

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019039077

Project Title: Yountville Skilled Nursing Facility

Lead Agency: CalVet (Dept of General Services; Real Estate Division)

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Project Location: Town of Yountville

City

Napa County

County

Project Description (Proposed actions, location, and/or consequences).

CalVet and USDVA are proposing to construct an approximately 240-bed, 285,000 square-foot skilled nursing facility (SNF) on nine acres in the southwest corner of the Veterans Home property west of the Holderman building. The project design of the proposed SNF is currently undetermined. Project construction could require demolition of existing structures including Jefferson Hall, Nurses Education Building (Safety Operations), Hostess House, and Bandstand and their adjacent landscape. Utility infrastructure improvements would also be required.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR/EA identifies categories of potentially significant impacts associated with the proposed project (biology, cultural/historical/tribal, geology/soils, hazards/hazardous materials, hydrology/water quality, noise, traffic, and wildfire). All impacts, with the exception of impacts to the historical resources, can be reduced to less than significant through mitigation measures.

MM BIO-1A: Pre-Construction Surveys for Foothill Yellow-legged Frog; MM BIO-1B: Avoidance and Minimization of Construction Impacts to Foothill Yellow-legged Frog; MM BIO-2A: Avoid and Minimize Impacts to Nesting Birds; MM BIO-2B: Avoid and Minimize Impacts to Woodpecker Granaries; MM BIO-3A: Pre-Construction Survey for Roosting Bats; MM BIO-3B: Acoustic Survey; MM BIO-3C: Roost Buffer; MM BIO-3D: Exclusion and Replacement Roost Habitat; MM BIO-4A: Tree Preservation and Protection During Construction; MM BIO-4B: Tree Replacement; MM CUL-1A: Documentation; MM CUL-1B: Interpretive Signage; MM CUL-1C: Media Publications and Presentations; MM CUL-1D: Salvage; MM CUL-1E: Displays in New SNF; MM CUL-1F: Mothball Holderman Building; MM CUL-2A: Inadvertent Discovery; MM CUL-2B: Human Remains; MM GEO-1: Strong Seismic Ground Shaking; MM GEO-2: Unstable and Expansive Soils; MM HAZ-1A: Demolition Debris Management and Disposal Plan; MM HAZ-1B: Hazardous Materials Handling During Demolition; MM HAZ-1C: PCBs and Mercury-containing Materials Disposal; MM HAZ-2A: Project Soils Testing; MM HAZ-2B: Soil Management During Construction; MM HAZ-2C: Soil Management During Construction; MM HYD-1A: On-Site Stormwater Detention; MM HYD-1B: Maintenance of Detention Facilities; MM HYD-2: Stormwater Outfall Design; MM NOI-1: Construction Noise and Vibration; MM NOI-2: Construction Vibration; MM NOI-3: Stationary Equipment Operations; MM TRA-1: Traffic Construction Management Plan; MM WFR-1: Defensible Space Management Plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Ten distinct comment letters, emails, or comment cards were received in response to the NOP. Written comments in response to the NOP included a letter from the California Department of Fish and Wildlife, a petition from the residents of Polk Hall and Jefferson Hall, and eight comment cards or emails from interested individuals (provided in Appendix A). Oral comment was received from the meeting attendees at large. The NOP, scoping meeting presentation, summary of comments, and comment letters are presented in Appendix A.

Some of the comments related to broader VHC-Yountville needs rather than the environmental document, and some comments expressed support or opposition to certain aspects of the proposed SNF. Only those comments relating to the scope of the environmental analysis under CEQA and NEPA are addressed. As summarized in Table I-2, the comments focused on air quality, biological resources, historical resources, water quality/hydrology, population and housing, and the alternatives analysis.

Provide a list of the responsible or trustee agencies for the project.

The following approvals are required for the project:

US Department of Veterans Affairs

- Publication of the Draft Environmental Assessment for public and stakeholder comment, preparation of a Final Environmental Assessment addressing public and stakeholder comments, and completion and USDVA signature on a Finding of No Significant Impact pursuant to NEPA
- Authorization of federal funds through the State Veterans Home Construction Grant Program to support project construction

California Department of Veterans Affairs

- Certification of the Environmental Impact Report, approval of project findings, and approval of a mitigation monitoring and reporting program pursuant to CEQA
- Authorization of State funds to implement the project. The proposed project is a State sponsored project on State-owned property.

Responsible Agencies

This EIR/EA is available for the use of responsible, trustee, and other agencies that may have jurisdiction or approval authority for the proposed project. The following approvals and regulatory permits may be required for implementation of the proposed project and action alternatives:

- Regional Water Quality Control Board: Storm Water Pollution Prevention Plan per the State's Construction General Permit for site disturbance of greater than one acre
- Division of the State Architect: State Architect Approval for Americans with Disabilities Act
- Office of the State Fire Marshal: approval of construction documents
- California Department of Public Health: approval of kitchen area construction plans and stub outs during construction