



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

March 14, 2019

To: Reviewing Agencies

Re: Yountville Skilled Nursing Facility
SCH# 2019039077

Attached for your review and comment is the Notice of Preparation (NOP) for the Yountville Skilled Nursing Facility draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Terry Ash
Veterans Affairs, Department of
707 3rd Street, 4th Floor
West Sacramento, CA 95605

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019039077/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency

Notice of Completion & Environmental Document Transmittal**2019039077**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Yountville Skilled Nursing FacilityLead Agency: CalVet (Dept of General Services; Real Estate Division)Contact Person: Terry AshMailing Address: 707 3rd Street, 4th FloorPhone: 916-376-3824City: West SacramentoZip: 95605County: Yolo**Project Location:** County: NapaCity/Nearest Community: YountvilleCross Streets: Presidents Circle and California DriveZip Code: 94599Longitude/Latitude (degrees, minutes and seconds): 38 ° 23 ' 19.75" N / 122 ° 21 ' 57.94" W Total Acres: 9

Assessor's Parcel No.: _____

Section: N/ATwp.: 6NRange: 5WBase: N/AWithin 2 Miles: State Hwy #: 29Waterways: Lake Hinman, Napa RiverAirports: N/A

Railways: _____

Schools: Yountville Elementary**Document Type:**CEQA: ☒ NOP☐ Draft EIR☐ Early Cons☐ Supplement/Subsequent EIR☐ Neg Dec☐ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR☐ Neg Dec☐ Mit Neg Dec☐ Other: _____NEPA: ☐ NOI☐ EA☐ Supplement/Subsequent EIR☐ Neg Dec☐ Mit Neg Dec☐ Other: _____Other: ☐ Joint Document☐ Final Document☐ Other: _____**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☐ Use Permit☐ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☒ Other: New Facility**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Skilled Nursing Facility (~285,000 sq. ft.)**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☒ Noise☒ Population/Housing Balance☐ Public Services/Facilities☐ Recreation/Parks☐ Schools/Universities☐ Septic Systems☒ Sewer Capacity☐ Soil Erosion/Compaction/Grading☐ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☒ Water Supply/Groundwater☐ Wetland/Riparian☐ Growth Inducement☒ Land Use☐ Cumulative Effects☒ Other: Greenhouse Gases**Present Land Use/Zoning/General Plan Designation:**N/A**Project Description:** (please use a separate page if necessary)

The California Department of Veterans Affairs (CalVet) operates the approximately 615-acre Yountville Veterans Home Campus in Yountville, Napa County, California. The proposed project site is located in the southwest corner of the Veterans Home property. The project design of the proposed Skilled Nursing Facility 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 hazards material abatement of existing structures. Utility infrastructure improvements would be required, and construction is anticipated to begin in 2021.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>Bay Area Air Quality Management District</u>
☐ Housing & Community Development	Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date March 15, 2019

Ending Date April 14, 2019

Lead Agency (Complete if applicable):

Consulting Firm: MIG. Inc.

Address: 2635 North 1st Street

City/State/Zip: San Jose / CA / 95134

Contact: Kate Werner

Phone: 831-601-4700

Applicant: CalVet (DGS; Real Estate Division)

Address: 707 3rd Street, 4th Floor

City/State/Zip: 707 3rd Street, 4th Floor / CA / 95605

Phone: 916-376-3824

Signature of Lead Agency Representative: Kate Werner

Date: 3/13/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

☐ <u>Resources Agency</u>	☐ Fish & Wildlife Region 4 Julie Vance	☐ Native American Heritage Comm. Debbie Treadway	☐ Caltrans, District 9 Gayle Rosander	☐ Regional Water Quality Control Board (RWQCB)
☐ Resources Agency Nadell Gayou	☐ Fish & Wildlife Region 5 Leslie Newton-Reed Habitat Conservation Program	☐ Public Utilities Commission Supervisor	☐ Caltrans, District 10 Tom Dumas	☐ RWQCB 1 Cathleen Hudson North Coast Region (1)
☐ Dept. of Boating & Waterways Denise Peterson	☐ Fish & Wildlife Region 6 Tiffany Ellis Habitat Conservation Program	☐ Santa Monica Bay Restoration Guangyu Wang	☐ Caltrans, District 11 Jacob Armstrong	☒ RWQCB 2 Environmental Document Coordinator San Francisco Bay Region (2)
☐ California Coastal Commission Allyson Hitt	☐ Fish & Wildlife Region 6 I/M Heidi Calvert Inyo/Mono, Habitat Conservation Program	☐ State Lands Commission Jennifer Deleong	☐ Caltrans, District 12 Maureen El Harake	☐ RWQCB 3 Central Coast Region (3)
☐ Colorado River Board Elisa Contreras	☐ Dept. of Fish & Wildlife M William Paznokas Marine Region	☐ Tahoe Regional Planning Agency (TRPA) Cherry Jacques		☐ RWQCB 4 Teresa Rodgers Los Angeles Region (4)
☐ Dept. of Conservation Crina Chan		<u>Cal State Transportation Agency CalSTA</u>		☐ RWQCB 5 Central Valley Region (5)
☐ Cal Fire Dan Foster		☐ Caltrans - Division of Aeronautics Philip Crimmins	☐ Air Resources Board	☐ RWQCB 5F Central Valley Region (5) Fresno Branch Office
☐ Central Valley Flood Protection Board James Herota	<u>Other Departments</u>	☐ Caltrans - Planning HQ LD-IGR Christian Bushong	☐ Airport & Freight Jack Wursten	☐ RWQCB 5R Central Valley Region (5) Redding Branch Office
☐ Office of Historic Preservation Ron Parsons	☐ California Department of Education Lesley Taylor	☐ California Highway Patrol Suzann Ikeuchi Office of Special Projects		☐ RWQCB 6 Lahontan Region (6)
☐ Dept of Parks & Recreation Environmental Stewardship Section	☐ OES (Office of Emergency Services) Monique Wilber	<u>Dept. of Transportation</u>	☐ Transportation Projects Nesamani Kalandiyur	☐ RWQCB 6V Lahontan Region (6) Victorville Branch Office
☐ S.F. Bay Conservation & Dev't. Comm. Steve Goldbeck	☐ Food & Agriculture Sandra Schubert Dept. of Food and Agriculture	☐ Caltrans, District 1 Rex Jackman	☐ Industrial/Energy Projects Mike Tolstrup	☐ RWQCB 7 Colorado River Basin Region (7)
☐ Dept. of Water Resources Resources Agency Nadell Gayou	☐ Dept. of General Services Cathy Buck Environmental Services Section	☐ Caltrans, District 2 Marcelino Gonzalez	☐ California Department of Resources, Recycling & Recovery Kevin Taylor/Jeff Esquivel	☐ RWQCB 8 Santa Ana Region (8)
<u>Fish and Game</u>	☐ Housing & Comm. Dev. CEQA Coordinator Housing Policy Division	☐ Caltrans, District 3 Susan Zanchi	☐ State Water Resources Control Board Div. Drinking Water #	☐ RWQCB 9 San Diego Region (9)
☐ Depart. of Fish & Wildlife Scott Flint Environmental Services Division	<u>Independent Commissions, Boards</u>	☐ Caltrans, District 4 Patricia Maurice	☐ State Water Resources Control Board Student Intern, 401 Water Quality Certification Unit Division of Water Quality	☐ Other
☐ Fish & Wildlife Region 1 Curt Babcock	☐ Delta Protection Commission Erik Vink	☐ Caltrans, District 5 Larry Newland	☐ State Water Resources Control Board Phil Crader Division of Water Rights	
☐ Fish & Wildlife Region 1E Laurie Harnsberger	☐ Delta Stewardship Council Anthony Navasero	☐ Caltrans, District 6 Michael Navarro	☐ Dept. of Toxic Substances Control Reg. # CEQA Tracking Center	
☐ Fish & Wildlife Region 2 Jeff Drongesen	☐ California Energy Commission Eric Knight	☐ Caltrans, District 7 Dianna Watson	☐ Department of Pesticide Regulation CEQA Coordinator	
☒ Fish & Wildlife Region 3 Craig Weightman		☐ Caltrans, District 8 Mark Roberts		