

**DEPARTMENT OF VETERANS AFFAIRS**

1227 O Street  
 Sacramento, California 95814  
 Telephone: (800) 952-5626  
 Fax: (916) 653-2456

Governor's Office of Planning &amp; Research



MAR 14 2019

STATE CLEARINGHOUSE

**NOTICE OF PREPARATION /**  
**NOTICE OF PUBLIC SCOPING MEETING**  
**CALIFORNIA YOUNTVILLE SKILLED NURSING FACILITY**

**To:** California State Clearinghouse, state Responsible and Trustee Agencies, federal agencies, local jurisdictions, and Interested Parties

**Date:** March 15, 2019

**From:** Terry Ash, Senior Environmental Planner  
 Department of General Services, Real Estate Division, Project Management and Development Branch, Environmental Services

**Subject:** **Notice of Preparation of an Environmental Impact Report and Public Scoping Meeting for the California Department of Veterans Affairs Yountville Veterans Home Skilled Nursing Facility**

The California Department of Veterans Affairs (CalVet), with the assistance from the Department of General Services Real Estate Services Division (DGS), is the lead agency responsible for the preparation of an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the California Department of Veterans Affairs Yountville Skilled Nursing Home ("yvhsnf" or "proposed project") described below. The proposed project will receive federal funding, therefore, a joint CEQA and National Environmental Policy Act (CEQA/NEPA) document will be prepared. The document will consist of an EIR in satisfaction of CEQA, and an Environmental Assessment (EA) in satisfaction of NEPA. The U.S. Department of Veterans Affairs (USDVA) is acting as lead agency in accordance with the requirements of NEPA.

We need to know the view of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR or EA when considering your permit or other approval for the project. The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the EIR is not attached. Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this Notice.

Pursuant to the public participation goals of CEQA, DGS in coordination with CalVet, will host a Public Scoping Meeting to gather additional input on the content and focus of the environmental analysis to be conducted and presented in the EIR/EA. Interested parties, including agencies, are encouraged to attend the meeting to learn more about the proposed project and the environmental review process, to express any concerns about the proposed project, and offer suggestions regarding the environmental impacts, including any mitigation measures and alternatives. The date, time and location of the scoping meeting are listed below.

**Date:** March 28  
**Time:** 3-4 PM and 6-7 PM  
**Location:** Yountville Veterans Home, Member Services Building, Grant Hall  
170 California Avenue, Yountville, CA 94599

Please send all comments via mail to:

Ms. Terry Ash, Senior Environmental Planner  
California Department of General Services  
Real Estate Division, Project Management and Development  
2635 North 1<sup>st</sup> Street, Ste. 149, San Jose, CA 95134

or via email to:

comments@yvhsnfproject.com  
(enter "YVHSNF Project NOP Scoping Comments" in the 'Subject' line).

Agency responses should include the name of a contact person at the agency.

The CalVet and the USDVA encourage all interested agency representatives, organizations, and individuals to attend the public scoping meeting for the Project's Draft EIR/EA.

**CALIFORNIA DEPARTMENT OF VETERAN'S AFFAIRS**  
**YOUNTVILLE VETERANS HOME SKILLED NURSING FACILITY**

**PROJECT DESCRIPTION**

The California Department of Veterans Affairs (CalVet) operates the approximately 615-acre Yountville Veterans Home Campus in Yountville, Napa County, California. The historic campus, established in 1884, is the State's oldest and largest facility of its kind. The historic district within the Veterans Home property is both a state and federal historic resource. The campus is surrounded by hundreds of acres of largely rural land with limited development, as well as the nearby Town of Yountville. The campus offers amenities that include Veterans' housing and care facilities as well as cultural and recreation opportunities. CalVet and USDVA are proposing to construct an approximately 240-bed skilled nursing facility (SNF) that includes: kitchens, dining rooms, exam rooms, nurses' stations, laundry facilities, perimeter fencing, resident outdoor spaces, parking, roadways, an emergency generator, and other potential site improvements. Existing skilled nursing beds at the Veterans Home are provided in the Holderman, Roosevelt, and Eisenhower buildings.

The proposed project site is located in the southwest corner of the Veterans Home property. The project design of the proposed SNF is currently undetermined. However, it is anticipated the structure(s) would total approximately 285,000 square feet and require an estimated 80 to 100 new staff, in addition to the approximately 950 staff who currently work on site. Project construction could require demolition and possible hazardous material abatement of existing structures including Jefferson Hall, Nurses Education Building (Safety Operations), Hostess House, and Bandstand and the adjacent landscape. Polk building will not be demolished. Utility infrastructure improvements would also be required. Project construction is anticipated to begin in 2021.

**Project Location and Site Description**

The Yountville Veterans Home Campus is approximately seven (7) miles north-northwest of Napa and is located in the southwestern portion of Yountville (see Figure 1). Access to the campus is provided via Highway 29, St. Helena Highway, and California Drive. Vinters Golf Club, part of the campus, is located on the eastern side of the property (see Figure 2).

The campus comprises over 128 structures totaling approximately. The proposed SNF would be located on approximately nine (9) acres west of Holderman on the western portion of the property. The location of potential utility improvements is still undetermined.

**Alternatives**

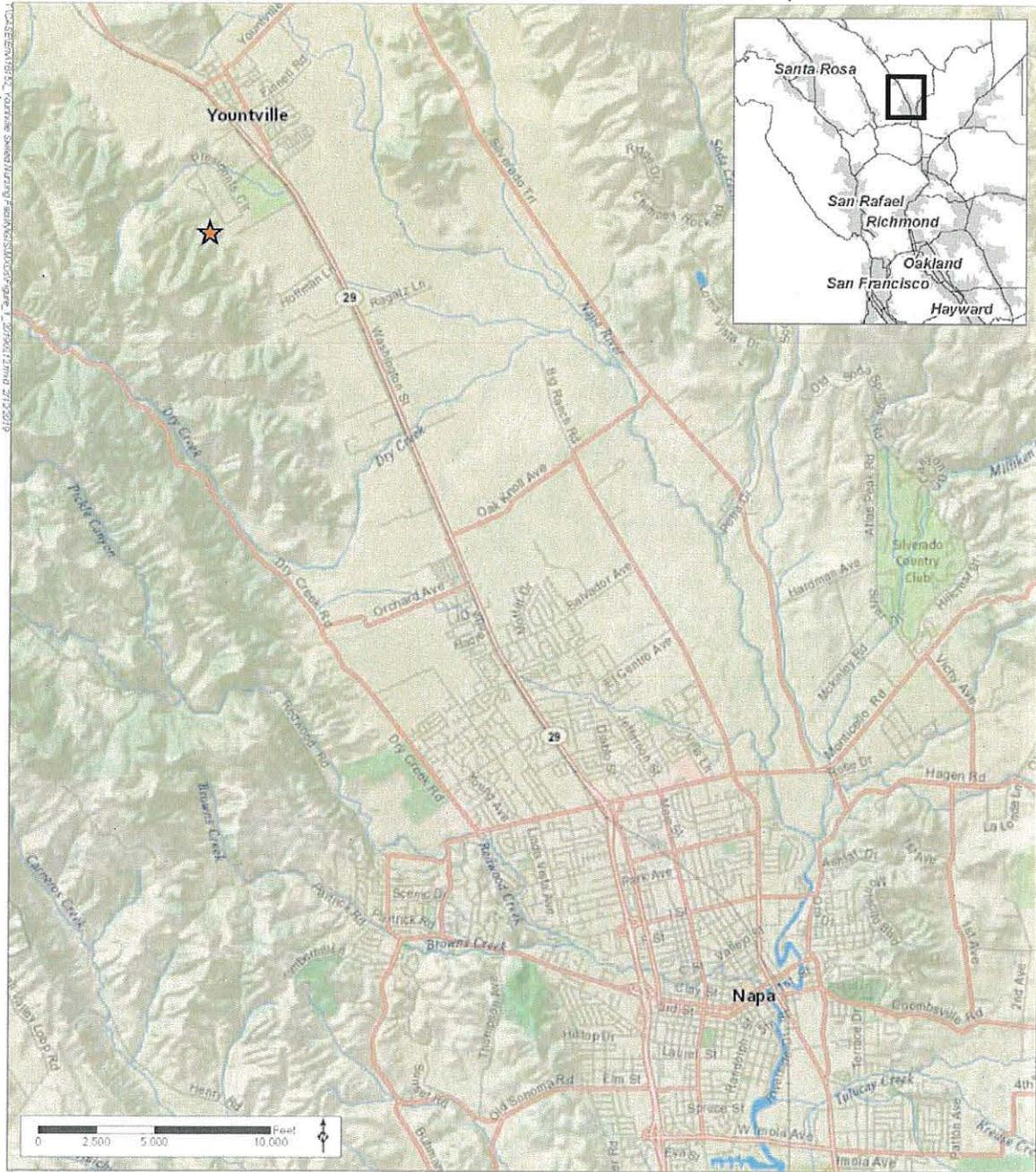
The EIR/EA will examine a reasonable range of alternatives to the proposed project. The alternatives will be defined based on the EIR/EA analysis, public scoping meeting, and comments received on the NOP. A detailed description of the impacts of the proposed project and each alternative will be included in the EIR/EA. Several alternatives will be considered and analyzed, representing varying levels of program operations and impacts. A No Project/No Action alternative will be included in the analysis of the alternatives considered.

**Probable Environmental Effects**

The Yountville Skilled Nursing Facility Project site is located on the western side of the Yountville Veterans Home Campus, an area that is wooded, has hard bedrock, and is developed with structures and memorial gardens. As such, the EIR/EA is expected to address potential environmental effects

in the following resource areas: aesthetics, air quality, biological resources, cultural and historic resources, energy, geology/soils, greenhouse gases, hazards/hazardous materials, hydrology/water quality, land use, noise, population/housing, transportation, utilities, and wildfire.

Several areas of potential concern are likely to be found less than significant given the type of project or the absence of a resource or the nature of the project site (e.g., agriculture/forestry, mineral resources, public services, recreation, and tribal cultural resources). The final scope of impact analyses conducted for the EIR/EA will be dependent upon the outcomes of the NOP public review process.

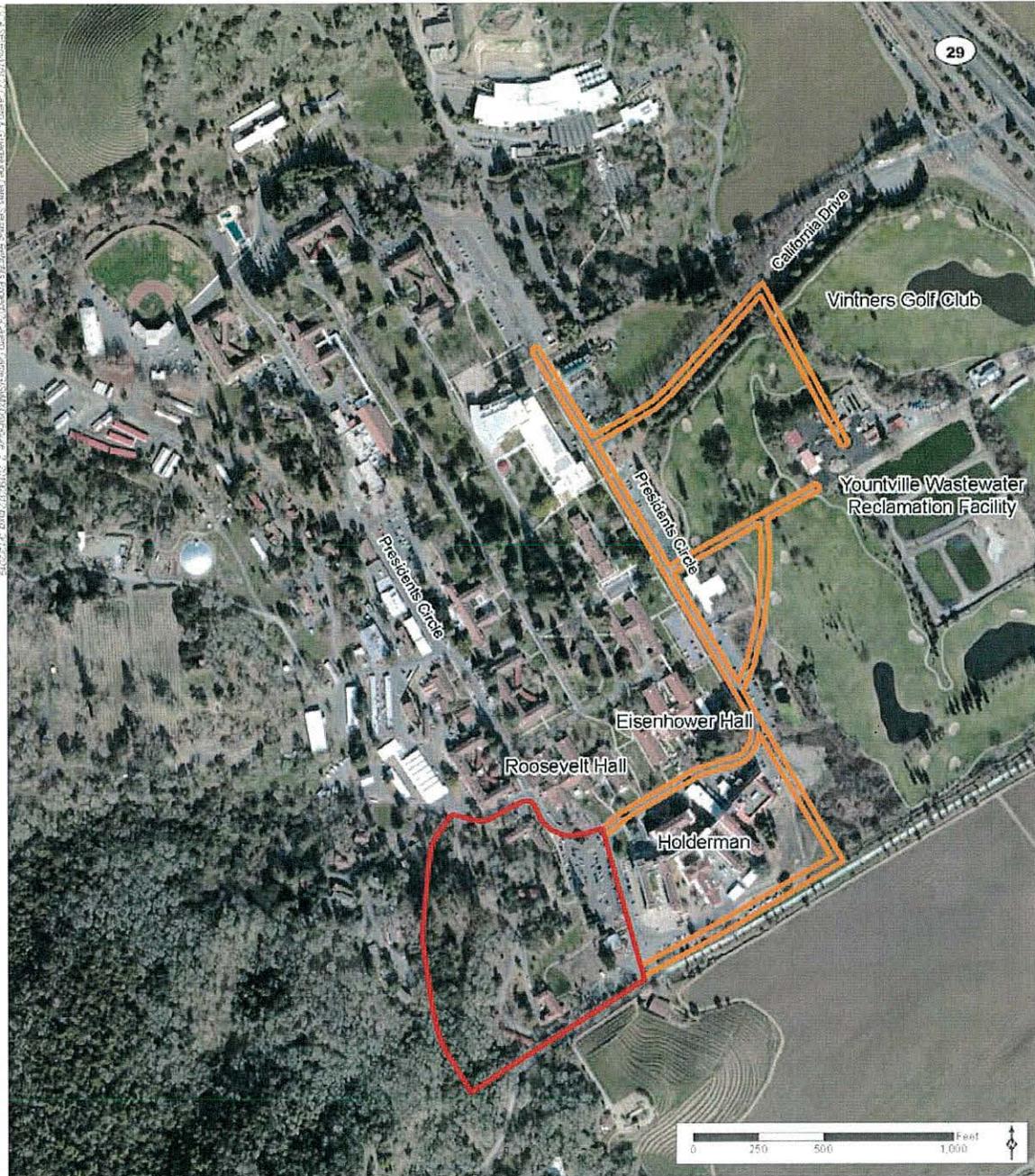


★ Project Location



**Figure 1 Regional Location**

Yountville Veterans Home Skilled Nursing Facility Project



Source: ES&P 2017, MHA 2019

- Project Site
- Potential Utility Upgrade Area

**Figure 2 Project Area**

*Yountville Veterans Home Skilled Nursing Facility Project*

