies the distribution of children and locations where numbers of children may be proportionately high (such as schools, childcare centers, family housing) in areas potentially affected by the Proposed Action.

Children are not regularly present at any of the Action Alternative sites. Children may be present in the Sands Parc Apartment complex located approximately 200 feet southeast and east of Sites 2 and 3 across Williamson Boulevard, and residential areas located approximately 200 feet north and 700 feet west of Site 4. No schools or playgrounds are located in the immediate area of any of the Action Alternative sites. The nearest school is David C. Hinson Senior Middle School, located approximately 900 feet east of Site 1.

3.11.1 Effects of the Action Alternatives

The Proposed Action is anticipated to result in short-term, direct, beneficial impacts to local employment and personal income. Construction of the proposed new OPC would provide additional temporary construction jobs in the private sector, thus providing short-term socioeconomic benefit to the selected site area.

The Proposed Action would result in significant long-term beneficial health impacts by providing a new OPC that would enhance the health care provided to regional U.S. Veterans.

No adverse health or safety risks to children are anticipated to result from construction or operation of the new OPC. Children are not regularly present at the Action Alternative sites. In addition, once operational, children would only be present at the OPC as visitors; all Veterans are above the age of 18. Construction areas would be secured to prevent unauthorized access by children from the nearby residential areas. The construction contractor would limit and control construction dust and noise as discussed in Section 5, thereby minimizing adverse effects to children in the area.

VA's replacement of the existing leased clinics would have negligible socioeconomic impacts. These facilities would likely be leased for another commercial use.

3.11.2 Effects of the No Action Alternative

The No Action Alternative would result in no construction and no increased short- or long-term economic benefit due to VA's action. No construction by VA's selected developer would occur. No socioeconomic impacts at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

Most importantly, the inability of VA to provide adequate medical facilities commensurate with the current and anticipated future needs would result in a significant adverse, long-term, direct impact to U.S. Veterans in the region.

3.12 Community Services

The Action Alternative sites are all located within the Volusia County Public Schools District. With the exception of the David C. Hinson Senior Middle School located approximately 900 feet east of Site 1 and the Daytona State Advanced Technology College adjoining to the north of Site 2, approximately 1,300 feet north of Site 3, and approximately 2,200 feet south of Site 1, there are no schools located within 2,500 feet of the Action Alternative sites (Google Earth 2020).

The Daytona Beach Police Department provides police protection services to the Action Alternative sites and their vicinities. The Daytona Beach Fire Department provides fire protection and emergency medical services to the Action Alternative sites and their vicinities.

The Daytona Beach Public Works Department (DBPWD), Volusia County, and FDOT provide maintenance to primary roads and bridges in the vicinity of the Action Alternative sites.

Advent Health Daytona Beach hospital (301 Memorial Medical Parkway) is located approximately 700 feet northwest of Site 1 and 4,500 feet north-northwest of Site 2. The Twin Lakes Surgery Center (1890 LPGA Boulevard) is located approximately 2,800 feet east of Sites 2 and 3. Halifax Medical Center (303 North Clyde Morris Boulevard) is located approximately 1,500 feet southeast of Site 4. In addition, the areas adjoining Site 4 are occupied by various health care facilities as part of the Volusia Medical Park. There are no other hospitals or other major medical facilities located within one mile of the Action Alternative sites.

Public transportation is provided to the vicinity of the Action Alternative sites by Volusia County Public Transportation System (Votran) via bus stops along Williamson Boulevard (Sites 1 through

3 – Bus Routes 18 and 19) and Dunn Avenue (Site 4 – Bus Routes 10 and 11). Additional information regarding public transportation in the site vicinities is provided in Section 3.14.

There are no developed recreational facilities in the immediate vicinity of the Action Alternative sites.

3.12.1 Effects of the Action Alternatives

No significant additional load is expected to be placed on the fire or police departments as a result of implementing the Proposed Action at any of the Action Alternative sites. Coordination with Votran may expand bus services to include new bus stops at the proposed OPC. Increased use of other public or community services as a result of the Proposed Action is not expected. As such, the Proposed Action is expected to have a negligible impact on local public services.

VA's replacement of leased clinics, which would be replaced with the larger, centralized proposed OPC, would have negligible community service impacts.

3.12.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur and no impacts to community services would be anticipated. Should the Sites 1 through 3 be developed in the future by others, community service impacts may occur, depending on the use.

3.13 Solid Waste and Hazardous Materials

Hazardous and toxic materials or substances are generally defined as materials or substances that pose a risk (through either physical or chemical reactions) to human health or the environment.

Site 1

A Phase I Environmental Site Assessment (Phase I ESA) of Site 1 was prepared by Environmental Property Audits, Inc. in February 2020 (EPAI 2020). The Phase I ESA indicated Site 1 has been undeveloped land since at least 1952. No environmental concerns or recognized environmental conditions (RECs) were identified for Site 1.

Site 2

A Phase I ESA of Site 2 was prepared by Dynamic Environmental Associates, Inc. in January 2020 (DEAI 2020). The Phase I ESA indicated Site 2 has been undeveloped land since at least 1943. A railroad spur, now removed, formerly crossed the southeastern portion of the site. No environmental concerns or RECs were identified for Site 2.

Site 3

A Phase I ESA of Site 3 was prepared by Terracon Consultants, Inc. in January 2020 (Terracon 2020). The Phase I ESA indicated Site 3 has been undeveloped woodlands with apparent intermittent silvicultural use and agricultural grazing land since at least 1943. A railroad spur, now

removed, formerly crossed the northwestern portion of the site. No environmental concerns or RECs were identified for Site 3.

Site 4

A Phase I ESA of Site 4 was prepared by AEI Consultants in January 2020 (AEI 2020). The Phase I ESA indicated Site 4 was undeveloped land from at least 1943 to 1999 and had been developed with the existing William V. Chappell, Jr. VA OPC since 2001. The parking lot was developed in the northwestern portion of Site 4 in approximately 2019. The proposed temporary parking lot/construction staging area west of Site 4 has been undeveloped partially wooded or grassy land since at least 1943. No environmental concerns or RECs were identified for Site 4.

3.13.1 Effects of the Action Alternatives

Implementing the Proposed Action at any of the Action Alternative sites would result in short-term, less-than-significant adverse impacts due to the increased presence and use of petroleum and hazardous substances during construction. An increase in construction vehicle traffic would increase the likelihood for release of vehicle operating fluids (such as oil, diesel, gasoline, and antifreeze) and maintenance materials. As such, a less-than-significant, direct, short-term adverse impact is possible. Implementation of standard construction BMPs would serve to ensure this impact is further minimized.

The Site 4 Action Alternative includes the renovation of the existing William V. Chappell, Jr. VA clinic for reuse as part of the larger, new OPC. The existing clinic building materials may contain asbestos. A pre-demolition asbestos survey by licensed inspectors would be conducted for the portions of the structure that would be renovated as part of the Proposed Action. The survey would identify and quantify any asbestos containing materials, which would be removed by licensed asbestos abatement contractors in accordance with the National Emission Standards for Hazardous Air Pollutants and State of Florida requirements prior to renovation.

No significant adverse long-term impacts during operation of the proposed OPC are anticipated. Long-term operational solid wastes, hazardous materials, and medical wastes would be managed in accordance with applicable federal and state laws. Wastes would be collected and properly disposed of by licensed, contracted transportation and disposal companies.

The Proposed Action would not result in a substantial increase in the generation of solid or hazardous wastes, increase the exposure of persons to hazardous or toxic substances, increase the presence of hazardous or toxic materials in the environment, or place substantial restrictions on property use due to hazardous waste, materials, or site remediation. Based on the Phase I ESAs, no contamination is known or suspected to be present at any of the sites.

VA's replacement of the leased clinics would have no solid waste or hazardous materials impacts.

3.13.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's developer would occur and no petroleum and hazardous substances impacts associated with the Proposed Action would occur. Should Sites 1 through 3 be developed in the future by others, similar short-term and long-term solid

waste and hazardous materials impacts as realized under the Proposed Action could occur, depending upon the use.

3.14 Transportation and Parking

Traffic in the vicinities of the Action Alternative sites is regulated by Volusia County Traffic Engineering Department (VTCED), DBPWD, and/or FDOT.

Public transportation is provided to the vicinity of the Action Alternative sites by Votran via bus stops along Williamson Boulevard (Sites 1 through 3 – Bus Routes 18 and 19) and Dunn Avenue (Site 4 – Bus Routes 10 and 11). As part of VA's contract requirements, the VA developer would ensure one or more public bus stops is located within 1,320 safely accessible, walkable feet from the primary entrance of the new OPC building.

Site 1

Access to Site 1 is provided via Williamson Boulevard (County Road 4009), which intersects with Strickland Range Road approximately 1,000 feet south of Site 1 and LPGA Boulevard (County Road 4019) approximately 1.1 miles south of Site 1. Williamson Boulevard intersects with Hand Avenue approximately 0.8-mile north of Site 1 and West Granada Boulevard (State Route 40) approximately 1.4 miles north of Site 1. Hand Avenue, LPGA Boulevard, and West Granada Boulevard are larger roads than Strickland Range Road (LPGA Boulevard and West Granada Boulevard also intersect with Interstate 95) and would likely be the primary routes to Williamson Boulevard and the OPC at Site 1. Williamson Boulevard is a north-south oriented, two-lane paved road near the site and four-lane paved road north of Hand Avenue and south of LPGA Boulevard. Strickland Range Road is an east-west oriented, two-lane paved road east of Williamson Boulevard and a private unpaved two-track west of Williamson Boulevard. Hand Avenue, LPGA Boulevard, and West Granada Boulevard are all east-west oriented, four-lane paved roads. The intersection of Strickland Range Road and Williamson Boulevard is not signalized. The intersections of Williamson Boulevard with Hand Avenue, LPGA Boulevard, and West Granada Boulevard are fully signalized with dedicated turn lanes.

Traffic data from VCTED indicate the two-lane section of Williamson Boulevard near Site 1 has an annual average daily traffic (AADT) capacity of 17,050 and had a traffic volume of 18,050 AADT in 2018 (exceeding its capacity) and a Level of Service² (LOS) rating of F. The remaining roads in the vicinity of Site 1 have a LOS of C or better. Roads near Site 1 are illustrated on Figures 2 and 4. Refer to Table 5 for roadway information for Site 1.

VCTED provided a capacity analysis for the roads near Site 1 based on 2019 PM peak hour traffic (high traffic hour) and the 2019 peak hour capacity of the roads (VCTED 2020). The two-lane

² **Level of Service** – LOS represents a set of qualitative descriptions of a transportation system's performance. The Federal Highway Administration Highway Capacity Manual defines levels of service for intersections and highway segments, with ratings that range from A (best) to F (worst). Generally, a LOS of D or higher is considered acceptable by transportation planning agencies.

section of Williamson Boulevard that provides access to Site 1, between Hand Avenue and Strickland Range Road, is currently near its PM peak hour capacity (1,520 vehicles vs. 1,540-vehicle capacity).

Table 5. Area Roadways - Site 1							
Type	Route	Direction	Site	Road Width (feet)	Lanes	Average Daily Traffic (year)	Estimated Level of Service
Principal Arterial - Urban	Williamson Boulevard	North-South	Site 1	25-50	2 to 4	18,020 (2018)	F (2018)
Collector	Strickland Range Road	East-West	Site 1	25	2	N/A	C or better
Minor Arterial - Urban	LPGA Boulevard	East-West	Site 1	100	4	26,210 (2018)	C (2018)
Major Collector	Hand Avenue	East-West	Site 1	25	2	9,860 (2018)	C (2018)
Principal Arterial - Urban	West Granada Boulevard	East-West	Site 1	100	4	34,500 (2018)	C (2018)
AADT and LOS Data Source: Volusia County Traffic and Engineering Department							
N/A – Not Available							

Sites 2 and 3

Access to Sites 2 and 3 is provided via Williamson Boulevard, which intersects LPGA Boulevard approximately 1,700 feet south of Site 2 and approximately 1,000 south of Site 3. Williamson Boulevard and LPGA Boulevard would likely be the primary routes to the OPC at Site 2 or Site 3. Williamson Boulevard is a north-south oriented, two-lane paved road near Sites 2 and 3 and a four-lane paved road south of LPGA Boulevard. LPGA Boulevard is an east-west oriented, four-lane paved road. The intersection of Williamson Boulevard and LPGA Boulevard is fully signalized with dedicated turn lanes in all directions.

Traffic data from VCTED indicate the two-lane section of Williamson Boulevard near Sites 2 and 3 exceeded its capacity in 2018 with a LOS rating of F. LPGA Boulevard had LOS rating of C in 2018. Roads near Sites 2 and 3 are illustrated on Figures 2 and 5. Refer to Table 6 for roadway information for Sites 2 and 3.

The VCTED capacity analysis indicates the two-lane section of Williamson Boulevard that provides access to Sites 2 and 3, between Strickland Range Road and LPGA Boulevard, is currently near its PM peak hour capacity (1,520 vehicles vs. 1,540-vehicle capacity).

Table 6. Area Roadways - Sites 2 and 3							
Type	Route	Direction	Site	Road Width (feet)	Lanes	Average Daily Traffic (year)	Estimated Level of Service
Principal Arterial - Urban	Williamson Boulevard	North-South	Sites 2 & 3	25-50	2 to 4	18,020 (2018)	F (2018)
Minor Arterial - Urban	LPGA Boulevard	East-West	Sites 2 & 3	100	4	26,210 (2018)	C (2018)
AADT and LOS Data Source: Volusia County Traffic and Engineering Department							

Site 4

Access to Site 4 is provided via National Health Care Drive and Health Boulevard from Dunn Avenue. National Health Care Drive is a north-south oriented, two-lane, dead-end, paved access road along the western boundary of Site 4. Health Boulevard is a north-south oriented, two-lane paved access road along the eastern boundary of Site 4. Dunn Avenue (southern Site 4 boundary) is an east-west oriented, two-lane paved road. Dunn Avenue intersects with North Clyde Morris Boulevard, a north-south oriented, four-lane paved road, approximately 800 feet east of Site 4.

The Dunn Avenue intersections with National Health Care Drive and Health Boulevard have center, dedicated left-turn lanes on Dunn Avenue, but are unsignalized. The intersection of Dunn Avenue and North Clyde Morris Boulevard is fully signalized with dedicated turn lanes in all directions.

Traffic data from VCTED indicate the section of Dunn Avenue near Site 4 has an AADT capacity of 14,040 and had a traffic volume of 14,510 AADT in 2018 (exceeding its capacity) and a LOS rating of F. The remaining roads in the vicinity of Site 4 have a LOS of C or better. Roads near Site 4 are illustrated on Figures 3 and 6. Refer to Table 7 for roadway information for Site 4.

The VCTED capacity analysis indicates the two-lane section of Dunn Avenue that provides access to Site 4, between Bill France Boulevard and North Clyde Morris Boulevard, is currently near its PM peak hour capacity (1,200 vehicles vs. 1,270-vehicle capacity).

Table 7. Area Roadways - Site 4							
Type	Route	Direction	Site	Road Width (feet)	Lanes	Average Daily Traffic (year)	Estimated Level of Service
Access Drive	National Health Care Drive	North-South	Site 4	30	2	N/A	B or better
Access Drive	Health Boulevard	North-South	Site 4	45	2	N/A	B or better
Minor Arterial - Urban	Dunn Avenue	East-West	Site 4	45	2	14,510 (2018)	F (2018)
Principal Arterial - Urban	N. Clyde Morris Boulevard	North-South	Site 4	60	4	23,000 (2018)	C (2018)
AADT and LOS Data Source: Volusia County Traffic and Engineering Department N/A – Not Available							

3.14.1 Effects of the Action Alternatives

The Proposed Action could have short-term and long-term, direct and indirect, transportation impacts. Construction traffic, consisting of trucks, workers' personal vehicles, and construction equipment, would increase traffic volumes in the local area, and could cause delays if this occurred during morning and evening peak periods. Installation and connection of utilities, located within or adjacent to the site could also impact local roadways. These activities could result in additional traffic congestion, as well as a potential need to detour traffic around the area during utility work.

During operation, public roadways in the vicinity of the proposed OPC would experience traffic as a result of the use of the new facility. As described in Section 2.2, the OPC would be open Monday through Friday from 6:00 am to 6:00 pm (with extended hours to 8:00 pm on Wednesdays) and Saturdays from 8:00 am to 12:00 pm, except on federal holidays. VA estimates the OPC would experience approximately 1,000 Veteran, staff, volunteer and other visitor vehicle stops on an average, daily basis, generating a total of approximately 1,000 round-trip vehicle trips per day (2,000 one-way vehicle trips per day). Given the proposed operational use, traffic generated by the Proposed Action would occur throughout the day, Monday through Saturday. Patients of the OPC would travel at various times during the day during daylight hours. Staff at the OPC would primarily arrive and depart during peak travel hours (at 7:00 am and 5:00 pm).

Traffic associated with the proposed OPC at Sites 1 through 3 would be new to the local area, because the Veterans who would be served by the OPC (and the associated staff) currently use the existing leased William V. Chappell, Jr. VA OPC and Westside Pavilion Clinic. With the selection of Sites 1, 2, or 3, the Proposed Action would result in a reduction in VA traffic near the existing facilities and an increase in traffic near the selected OPC site. If Site 4 is selected, traffic patterns would be generally similar to existing conditions; however, there would be an increase in traffic near Site 4 due to the increased size and services provided by the new OPC. Overall, miles driven by Veterans and staff would be similar to existing conditions.

The Proposed Action would have no adverse impacts on parking. The OPC developments would include on-site parking (approximately 750 spaces) adequate to accommodate the projected needs of Veterans and VA staff using the proposed OPC.

Sites 1, 2, and 3

Primary and secondary access to the proposed OPC at Sites 1 through 3 would be provided directly or indirectly (through an access road) by Williamson Boulevard. The estimated traffic associated with the proposed OPC (2,000 one-way vehicle trips/day) would be an increase of approximately 11 percent on Williamson Boulevard. VA's NEPA regulations (38 CFR 26(26.6(a)(2)(ii)) define a potential significant traffic impact as "an increase in average daily traffic volume of at least 20 percent on access roads to the site or the major roadway network." The anticipated increased traffic on Williamson Boulevard is below the 20 percent threshold that indicates a potential significant traffic impact. However, the section of Williamson Boulevard located adjacent to Sites 1-3 is only two lanes and currently experiences 18,020 AADT, which exceeds capacity (17,050 AADT) and operates at an unacceptable LOS F.

The section of Williamson Boulevard between Strickland Range Road and LPGA Boulevard (which provides access to Sites 2 and 3) is being widened from two to four lanes in 2020. The section of Williamson Boulevard between Strickland Range Road and Hand Avenue (which provides access to Site 1) is also anticipated to be widened from two to four lanes in near future (originally planned for 2021/2022), but has not been fully funded or scheduled. With the completion of these current and planned road widening projects, Williamson Boulevard will be a four-lane road along its entire length between West Granada Boulevard and LPGA Boulevard, with an estimated capacity of 37,970 AADT. The Williamson Boulevard road widening project providing improved access to Sites 2 and 3 would be completed prior to the completion of the proposed OPC development (2024/2025) and the Williamson Boulevard road widening project providing improved access to Site 1 may be completed before the completion of the OPC development. These projects would result in improved traffic flow and acceptable LOSs along Williamson Boulevard when the OPC opens. As such, transportation impacts on Williamson Boulevard from the proposed OPC development are anticipated to be less than significant. During the OPC design and permitting, the selected site developer would work with VCTED, DBPWD and/or FDOT, as applicable, to identify and implement roadway improvements, such as signalization and turn lanes, as necessary. With these consultations and improvements, no significant traffic impacts are anticipated.

Site 4

Primary access to the expanded OPC at Site 4 would be provided from National Health Care Drive, with secondary access from Health Boulevard, both via Dunn Avenue. Based on the estimated current traffic levels at the existing William V. Chappell, Jr. VA OPC (approximately 1,300 one-way vehicle trips/day) and the estimated traffic associated with the proposed OPC (2,000 one-way vehicle trips/day), VA estimates that there would be an increase of approximately 700 one-way vehicle trips/day at the proposed expanded OPC at Site 4. The estimated additional traffic would be an increase of approximately 5 percent on Dunn Avenue, below the 20 percent threshold that indicates a potential significant traffic impact. However, the section of Dunn Avenue located adjacent to Site 4 currently experiences 14,510 AADT, which slightly exceeds its capacity (14,040 AADT) and operates at a LOS of F. It is also near its PM peak hour capacity. The

additional traffic on Dunn Avenue associated with the proposed expanded OPC at Site 4 would worsen these near capacity/already failing conditions. VCTED stated that the widening of Dunn Avenue has been identified by the County as a transportation improvement need, and have proposed the widening from North Clyde Morris Boulevard to Williamson Boulevard, but no funding is currently available. VCTED noted that Site 4 is located in an older developed area with a grid street network that would disperse traffic to multiple roads, resulting in less congested roadways. If selected, the Site 4 developer would work with the VCTED, DBPWD, and/or FDOT, as applicable, during the OPC design and permitting to identify and implement roadway improvements, such as signalization and turn lanes, as necessary. With these consultations and improvements, no significant traffic impacts are anticipated.

3.14.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No traffic impacts at the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.15 Utilities

Basic utilities in the vicinities of the Action Alternative sites (water, sewer, natural gas, and electric) are provided by various utility providers. As part of the preparation of this EA, local utility providers were researched and developer-provided information was reviewed to determine the availability of required utilities in the vicinity of the Action Alternative sites. Utility providers to the sites were identified as follows:

- **City of Daytona Beach** supplies potable water, sanitary sewer, and reclaimed water services to the vicinity of each of the Action Alternative sites. Potable water, sanitary sewer, and reclaimed water lines are located along roads near the Action Alternative sites. The City of Daytona Beach stated that the existing potable water, sanitary sewer, and reclaimed water services in the vicinity of the Action Alternatives sites are likely sufficient to support the Proposed Action.
- **Florida Power & Light (FPL)** supplies electricity service to the vicinity of each of the Action Alternative sites. Electricity lines are located along roads near the Action Alternative sites. FPL stated that the existing electricity service in the vicinity of the Action Alternatives sites is likely sufficient to support the Proposed Action.
- **TECO** supplies natural gas service to the vicinity of each of the Action Alternative sites. TECO stated that natural gas mains are currently located along Williamson Boulevard, but would require an extension if Sites 1, 2, or 3 is selected. The estimated extension distances would be approximately 1,800 feet for Site 1, 1,400 feet for Site 2, and 700 feet for Site 3. TECO currently provides natural gas service to National Health Care Drive (Site 4).
- **Spectrum** provides telecommunication services to the vicinity of the Action Alternative sites.

3.15.1 Effects of the Action Alternatives

The proposed OPC would increase the consumption of utilities, including electricity, natural gas, potable water, and sanitary sewer discharges. With the exception of natural gas in the vicinity of Sites 1 through 3, all major utility services are available immediately next to or in close proximity to the Action Alternative sites. The natural gas service main along Williamson Boulevard would need to be extended to the new OPC site, if Sites 1, 2, or 3 is selected. The extension of the natural gas service line within the existing Williamson Boulevard ROW, where other below ground utilities are located, would have less-than-significant construction impacts. Stormwater management, as discussed in Section 3.6, would also be required for the Proposed Action.

The proposed OPC is not anticipated to require extraordinary utility services beyond those of a similarly sized light industrial/commercial operation. Based on preliminary design information provided by the prospective developers and information provided by the utility service providers, adequate utilities likely exist to supply the proposed OPC. However, each utility provider would require a review of the detailed final design plans to validate these preliminary findings and to determine connection/extension requirements to service the proposed OPC. No significant utility impacts are anticipated.

VA's closure of the existing leased clinics would have negligible utility impacts.

3.15.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur and there would be no utility impacts by VA. However, should Sites 1 through 3 ultimately be developed by others, impacts similar to those identified under the Proposed Action could occur. The type and magnitude of utility effects would be dependent upon the future use of the sites.

3.16 Environmental Justice

In 1994, EO 12898, *Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations*, was issued to focus attention of federal agencies on human health and environmental conditions in minority and low-income communities and to ensure that disproportionately high and adverse human health or environmental effects on these communities are identified and addressed.

According to the USEPA-developed EJSCREEN (an environmental justice mapping and screening internet application), Sites 1 through 3 are located in an area with a slightly higher low-income population (38 percent) than the State of Florida as a whole (36 percent). Site 4 is located in an area with a higher minority population (64 percent) than the State of Florida as a whole (45 percent) and a higher low-income population (60 percent) than the State of Florida as a whole (36 percent).

3.16.1 Effects of the Action Alternatives

The Proposed Action would have negligible environmental justice effects. Although the Action Alternative sites are located in areas with a larger than average minority population and/or a larger than average low-income population, the Proposed Action would have very little impact on the residents in the area. During construction, effects on nearby residential land uses, such as

through noise and dust, would be limited and controlled through BMPs, thereby minimizing adverse effects to populations within the region of influence.

Proposed Action construction activities are anticipated to have a short-term beneficial socioeconomic (and environmental justice) effect on the local employment and personal income in the region of influence, as described in Section 3.11.

3.16.2 Effects of the No Action Alternative

Under the No Action Alternative, no development by VA's selected developer would occur at the Action Alternative sites and there would be no direct environmental justice effect by VA. However, Veterans in the Daytona Beach area, including low-income and minority populations, would continue to be served by undersized, inadequate VA outpatient health care facilities.

If Sites 1 through 3 were to be developed by others, there could be adverse environmental justice effects, depending on the use of the sites.

3.17 Cumulative Impacts

The CEQ regulations define cumulative impacts as those which "result from the incremental impact of the 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" (40 CFR 1508.7). Cumulative impact analysis captures the effects that result from the Proposed Action in combination with the effects of other actions taken before, during, or after the Proposed Action in the same geographic area.

3.17.1 Effects of the Action Alternatives

Site 1

Site 1 is located in a mixed use (residential, institutional, and vacant land), developing suburban area approximately five miles northwest of the center of the City of Daytona Beach. The region of influence for Site 1 is a mix of undeveloped land (north, east, and south) and a developed institutional property (Advent Health Daytona Beach hospital) to the west. Further potential development on the surrounding undeveloped lands in the Site 1 area is possible and likely.

Site 2

Site 2 is located in a mixed use (residential, institutional, commercial, and vacant land), developing suburban area approximately 4.6 miles northwest of the center of the City of Daytona Beach. The region of influence for Site 2 is a mix of undeveloped land (east, south, and west), a developed institutional property (Daytona State Advanced Technology College) to the north, and a developed residential property (Sands Parc Apartments) to the southeast across Williamson Boulevard. Further potential development on the surrounding undeveloped lands in the Site 2 area is possible and likely.

Site 3

Site 3 is located in a mixed use (residential, institutional, commercial, and vacant land), developing suburban area approximately 4.6 miles northwest of the center of the City of Daytona Beach. The region of influence for Site 3 is a mix of undeveloped land (north, south, and west) and a developed residential property (Sands Parc Apartments) to the east across Williamson Boulevard. Further potential development on the surrounding undeveloped lands in the Site 3 area is possible and likely.

Sites 1, 2, and 3 Area Development Plans

The area around Sites 1 through 3 is experiencing considerable growth with several recent and proposed development projects. The area located approximately 1,000 feet south of Site 1 and approximately 750 feet north of Site 2, at the southwest corner of the intersection of Williamson Boulevard and Strickland Range Road, is under permit review for a commercial retail center (Strickland Center). In addition, the area along the east side of Interstate 95 from Strickland Range Road to Site 3, and including Site 3, is being considered for development as the 141-acre Gateway North business park. The area to the east of Sites 2 and 3, across Williamson Boulevard, has been approved for the development of an apartment complex (Tamoka Village). With the exception of Daytona State Advance Technology College adjoining to the north of Site 2 (early 2000s), all of the developments surrounding Sites 1 through 3 have occurred since 2016.

Roadway infrastructure is being upgraded to accommodate the growth of the area. Williamson Boulevard between LPGA Boulevard and Strickland Range Road is currently being widened from two to four lanes and Williamson Boulevard between Strickland Range Road and Hand Avenue is anticipated to be widened from two to four lanes in the near future. LPGA Boulevard between Interstate 95 and Williamson Road is also currently being widened from four to six lanes. With these improvements, VCTED estimates Williamson Boulevard would have sufficient capacity to accommodate the additional traffic from the proposed OPC at Sites 1, 2 or 3, as well as approved, but not yet constructed, other development in the area. VCTED estimates that other approved development in the area of Sites 1, 2, and 3 would substantially increase traffic on other roads in the area, most notably LPGA Boulevard, and would require additional improvements to reduce congestion.

Site 4

Site 4 is located in a mixed use (residential, institutional, and commercial) suburban area approximately 2.3 miles west-northwest of the center of the City of Daytona Beach. The region of influence for Site 4 is almost fully developed with residential, commercial, and institutional properties with little vacant land left for further potential development. The limited properties for development in the vicinity of Site 4, located approximately 1,000 to 2,000 feet southeast of the site, appear to be associated with Halifax Medical Center and have been prepared for upcoming development projects. No other development plans were identified for the Site 4 area.

The Proposed Action would result in impacts to the area of the selected site as identified throughout Section 3. These include short-term and/or long-term potential adverse impacts to aesthetics, air quality, soil and geology, 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 coordination and implementation of general BMPs, management and minimization measures, and compliance with regulatory requirements, as identified in Section 5. Given the nature of the Proposed Action and the potential other development in the Action Alternative site areas, no significant cumulative adverse effects to any of these resource areas are anticipated. Other potential development in the area of the selected site would be subject to zoning requirements and site plan approval by the City of Daytona Beach, which would serve to maintain and control regional, potentially cumulative impacts.

No significant adverse cumulative impacts to the environment, induced by the Proposed Action, are anticipated within the region. Close coordination between the federal and state agencies, the City of Daytona Beach, Volusia County, and community representatives would serve to manage and control cumulative effects within the region, including managing regional transportation increases with adequate infrastructure. Implementation of local land use and resource management plans would serve to control the extent of environmental impacts, and continued planning would ensure future socioeconomic conditions maintain the quality of life the area's residents currently enjoy. Implementation of effective resource management plans and programs should minimize or eliminate any potential cumulative degradation of the natural ecosystem, cultural, or human environment within the region of influence of the Proposed Action.

3.17.2 Effects of the No Action Alternative

Under the No Action Alternative, no construction by VA's selected developer would occur. No cumulative impacts associated with the Action Alternative sites would occur as a result of VA's actions. However, should Sites 1 through 3 be developed for commercial or residential use by others, impacts similar to those identified above could occur.

3.18 Potential for Generating Substantial Public Controversy

As discussed in Section 4, VA has solicited input from various federal, state, and local government agencies regarding the Proposed Action. Several of these agencies have provided input; none of the input has identified opposition or controversy related to the Proposed Action or the Action Alternatives. VA is publishing and distributing this Draft EA for a 30-day public comment period. Public comments will be considered and addressed in the Final EA.

SECTION 4: PUBLIC INVOLVEMENT

VA invites public participation in decision-making on new proposals through the NEPA process. Public participation with respect to decision-making on the Proposed Action is guided by 38 CFR Part 26, VA's policy for implementing NEPA. Additional guidance is provided in VA's NEPA Interim Guidance for Projects (VA 2010). Consideration of the views and information of all interested persons promotes open communication and enables better decision-making. Agencies, organizations, and members of the public with a potential interest in the Proposed Action, such as minority, low-income, and disadvantaged persons, are urged to participate. A record of agency coordination and public involvement associated with this EA is provided in Appendix A and Appendix E, respectively.

4.1 Agency Coordination

VA consulted with the following agencies during the preparation of this EA:

- U.S. Fish and Wildlife Service
- U.S. Environmental Protection Agency
- U.S. Army Corps of Engineers
- U.S. Department of Transportation
- U.S. Department of Agriculture Natural Resource Conservation Service
- Florida Department of State, Division of Historical Resources (Florida SHPO)
- Florida Fish and Wildlife Conservation Commission
- Florida Department of Environmental Protection (various divisions)
- Florida Department of Transportation
- Florida Department of Agriculture and Consumer Services
- Florida Natural Areas Inventory
- St. Johns River Water Management District
- River to Sea Transportation Planning Organization
- Team Volusia Economic Development Corporation
- Volusia County (various divisions)
- City of Daytona Beach (various departments)

VA initiated the agency scoping process for the Proposed Action in February 2020, which included an email request for information and comments based on the VA delineated area (area of consideration) for the proposed OPC, as well as two stakeholder meetings held in Daytona Beach on March 4, 2020. No written responses with project information or input were received in response to the initial agency scoping request. Agency representatives provided general information regarding the Daytona Beach area during the stakeholder meetings.

Additional site-specific agency scoping (email request for information and comments) was conducted in May 2020, once Sites 1-4 were identified as the prospective OPC locations. Responses were received from Florida SHPO, FDEP Central District, FDEP Division of Air

Resource Management (ARM), FDEP Division of Waste Management (DWM), FNAI, SJRWMD, VCTED, and Daytona Beach Development Services – Planning Division. Input provided by these agencies is addressed in the appropriate resource sub-sections of Section 3. Written correspondence from the agencies is provided in Appendix A. The following summarizes that input, which VA used to focus this EA's analysis:

General Responses/All Action Alternative Sites

- VA submitted information detailing the cultural resource identification efforts and findings to the **Florida SHPO** and requested concurrence that implementing the Proposed Action at any of the four Action Alternative sites would have no effect on historic properties. On June 30, 2020, the Florida SHPO concurred with VA's determination on Sites 2 and 4 but did not concur for Sites 1 and 3, and requested additional subsurface testing. VA will evaluate the recommendations and make determinations if additional testing will be conducted.
- **FDEP ARM** stated that the air quality is generally good across Volusia County. FDEP ARM stated that there is one ambient air quality monitoring station in Volusia County, which has had no exceedances for ozone or PM_{2.5} [particulate matter less than 2.5 micrometers diameter] in the last 5 and 8 years, respectively. In addition, FDEP ARM stated that there are no large stationary sources of pollution in the vicinity of the Action Alternative sites.
- **FDEP Central District** stated that ERP, NPDES, and/or other state permits may be required as part of the Proposed Action. FDEP also stated that a new stationary source of air pollutant emissions may require a permit and that any building demolition activities would require an asbestos survey and, as needed, proper removal of any identified asbestos-containing materials prior to demolition. FDEP stated that solid and hazardous wastes must be transported and disposed of according to applicable regulations and permits would be required for any onsite for any drinking water wells, domestic wastewater utilities, or dewatering.
- **FDEP DWM** provided information regarding listed DWM sites, including storage tank contamination monitoring, hazardous waste generators and management facilities, and brownfield sites, within 1,000 feet of the Action Alternative sites. The existing VA OPC at Site 4 was identified as a hazardous waste generator. No listed DWM sites were identified at Sites 1-3. The Phase I ESAs (Section 3.13) prepared for the Action Alternative sites evaluated facilities listed on environmental databases near each of the sites, including the DWM sites, and concluded there are no RECs associated with any of the four Action Alternative sites.
- **FNAI** indicated that there are no records of threatened or endangered species at any of the Action Alternative sites.
- **SJRWMD** stated that any impacts to surface waters as a result of the Proposed Action would require an ERP from the SJRWMD.

- **VCTED** provided information regarding existing and anticipated future traffic conditions on roads in the vicinity of the Action Alternative sites.
- **Daytona Beach Development Services – Planning Division Historic Preservation Officer** concurred with VA's determination that the implementation of the Proposed Action at any of the Action Alternative sites would not impact historic resources.

Site 1

- **SJRWMD** stated that a formal wetland delineation was completed for Site 1 (Permit #63553-2, expired in 2011) and identified wetlands in the central portion of Site 1. SJRWMD stated that the wetland delineation would be required to be updated and reviewed by SJRWMD.

Site 2

- **SJRWMD** stated that Site 2 contains wetlands that are associated with an existing permit (Permit # 7782-18) and a conservation easement (CE). SJRWMD indicated the wetland permit expires on Jan 11, 2023; however, if the proposed development includes changes to the CE, a CE release and amendment process would need to be completed prior to additional permitting. In addition, SJRWMD stated that if Site 2 is developed with the proposed OPC, the existing wetland permit may need to be modified. The CE noted by SJRWMD is associated with Daytona State Advanced Technology College, which is located on the same parcel as Site 2. However, the CE area is located approximately 500 feet north of Site 2 and would not be impacted by the Proposed Action.
- SJRWMD also provided a 2008 wetland delineation map, which identified wetland areas in the central, southeastern, and western portions of Site 2. However, a 2020 wetlands investigation completed by Flickinger did not identify any wetlands at Site 2. Flickinger noted that changes in hydrology due to construction in the site area likely impacted former site wetlands and the wetlands identified in 2008 are no longer present at Site 2.

Site 3

- **SJRWMD** stated a pending wetland permit application for the Tomoka North Drainage Plan (Permit #154908-2) is associated with Site 3. SJRWMD stated that if Site 3 is developed with the proposed OPC, the pending permit application would need to be modified or withdrawn. SJRWMD also noted Site 3 appears to contain some wetland areas, for which the limits have not yet been verified by SJRWMD.

Site 4

- **SJRWMD** stated that there are no wetlands associated with Site 4.

4.2 Native American Consultation

VA consulted with four federally recognized Native American Tribes as part of this NEPA process, in accordance with 36 CFR 800.2 and EO 13175, *Consultation and Coordination with Indian Tribal*

Governments, 6 November 2000. These Tribes, identified as having possible ancestral ties to the area of the Action Alternative sites, were invited by VA to participate in the EA process as Sovereign Nations per EO 13175. VA sent Section 106 consultation letters to these Tribes requesting their concurrence that no historic properties would be affected by the Proposed Action in May 2020. Written correspondence with the Tribes is provided in Appendix B.

Responses were received from the Seminole Tribe of Florida and Muscogee (Creek) Nation. The Seminole Tribe of Florida responded that they have no comments or objections to the Proposed Action. The Muscogee (Creek) Nation concurred that there should be no effects to known historic properties and that the project should proceed as planned. The Muscogee (Creek) Nation also stated that, if any discoveries of human remains or related Native American Graves and Repatriation Act items occur, the Muscogee (Creek) Nation and other appropriate agencies should be notified immediately. No other Tribal responses have been received.

4.3 Public Review

VA initiated the public scoping process for the Proposed Action in February 2020, which included a public meeting held in Daytona Beach on March 4, 2020, that was announced in a public notice published in the Daytona Beach News-Journal on February 23 and 24, 2020. Public input included statements that the existing William V. Chappell, Jr. VA OPC has a parking problem and the proposed OPC should be located on a major thoroughfare to avoid traffic congestion. The public also noted the presence of gopher tortoises in the Daytona Beach area and VA's need to consider rising water levels.

VA will publish and distribute 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 copy of the Draft EA will be made available for public review on the Orlando VA Health Care System website (<https://www.orlando.va.gov/pressreleases/DaytonaBeachOPC-EA.asp>). VA will respond to public comments within the Final EA.

SECTION 5: MANAGEMENT AND MINIMIZATION MEASURES

This section summarizes the management and minimization measures that are proposed to minimize and maintain potential adverse effects of the Proposed Action at acceptable, less-than-significant levels.

Per established protocols, procedures, and requirements, the developer and its construction contractors would implement BMPs and would satisfy all applicable regulatory requirements in association with the design, construction, and operation of the proposed OPC at the selected Action Alternative site. These “management measures” are described in this EA, and are included as components of each of the Action Alternatives. “Management measures” are defined as routine BMPs and/or regulatory compliance measures that are regularly implemented as part of proposed activities, as appropriate, throughout the Daytona Beach, Florida area. In general, implementation of such management measures would maintain impacts at acceptable levels for all resource areas analyzed. These are different from “mitigation measures,” which are defined as project-specific requirements, not routinely implemented as part of development projects, necessary to reduce identified potentially significant adverse environmental impacts to less-than-significant levels.

The routine BMPs, management measures, and minimization measures summarized in Table 8 would be included by VA’s developer in the selected Action Alternative to minimize and maintain adverse effects at less-than-significant levels.

Table 8. Best Management Practices and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Best Management Practice/Minimization Measure
Aesthetics	Use vegetative buffers to enhance viewscales, 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.

Table 8. Best Management Practices and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Best Management Practice/Minimization Measure
Cultural 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 8. Best Management Practices and Minimization Measures
Incorporated into the Proposed Action**

Technical Resource Area	Best Management Practice/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 (Sites 1 through 3).
	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 8. Best Management Practices and Minimization Measures Incorporated into the Proposed Action	
Technical Resource Area	Best Management Practice/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.

SECTION 6: LIST OF ENVIRONMENTAL PERMITS REQUIRED

6.1 Regulatory Framework

This EA has been prepared under the provisions of, and in accordance with NEPA, the CEQ Regulations Implementing the Procedural Provisions of NEPA, and VA's regulations for implementing NEPA (38 CFR Part 26). In addition, the EA has been prepared as prescribed in VA's *NEPA Interim Guidance for Projects* (VA 2010). Federal, state, and local laws and regulations specifically applicable to this Proposed Action are identified within this EA, and include:

- Endangered Species Act of 1973, as amended (7 USC 136; 16 USC 1531 et seq.).
- Energy Independence Security Act Section 438.
- Executive Order 11988, *Floodplain Management* (24 May 1977).
- Executive Order 11990, *Protection of Wetlands* (24 May 1977).
- Executive Order 12898, *Environmental Justice* (11 February 1994).
- Executive Order 13834, *Efficient Federal Operations* (17 May 2018).
- Farmland Protection Policy Act (7 USC 4201, et seq.)
- Federal Clean Air Act of 1990 (42 USC 7401 et seq., as amended).
- Federal Clean Water Act (Federal Water Pollution Control Act) of 1948, as amended (1972, 1977) (33 USC 1251 et seq.); Sections 401 and 404.
- Migratory Bird Treaty Act (16 USC 703-712, 3 July 1918; as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986, and 1989).
- National Historic Preservation Act of 1966, as amended (36 CFR Part 800).
- Florida Administrative Code.
- City of Daytona Beach Code of Ordinances.

6.2 Environmental Permits Required

In addition to the regulatory framework of NEPA, the CEQ Regulations Implementing the Procedural Provisions of NEPA, VA's NEPA regulations (38 CFR Part 26), and VA's *NEPA Interim*

Guidance for Projects, the following federal, state, and/or local environmental permits are required as part of this Proposed Action, and include:

All Action Alternative Sites

- Florida Department of Environmental Protection, National Pollution Discharge Elimination System.
- St. Johns River Water Management District, Environmental Resource Permit.
- Coastal Zone Management Program consistency determination or compliance.
- FDEP New Stationary Source of Air Pollutant Emissions Permit.

Site 1

- St. Johns River Water Management District, Environmental Resource Permit for isolated wetlands.

Site 3

- USACE Section 404 of the CWA permit.
- St. Johns River Water Management District Section 401 of the CWA Water Quality Certification.

SECTION 7: AGENCIES AND INDIVIDUALS CONSULTED

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- Bio-Tech 2020. Environmental Assessment and Biological Survey Report, Site 3, Bio-Tech Consulting, Inc., April 28, 2020.
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- ZCA 2020. Environmental Assessment, Site 1, Zev Cohen and Associates, April 24, 2020.

Other internet searches and data (accessed April - June 2020):

City of Daytona Beach, Florida: <http://www.codb.us/>

Volusia County, Florida: <https://www.volusia.org/>

Florida Department of Environmental Protection: <https://floridadep.gov/>

Florida Fish and Wildlife Conservation Commission: <https://myfwc.com/>

Florida Department of Agriculture and Consumer Services: <https://www.freshfromflorida.com/>

Florida Department of Transportation: <https://www.fdot.gov/>

Florida Natural Areas Inventory: <https://www.fnai.org/>

St. Johns River Water Management District: <https://www.sjrwmd.com/>

U.S. Army Corps of Engineers: <https://www.usace.army.mil>

National Wetlands Inventory: <https://www.fws.gov/wetlands/Data/mapper.html>

FEMA Flood Hazard Insurance Map: <http://msc.fema.gov/portal>

U.S. Bureau of Census (2000 and 2010 U.S. Census Data): <https://www.census.gov/>

U.S. Department of Agriculture NRCS Web Soil Survey:
<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

U.S. Environmental Protection Agency: <https://www.epa.gov>

U.S. Fish and Wildlife Service: <https://www.fws.gov>

U.S. Geological Survey: <https://store.usgs.gov/map-locator>

Various mapping tools: www.maps.google.com, www.google.earth.com, etc.

SECTION 10: LIST OF ACRONYMS AND ABBREVIATIONS

amsl	above mean sea level
BEA	Bureau of Economic Analysis
BMP	Best Management Practice
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
FCMP	Florida Coastal Management Program
CWA	Clean Water Act
CZMA	Coastal Zone Management Act
EA	Environmental Assessment
EO	Executive Order
Phase I ESA	Phase I Environmental Site Assessment
FDEP	Florida Department of Environmental Protection
FDOT	Florida Department of Transportation
FEMA	Federal Emergency Management Agency
FFWCC	Florida Fish and Wildlife Conservation Commission
FNAI	Florida Natural Areas Inventory
FONSI	Finding of No Significant Impact
LOS	Level of Service
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act of 1969
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OPC	Outpatient Clinic
SHPO	Florida Department of State – Division of Historic Resources (State Historic Preservation Office)
SJRWMD	St. Johns River Water Management District
USACE	United States Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VA	Department of Veterans Affairs

SECTION 11: GLOSSARY

100-Year Flood – A flood event of such magnitude that it occurs, on average, every 100 years; this equates to a one percent chance of it occurring in a given year.

Aesthetics – Pertaining to the quality of human perception of natural beauty.

Ambient - The environment as it exists around people, plants, and structures.

Ambient Air Quality Standards - Those standards established according to the Clean Air Act to protect health and welfare.

Aquifer - An underground geological formation containing usable amounts of groundwater which can supply wells and springs.

Asbestos - Incombustible, chemical-resistant, fibrous mineral forms of impure magnesium silicate used for fireproofing, electrical insulation, building materials, brake linings, and chemical filters. Asbestos is a carcinogenic substance.

Attainment Area - Region that meets the National Ambient Air Quality Standard (NAAQS) for a criteria pollutant under the Clean Air Act.

Best Management Practices (BMPs) - Methods, measures, or practices to prevent or reduce the contributions of pollutants to U.S. waters. Best management practices may be imposed in addition to, or in the absence of, effluent limitations, standards, or prohibitions.

Commercial land use – Land use that includes private and public businesses (retail, wholesale, etc.), institutions (schools,

churches, etc.), health services (hospitals, clinics, etc.), and military buildings and installations.

Contaminants - Any physical, chemical, biological, or radiological substances that have an adverse effect on air, water, or soil.

Council on Environmental Quality (CEQ) - An Executive Office of the President composed of three members appointed by the President, subject to approval by the Senate. Each member shall be exceptionally qualified to analyze and interpret environmental trends, and to appraise programs and activities of the federal government. Members are to be conscious of and responsive to the scientific, economic, social, aesthetic, and cultural needs of the Nation; and to formulate and recommend national policies to promote the improvement of the quality of the environment.

Criteria Pollutants - The CAA of 1970 required the USEPA to set air quality standards for common and widespread pollutants in order to protect human health and welfare. There are six "criteria pollutants": ozone, carbon monoxide, sulfur dioxide, lead, nitrogen dioxide, and particulate matter.

Cultural Resources - The physical evidence of our Nation's heritage. Included are: archaeological sites; historic buildings, structures, and districts; and localities with social significance to the human community.

Cumulative Impact - The impact on the environment that results from the incremental impact of the 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. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time (40 CFR 1508.7).

Decibel (dB) - A unit of measurement of sound pressure level.

Direct Impact - A direct impact is caused by a Proposed Action and occurs at the same time and place.

Emission - A release of a pollutant.

Endangered Species - Any species which is in danger of extinction throughout all or a significant portion of its range.

Environmental Assessment (EA) - An EA is a publication that provides sufficient evidence and analyses to show whether a proposed system will adversely affect the environment or be environmentally controversial.

Erosion - The wearing away of the land surface by detachment and movement of soil and rock fragments through the action of moving water and other geological agents.

Agricultural land - Cropland, pastures, meadows, and planted woodland.

Fauna - Animal life, especially the animal characteristics of a region, period, or special environment.

Flora - Vegetation; plant life characteristic of a region, period, or special environment.

Floodplain - The relatively flat area or lowlands adjoining a river, stream, ocean, lake, or other body of water that is susceptible to being inundated by floodwaters.

FONSI - Finding of No Significant Impact, a NEPA document.

Fugitive Dust - Particles light enough to be suspended in air, but not captured by a filtering system. For this document, this refers to particles put in the air by moving vehicles and air movement over disturbed soils at construction sites.

Geology - Science which deals with the physical history of the earth, the rocks of which it is composed, and physical changes in the earth.

Groundwater - Water found below the ground surface. Groundwater may be geologic in origin and as pristine as it was when it was entrapped by the surrounding rock or it may be subject to daily or seasonal effects depending on the local hydrologic cycle. Groundwater may be pumped from wells and used for drinking water, irrigation, and other purposes. It is recharged by precipitation or irrigation water soaking into the ground. Thus, any contaminant in precipitation or irrigation water may be carried into groundwater.

Hazardous Substance - Hazardous materials are defined within several laws and regulations to have certain meanings. For this document, a hazardous material is any one of the following:

Any substance designated pursuant to section 311 (b)(2)(A) of the Clean Water Act.

Any element, compound, mixture, solution, or substance designated pursuant to Section 102 of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Any hazardous substance as defined under the Resource Conservation and Recovery Act.

Any toxic pollutant listed under TSCA.

Any hazardous air pollutant listed under Section 112 of Clean Air Act.

Any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action pursuant to Subsection 7 of TSCA.

The term does not include: 1) Petroleum, including crude oil or any thereof, which is not otherwise specifically listed or designated as a hazardous substance in a above. 2) Natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). A list of hazardous substances is found in 40 CFR 302.4.

Hazardous Waste - A solid waste which, when improperly treated, stored, transported, or disposed of, poses a substantial hazard to human health or the environment. Hazardous wastes are identified in 40 CFR 261.3 or applicable foreign law, rule, or regulation.

Hazardous Waste Storage - As defined in 40 CFR 260.10, ". . . the holding of hazardous waste for a temporary period, at the end of which the hazardous waste is treated, disposed of, or stored elsewhere".

Hydric Soil - A soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic (oxygen-lacking) conditions that favor the growth and regeneration of hydrophytic vegetation. A wetland indicator.

Indirect Impact - An indirect impact is caused by a Proposed Action that occurs later in time or farther removed in distance, but is still reasonably foreseeable. Indirect impacts may include induced changes in the pattern of land use, population density or growth rate, and related effects on air, water,

and other natural and social systems. For example, referring to the possible direct impacts described above, the clearing of trees for new development may have an indirect impact on area wildlife by decreasing available habitat.

Industrial Land Use – Land uses of a relatively higher intensity that are generally not compatible with residential development. Examples include light and heavy manufacturing, mining, and chemical refining.

Isolated Wetland – Areas that meet the wetland hydrology, vegetation, and hydric soil characteristics, but do not have a direct connection to the Waters of the U.S.

Jurisdictional Wetland – Areas that meet the wetland hydrology, vegetation, and hydric soil characteristics, and have a direct connection to the Waters of the U.S. These wetlands are regulated by the USACE.

Listed Species - Any plant or animal designated by a state or the federal government as threatened, endangered, special concern, or candidate species.

Mitigation - Measures taken to reduce adverse impacts on the environment.

Monitoring - A process of inspecting and recording the progress of mitigation measures implemented.

National Ambient Air Quality Standards (NAAQS) - Nationwide standards set up by the USEPA for widespread air pollutants, as required by Section 109 of the Clean Air Act. Currently, six pollutants are regulated by primary and secondary NAAQS: carbon monoxide, lead, nitrogen dioxide, ozone, particulate matter, and sulfur dioxide.

National Environmental Policy Act (NEPA) - U.S. statute that requires all federal

agencies to consider the potential effects of major federal actions on the human and natural environment.

Non-attainment Area - An area that has been designated by the EPA or the appropriate State air quality agency as exceeding one or more national or state ambient air quality standards.

Parcel - A plot of land, usually a division of a larger area.

Particulates or Particulate Matter - Fine liquid or solid particles such as dust, smoke, mist, fumes, or smog found in air.

Physiographic Region - A portion of the Earth's surface with a basically common topography and common morphology.

Pollutant - A substance introduced into the environment that adversely affects the usefulness of a resource.

Potable Water - Water which is suitable for drinking.

Prime Agricultural land - A special category of highly productive cropland that is recognized and described by the U.S. Department of Agriculture's Natural Resource Conservation Service and receives special protection under the Surface Mining Law.

Remediation - A long-term action that reduces or eliminates a threat to the environment.

Riparian Areas - Areas adjacent to rivers and streams that have a high density, diversity, and productivity of plant and animal species relative to nearby uplands.

River Basin - The land area drained by a river and its tributaries.

Sensitive Receptors - Include, but are not limited to, asthmatics, children, and the elderly, as well as specific facilities, such as long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, and childcare centers.

Significant Impact - According to 40 CFR 1508.27, "significance" as used in NEPA requires consideration of both context and intensity.

Context. The significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the Proposed Action. For instance, in the case of a site-specific action, significance would usually depend upon the effects in the locale rather than in the world as a whole. Both short- and long-term effects are relevant.

Intensity. This refers to the severity of impact. Responsible officials must bear in mind that more than one agency may make decisions about partial aspects of a major action.

Soil - The mixture of altered mineral and organic material at the earth's surface that supports plant life.

Solid Waste - Any discarded material that is not excluded by section 261.4(a) or that is not excluded by variance granted under sections 260.30 and 260.31.

Threatened species - Any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

Topography - The relief features or surface configuration of an area.

Toxic Substance - A harmful substance

which includes elements, compounds, mixtures, and materials of complex composition.

Waters of the United States - Include the following: (1) All waters which are currently being used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide. (2) All interstate waters including interstate wetlands. (3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds; the use, degradation or destruction of which could affect interstate or foreign commerce. (4) All impoundments of waters otherwise defined as waters of the United States under this definition. (5) Tributaries of waters identified in this section. (6) The territorial sea. (7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in this section.

Watershed - The region draining into a particular stream, river, or entire river system.

Wetlands - Areas that are regularly saturated by surface or groundwater and, thus, are characterized by a prevalence of vegetation that is adapted for life in saturated soil conditions. Examples include swamps, bogs, fens, marshes, and estuaries.

Wildlife Habitat - Set of living communities in which a wildlife population lives.