

# **ENVIRONMENTAL ASSESSMENT**

## **Northern Nevada Veterans Home**

**APN 032-050-56**  
**Sparks, Washoe County, Nevada**

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*August 2015*

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**ACRONYMNS**

ACHP	Advisory Council on Historical Preservation
ADA	Americans with Disability Act
ADDT	Annual Average Daily Traffic Count
APE	Area of Potential Effect
AQMD	Air Quality Management Division
ATR	Automatic Traffic Recorder
BCC	Birds of Conservation Concern
BGEPA	Bald and Golden Eagle Protection Act
bgs	below ground surface
BMP	Best Management Practices
CAA	Clean Air Act
CFR	Code of Federal Regulations
CEQ	Council on Environmental Quality
CESA	Cumulative Effects Study Area
CLC	Community Living Center
CO	Carbon monoxide
Corps	U.S. Army Corps of Engineers
CTMRD	Central Truckee Meadows Remediation District
CWA	Clean Water Act
dB	Decibel
EA	Environmental Assessment
ECS	Environmental Control Section
EMS	Emergency Medical Services
EPA	Environmental Protection Agency
ESA	Endangered Species Act
HASP	Health and Safety Plan
IPaC	Information, Planning and Conservation
MBTA	Migratory Bird Treaty Act
MMBtu/hr	Million British thermal unit per hour
MWTA	Medical Waste Tracking Act
NAAQS	National Ambient Air Quality Standards
NAGPRA	Native American Graves Protection and Repatriation Act
NDCNR	Nevada Department of Conservation and Natural Resources
NDEP	Nevada Division of Environmental Protection
NDOT	Nevada Department of Transportation
NDOW	Nevada Department of Wildlife
NDVS	Nevada Department of Veterans Services
NDWR	Nevada Division of Water Resources
NEPA	National Environmental Policy Act of 1969
NHPA	National Historical Preservation Act
NNAMHS	Northern Nevada Adult Mental Health Services Campus
NNHP	Nevada Natural Heritage Program
NNVH	Northern Nevada Veterans Home
NO <sub>2</sub>	Nitrogen dioxide
NOA	Notice of Availability
NPDES	National Pollutant Discharge Elimination System

NPS	National Park Service
NRHP	National Register of Historic Places
NRS	Nevada Revised Statutes
O <sub>3</sub>	Ozone
OSHA	Occupational Safety and Health Administration
Pb	Lead
PCE	tetrachloroethylene
PM <sub>2.5</sub>	Particulate matter equal to or less than 2.5 microns in diameter
PM <sub>10</sub>	Particulate matter equal to or less than 10 microns in diameter
PTE	Potential to Emit
RCRA	Resource Conservation and Recovery Act
RFD	Reno Fire Department
RTC	Regional Transportation Commission
SDWA	Safe Drinking Water Act
SFD	Sparks Fire Department
SHPO	State Historic Preservation Office
SPD	Sparks Police Department
SO <sub>2</sub>	Sulfur dioxide
SWPPP	Stormwater Pollution Prevention Plan
TMWA	Truckee Meadows Water Authority
TSCA	Toxic Substance Control Act
USFWS	US Fish and Wildlife Services
VA	Department of Veterans Affairs
WCSD	Washoe County School District
WOUS	Waters of the United States

## EXECUTIVE SUMMARY

*The Department of Veterans Affairs (VA) is proposing to construct the Northern Nevada Veterans Home (NNVH) in the Northern Nevada Adult Mental Health Services Campus (NNAMHS) in Sparks, Washoe County, Nevada. The proposed project is located in the City of Sparks, Washoe County, Nevada. The NNVH is approximately fourteen acres within the 94-acre parcel of land for the NNAMHS. The proposed project property is located in the N ½ of the NE ¼ of Section 7, Township 19 North, Range 20 East, of the Mount Diablo Baseline and Meridian. The Washoe County Assessor's parcel number for the site is 032-050-56. The proposed project footprint consists of three residential buildings surrounding a community town hall. The project is proposing to provide 96 beds within three residential buildings and a town hall for community outreach. The combined total useable space of the project is approximately 106,000 square feet.*

*The Nevada Revised Statute (NRS) 417.147 states that if an additional Veterans home is authorized, it would be required to be constructed in Northern Nevada. During the 2013 Nevada Legislative Session, Assembly Bill 505 was signed, which appropriated funds for the design of the NNVH.*

*The NNVH will be designed as a VA Community Living Center (CLC), funded by the Robert Wood Johnson Foundation. The CLC concept to resemble "home" as much as possible, is a self-contained living area providing private bedrooms with central living spaces for social interaction. The NNVH will provide living quarters for 96 Veterans and provide them with physical and mental health care in a social environment conducive to healthy living and regenerative care. The mission of the NNVH is to restore each veteran to his or her highest level of well-being, prevent declines in health, and to provide comfort at the end of life.*

*The proposed project is comprised of approximately fourteen acres of land and consists of undeveloped land covered by brushy vegetation and bare soil. The property is currently accessed from the south via Lakes Crossing. Utilities are not currently supplied to the subject property. The site is bordered on the north by Union Pacific Railroad tracks and a City of Sparks Maintenance Facility. South of the proposed project area is the NNAMHS Campus. The Nevada Department of Agriculture offices are east of the proposed project area, and to the west is North Kietzke Lane with a Nevada Department of Transportation (NDOT) maintenance facility beyond. The Nevada Division of State Lands is proposing to develop the land and construct a housing complex for U.S. Veterans.*

*The draft EA was prepared in accordance with the National Environmental Policy Act (NEPA) to analyze the potential environmental effects of the Proposed Action on a range of resources. A detailed assessment of the effect of the Proposed Action for each environmental attribute is provided in this draft EA. For each resource category, the Proposed Action is compared to the No Action Alternative. The VA has made this draft EA available for a 30-day public review and comment period. A Final EA will incorporate and address any comments received during the 30-day public involvement period.*

*The assessment performed in this draft EA concludes that there would not be a significant adverse impact to the human environment provided control and mitigation measures of best management practices (BMP) and regulatory compliance are implemented. Therefore, this EA concludes that a Finding of No Significant Impact (FONSI) is appropriate, and that an Environmental Impact Statement (EIS) is not required.*

## 1. INTRODUCTION

The Nevada State Public Works Division on behalf of the Department of Veterans Affairs (VA) is proposing to construct the Northern Nevada Veterans Home (NNVH) within the confines of the Northern Nevada Adult Mental Health Services Campus (NNAMHS). The proposed project is located in the City of Sparks, Washoe County, Nevada and impacts a fourteen-acre portion of a 94-acre parcel of land. The subject property is located in the N ½ of the NE ¼ of Section 7, Township 19 North, Range 20 East, of the Mount Diablo Baseline and Meridian. The Washoe County Assessor's parcel number for the site is 032-050-56. The proposed project footprint consists of three residential buildings surrounding a community town hall. The project is proposing to provide 96 beds within three residential buildings and a town hall for community outreach. The combined total useable space of the project is approximately 106,000 square feet. Figure 1 shows the project location map and Figure 2 shows the proposed project layout map.

This draft Environmental Assessment (EA) was prepared in accordance with the National Environmental Policy Act of 1969 (NEPA), the Council on Environmental Quality (CEQ) Regulations for Implementing NEPA, and in accordance with the VA NEPA Interim Guidance for Projects. NEPA established a national policy for an environmental review process on actions undertaken by federal agencies. The process is intended to assist public officials to make informed decisions based on environmental effects of proposed federal agency actions.

### 1.1 Purpose and Need

State Veterans CLCs are facilities that provide nursing homes, domiciliary care, or adult day care. The CLCs satisfy a need for Veterans with low income or those Veterans that want to spend their last years surrounded by comrades. Statistically speaking, private sector nursing homes are mostly occupied by older women in poor health (Interagency Council, 2014). Veterans can use the CLCs for a short time for rehabilitation, etc or for long term care for ailments such as early on-set dementia. Veterans, who are generally middle-aged men and in better than poor health, may feel more comfortable in a living environment that schedules activities and has an atmosphere that caters to events and a lifestyle that Veterans are familiar with and can relate to. Veterans would feel more comfortable in a non-private sector nursing home surrounded by other Veterans that share the same core military-inspired values.

The Nevada Department of Veterans Services (NDVS) conducted an assessment on the needs of Veterans homes (NDVS 2014). According to this assessment, every state in the U.S. has at least one Veterans home and most states have multiple. Currently, the State of Nevada has one designated Veterans home, Nevada State Veterans Home, located in Boulder City, Clark County, Nevada, which lies in Southern Nevada. Therefore Veterans living in Northern Nevada are forced to go to neighboring states to obtain long-term services. Currently, Nevada has 180 beds available (Nevada State Veterans Home) to a population of nearly 95,000 Veterans aged 65 and older (a ratio of 529:1 Veterans to beds). Approximately 23 percent of Nevada Veterans live within Washoe, Carson City, Lyon, and Churchill counties in Northern Nevada. Therefore, approximately 22,000 Veterans in Northern Nevada do not currently have reasonable access to these long-term services.

The Nevada Revised Statute (NRS) 417.147 states that if an additional Veterans home is authorized, it would be required to be constructed in Northern Nevada. During the 2013 Nevada Legislative Session, Assembly Bill 505 was signed, which appropriated funds for the design and construction of the NNVH.

In assessing potential sites, the following criteria were considered:

- The location should serve the greatest number of Veterans.
- The location is to be close to a VA hospital.
- The location should be close to recreation activities.
- The location should be close to the homes of family and friends.
- The location needs a strong local community support base.

Site locations in Carson City were considered. However, the requirement to locate the facility in close proximity of a VA hospital to support medical needs eliminated these locations from consideration.

The NNVH is proposed to provide living quarters for 96 Veterans and provide them with physical and mental health care in a social environment conducive to healthy living and regenerative care. The NNVH will be designed as a VA CLC, funded by the Robert Wood Johnson Foundation. The CLC concept tries to resemble “home” as much as possible and is a self-contained living area providing private bedrooms with central living spaces for social interaction. The mission of the NNVH is to restore each veteran to his or her highest level of well-being, prevent declines in health, and to provide comfort at the end of life.

The design includes three 32-bed residential buildings where Veterans would spend the majority of their day under the care of skilled nurses and technicians. Depending on their ambulatory capabilities, Veterans can move around freely in the community, eating and socializing in common areas. The three residential buildings are proposed to encompass a centrally located town hall facility that will provide public access, Veterans services, dining, therapy, and other amenities. The town hall, a destination for the more ambulatory residents, is a facility to boast independent residents and will be supported by a full kitchen, laundry service, and warehouse, as well as administration offices. The landscaping on NNVH grounds will be planned to facilitate outdoor activities with multiple walking paths provided around the facility to promote exercise and ambulatory fitness. Gardens will be provided within the residential building courtyards for reflection and quiet interaction. Covered patios will also be constructed. The NNVH project will also include parade grounds for special gatherings and special events such as the governor’s visit on Veteran’s Day and memorials for retired military dignitaries.

## **1.2 Public Involvement**

NEPA recognizes the importance of public involvement in the agency decision making process. The State of Nevada Public Works Division on behalf of the VA has made this Draft EA available for a 30-day public review and comment period. A Notice of Availability (NOA) announcing the Draft EA was published in the Reno Gazette-Journal, a local newspaper of general circulation. In addition, a copy of the Draft EA has been made available for public review at the Washoe County Library located at 301 South Center Street in Reno, Nevada. A Final EA will incorporate and address comments received during the 30-day public involvement period.

## **1.3 Agency Consultation**

The State of Nevada Public Works Division consulted with other agencies as part of this EA. Agencies coordinated with during preparation of this EA included the State Historic Preservation Office (SHPO) and local tribal authorities. A copy of agency correspondence is included in Appendix A.

## **2. PROPOSED ACTION AND ALTERNATIVES**

This section provides information on the Proposed Action and its alternatives that maybe have been considered and eliminated, as well as the rationale for retaining a single Proposed Action which meets the Purpose and Need.

The NEPA, CEQ, and VA's NEPA regulations (38 CFR Part 26) require that alternatives be considered and evaluated. Alternatives that are eliminated from detailed study must be identified and explained. Site locations in Carson City were considered. However the requirement to locate the facility in close proximity of a VA hospital to support medical needs eliminated these locations from consideration.

The VA considered the criteria discussed in Section 1 of this EA in their decision to propose the NNVH based on proximity to the Veterans Hospital in Reno, Nevada. The VA proposes to provide financial assistance to the State of Nevada to support construction and initial operation of the NNVH.

The Proposed Action and the No Action Alternative are included for a detailed study in this EA. The Proposed Action is the preferred alternative.

### **2.1 Proposed Action**

The Proposed Action is the construction of a new, 96-resident State Veterans Home within the NNAMHS Campus in Sparks, Nevada.

### **2.2 No Action Alternative**

Under this alternative, the Proposed Action would not be implemented. The VA would not provide funding and the NNVH would not be constructed on the site owned by the State of Nevada. Veterans in northern Nevada would not have reasonable access to long-term resident care without traveling at least 450 miles to the other State of Nevada Veterans Home in Boulder City. Eligible Veterans in northern Nevada would be placed in area nursing facilities and space shortages for Veterans 65 years and older and in need of long-term care would continue. As demand increases, this shortage would likely increase over time. The site would remain owned by the State of Nevada and would remain undeveloped. This would not satisfy the Purpose and Need of the Proposed Action. The No Action Alternative will be analyzed in this EA to provide a baseline from which to compare the Proposed Action.

### 3. AFFECTED ENVIRONMENT AND ENVIRONMENTAL IMPACTS

A detailed assessment of the effect of the Proposed Action for each environmental attribute is provided in this Section. For each resource category, the Proposed Action is compared to the No Action Alternative.

The proposed project area is approximately fourteen acres of land and consists of undeveloped land covered by brushy vegetation and bare soil. The property is accessed from the south via Lakes Crossing. Utilities are not currently supplied to the subject property. The site is bordered on the north by Union Pacific Railroad tracks and the City of Sparks Maintenance Facility. South of the proposed project area is the NNAHMS Campus. The Nevada Department of Agriculture offices are east of the proposed project area, and to the west is North Kietzke Lane with Nevada Department of Transportation (NDOT) maintenance facility beyond. The Nevada Division of State Lands is proposing to develop the land and construct a housing complex for U.S. Veterans. The impacts of this Proposed Action will be compared to the current conditions as well as future conditions in the absence of the project.

#### 3.1 Aesthetics

The NNVH will be located within the NNAHMS Campus. NNAHMS is a comprehensive community-based mental health service system founded in 1882 (United Way, 2015). The threshold of significance to visual quality is defined through Section 106 of the National Historical Preservation Act (NHPA). Section 106 requires Federal agencies to determine effect on historic properties and provide the Advisory Council on Historic Preservation (ACHP) the ability to comment on the proposed action and possible identified effects. An assessment of adverse effects on any identified historic properties is based on criteria found in ACHP regulations.

The proposed area for the NNVH is currently undeveloped land covered in brushy vegetation and bare soil located on the northern portion of the campus. There are twelve structures within the project vicinity in the NNAHMS Campus that are 50 years of age or older and contribute to the aesthetic culture of the site.

##### 3.1.1 Proposed Action

The Proposed Action would require removal of existing vegetation, clearing and grading activities, and subsequent vertical construction of the NNVH CLC facility.

The key architectural goal of the project is to design a community that is residential in character while still using building materials to meet the City of Sparks building code requirements. The character of the community will reflect the desert environment of Northern Nevada. The main construction materials will be integral color, split face, concrete masonry units, stone veneer, storefront window wall, and sloped asphalt shingle roofing.

The architectural landscaping has also been designed to facilitate outdoor activities and mimic the existing climate. Planned landscaping includes indigenous plants and gardens that will be located within the residential building courtyards. A visual rendering of the project was generated to illustrate the NNVH potential views. These visual renderings are provided in Figure 3. A significant adverse effect is not anticipated for this project.

##### 3.1.2 No Action Alternative

If the NNVH was not constructed, existing aesthetics and views would not be altered and therefore no effects would be caused. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## 3.2 Air Quality

The provisions in the Federal Clean Air Act (CAA) and subsequent amendments have been implemented as detailed regulations codified in Title 40 of the Code of Federal Regulations (CFR) Parts 50 through 97. The source of the regulations is the U.S. Environmental Protection Agency (EPA), which has delegated authority to individual states and local agencies to administer and enforce these regulations. Individual states may write equivalent or more stringent requirements into their own rules. Air quality is characterized by the concentrations of various pollutants, the climate conditions that influence atmospheric stability, and pollutant dispersion.

The CAA established the National Ambient Air Quality Standards (NAAQS) which are applied to the following criteria pollutants: sulfur dioxide (SO<sub>2</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), particulate matter equal to or less than 10 microns in diameter (PM<sub>10</sub>), particulate matter equal to or less than 2.5 microns in diameter (PM<sub>2.5</sub>), ozone (O<sub>3</sub>), 8-hour average ozone concentrations, and lead (Pb). These standards are defined in terms of threshold concentrations.

Geographic areas are designated as attainment, non-attainment, or unclassified for each criteria pollutant with respect to the NAAQS. If monitoring data meets the NAAQS, the EPA may designate an area as “attainment”, whereas areas in which pollutant concentrations exceed the NAAQS are designated as “non-attainment” for those pollutants.

The proposed project site is located in Washoe County. The Washoe County Health District Air Quality Management Division (AQMD) is required by federal and state law to govern rules and regulations for stationary sources for the protection and education of public health and the environment. The Washoe County AQMD is located within hydrographic area 87 as defined by the State of Nevada Division of Water Resources (NDWR). The area is classified in “serious” non-attainment for PM<sub>10</sub> and classified as in-attainment for all other criteria pollutants. Fireplaces, wood burning stoves, and pellet stoves are a significant source of particulate air pollution during winter months. Forest fires are a significant source of particulate air pollution during summer months.

There are eight existing ambient air monitoring stations within the Reno, Nevada metropolitan area monitored by the Washoe County AQMD. The monitoring network was set up to collect representative air quality data. The units and data are reviewed periodically for quality control to ensure they reflect the actual air quality of the area and are measuring for pollutants of highest concern. The Galletti monitoring station is located at 305 Galletti Way, Reno, Nevada, which is approximately 0.3 miles west of the proposed project site. This station was designed to monitor within the commercial industrial area for heavily impacted on-road vehicle emissions from interstate highways. The Galletti monitoring station records data for CO, PM<sub>2.5</sub>, and PM<sub>10</sub> to determine typical concentrations. Current air pollution sources include the road traffic from I-80 to the north as well as from surrounding industrial facilities ([www.washoecounty.us](http://www.washoecounty.us)).

The climate for the project area is semi-arid and located in the rain shadow of the Sierra Nevada mountain range. The annual high temperature average is 67.6°F and the annual low temperature average is 40.1°F. Summer months average above 90°F for highs and near 50°F for lows. Winter months average near 40°F for highs and near 20°F for lows. The hottest month is July and the coldest months are December and January. The sky is sunny approximately 40% of the year. The average annual precipitation in rainfall is 7.39 inches and the average annual precipitation for snowfall is 22 inches. The majority of precipitation occurs between the months of November through February ([www.usclimatedata.com](http://www.usclimatedata.com)).

### 3.2.1 Proposed Action

Some impact on air quality is anticipated during the construction phase of the project due to dust



generated from earthwork, welding, surface coating, and construction equipment emissions. Construction of the proposed NNVH would include grading approximately fourteen acres resulting in localized, short-term increases in fugitive dust. A dust control permit from Washoe County AQMD will be required during construction activities. Exhaust emissions from construction equipment and other vehicles would also result in localized short term increases in CO, nitric oxide, and nitrogen dioxide (NO<sub>x</sub>). Mitigation measures that could be applied during construction activities to reduce fugitive dust include watering the site and/or applying soil stabilizers, installing track-out Best Management Practices (BMP) at the point of construction site access/egress, and stabilizing surfaces with paving and landscaping at the completion of construction.

During normal facility operations, the proposed NNVH will be considered a minor stationary source and would require an Authority to Construct / Permit to Operate from Washoe County AWMD for emissions from the facility's boiler, water heaters, and emergency generator. The NNVH is proposing to install and operate two (2) Lochinvar boilers with a 1.5 million British Thermal Units per hour (MMBTU/hr) rating, as well as two (2) Lochinvar Shield and six (6) Lochinvar Armor water heaters with 0.2 and 0.5 MMBtu/hr ratings, respectively. In addition, a CAT 480 volt diesel powered emergency generator is proposed for use. Impacts to the air quality in excess of NAAQS are not anticipated during normal operations and therefore this proposed action is not anticipated to have a significant adverse effect.

### **3.2.2 No Action Alternative**

If construction was not employed, fugitive dust and criteria pollutant emissions would not occur. Existing air quality conditions would not be affected under the No Action Alternative. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.3 Community Services**

The City of Sparks operates under a mayor-council government consisting of six elected officials. The mayor and five council members are elected in staggered four year terms. The proposed project site is located in Ward 1. Community services provided to the proposed NNVH would include fire protection, police, and emergency services.

The proposed site lies within the service area of the City of Sparks Fire Department (SFD), who would typically be the jurisdiction that responds to fire and/or medical emergencies. The SFD has a mutual aid agreement in place with the City of Reno that allows for City of Reno Fire Department (RFD) to respond to emergencies in Sparks, if it would decrease the response time to the emergency. Because of the proximity of the proposed NNVH site to the boundary of the City of Sparks and City of Reno city limits, the potential exists that the mutual aid agreement could be executed for emergency-response to the NNVH location.

The City of Sparks is serviced by five fire stations and six response districts. The SFD employs a staff of 109 and answers an average of 25 calls per day. The SFD provides Intermediate Life Support and contracts Advanced Life Support and Transport to a private company under the direction of the Regional Emergency Medical Services Authority. Station 1 is the closest station, located one mile to the east of the project site on Victorian Avenue.

Hospitals in the area providing a range of medical services include: the West Hills Hospital, Renown Regional Medical Center, Sierra Regional Center, and the Washoe Medical Center Clinic. All of these hospitals are located within two miles of the project site. The Sierra Nevada Veterans Hospital is located two miles to the south of the project site on Kirman Avenue.

The City of Sparks Police Department (SPD) would typically provide law enforcement services within the City of Sparks. The SPD employs 152 full time staff and has over 50 citizen volunteers. The SPD is located 5.1 miles to the east of the project site on East Prater Way.

The Washoe County School District (WCSD) is made up of 60 elementary schools, 15 middle schools, and 17 high schools. Kelly Smith Elementary School (0.9 miles) is the closest elementary to the project site, Fred W Traner Middle School (1.7 miles) is the closest middle school, and Sparks High School (1.3 miles) is the closest high school (Washoe County School District).

The libraries in the vicinity of the project site include Duncan/Traner Community Library and the Senior Center Community Library, both of which are located approximately 1.6 miles to the northwest of the project site.

Fisherman's Park is located along the banks of the Truckee River, and is situated directly to the west of the project site, with the NNAMHS Campus offices situated between the site and the park. Amenities at Fisherman's Park include a bike path, jogging path, and picnic areas (City of Sparks Parks & Facilities).

### **3.3.1 Proposed Action**

Development of the proposed NNVH is not expected to cause a negative impact on community services. The SFD is already established to handle fire and medical emergencies within the city limits of Sparks. In addition, a mutual aid agreement between the City of Sparks and the City of Reno will allow for supplemental emergency responses to the NNVH residents.

Under the Proposed Action, the project site construction would be completed as planned. Additional services would be available to eligible Veterans, and employment opportunities at the facility would positively impact the community. Upon completion of the project site, housing will be available for 96 Veterans, the majority of which will come from the Northern Nevada area. Additionally, the Truckee Meadows Community College in Reno, Nevada has been contacted regarding the employment of student nurse trainees.

Additional utilization of fire, police, hospitals, Emergency Medical Services (EMS), and other community services is anticipated. However, these impacts are anticipated to be minor, based on the size of the project site versus local resource capacity.

### **3.3.2 No Action Alternative**

Under the No Action Alternative, the facility would not be constructed. The services to be offered to eligible Veterans in the area would not be available and would be transferred to other medical facilities, assisted living facilities, and senior living facilities. Therefore, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.4 Cultural Resources**

Federal law and regulation provide the framework by which historic properties are identified, evaluated for their significance, and protected. NEPA mandates that "federal or federally-assisted projects (federal undertakings) must take into account effects on historic and cultural resources" (40 CFR 1500-1508). The NHPA, requires that federal agencies consider a project's effects on historic properties, which are defined as prehistoric or historic sites, districts, buildings, structures, or objects that are included on or eligible for inclusion on the National Register of Historic Places (NRHP). A property does not need to be formally listed on the NRHP to warrant consideration; consideration is granted if the property meets the National Register criteria. NHPA's implementing regulations (36 CFR 800) define the procedures by which historic properties are identified, documented, and

evaluated for the NRHP, and how the effects to historic properties posed by federal undertakings are mitigated.

The NRHP is maintained by the National Park Service (NPS), which has established the criteria necessary for a property to be listed or eligible for listing on the NRHP. Properties must be at least 50 years old, they must adhere to at least one of the four criteria of significance, and they must retain integrity. “The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- That are associated with the lives of significant persons in our past (Criterion B); or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- That has yielded or may be likely to yield, information important in history or prehistory (Criterion D).”

The project study area for cultural resources is the Area of Potential Effect (APE). The APE is defined as “the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties. The APE is influenced by the scale and nature of the undertaking and may be different for different kinds of effects caused by the undertaking” (36 CFR 800.16[d]). The APE for direct impacts is approximately fourteen acres and includes those elements of the Proposed Action that would result in new or previously unauthorized ground disturbance. The cumulative effects study area (CESA) for cultural resources is the indirect APE, where non-physical (visual) impacts to resources are possible. The indirect APE is defined as an irregularly-shaped block totaling approximately sixty-eight acres. Figure 4 shows the boundaries for both the direct and indirect APE for the proposed project.

The process by which adverse effects to historic properties are assessed are detailed in 36 CFR 800.5(a)(1). “An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.” Examples of adverse effects to historic properties include, but are not limited to:

- Physical destruction or damage to all or part of the property;
- Alteration of a property that is not consistent with the Secretary of Interior’s Standards for the Treatment of Historic Properties;
- Removal of the property from its historic location;
- Change of the character of the property’s use or of physical features within the property’s setting that contribute to its historic significance;
- Neglect that causes deterioration; and
- Transfer, lease, or sale of a property out of federal ownership or control.

A finding of “no adverse effect” may be determined when the effects of the undertaking do not meet the criteria set forth in 36 CFR 800.5(a)(1).

### **3.4.1 Proposed Action**

The 18.8 acres within the direct APE have been inventoried to Class III standards. Three cultural resources were identified and two have been recommended eligible for inclusion on the NRHP under

Criterion A, for their direct association with the operating farm that sustained the nearby Nevada Insane Asylum during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The remaining resource has been recommended not eligible for inclusion on the National Register of Historic Places under all of the criteria of significance (A, B, C, and D). These historic properties have the potential to be physically impacted by the Proposed Action. Physical impacts to these resources would impact the integrity of location and association of these resources, constituting an adverse effect to historic properties. Should adverse effects occur, a historic properties treatment plan will be developed and implemented. No historic properties have been identified within the indirect APE for the Proposed Action.

The Proposed Action has the potential to directly impact unknown subsurface cultural resources during ground disturbing activities related to the NNVH construction. If previously undocumented cultural resources are discovered during or prior to construction activities, all ground-disturbing activities would be halted in the area of the discovery, and the VA Authorized Officer would be contacted to evaluate the finding. If the site is eligible to the NRHP, impacts would be mitigated through avoidance or an appropriate treatment plan developed and implemented prior to additional ground disturbance. Construction activities would not resume in the area of the discovery until the VA Authorized Officer has issued a notice to proceed.

If construction workers or other project personnel discover what may be human remains, funerary objects, or items of cultural patrimony, construction would cease within 50 feet of the discovery, and the VA Authorized Officer would be notified of the finding. Any discovered Native American human remains, funerary objects, or items of cultural patrimony would be handled in accordance with the Native American Graves Protection and Repatriation Act (NAGPRA). Non-Native American human remains would be handled in accordance with Nevada law. Construction activities would not resume in the area of the discovery until the VA Authorized Officer has issued a notice to proceed.

### **3.4.2 No Action Alternative**

Under the No Action Alternative, the NNVH as described for the Proposed Action would not be constructed, and the associated potential impacts would not occur. Consequently, there would be no adverse effects to historic properties beyond those that may currently exist. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.5 Environmental Justice**

On February 11, 1994, Executive Order 12898 was enacted by the President of the United States of America. *Federal Actions to Address Environmental Justice in Minority Populations and Low Income Populations*, was implemented with the responsibility to protect the public (Office of the President of the United States of America, 1994). The area of the proposed project site is mixed use, with commercial and industrial to the north and west, commercial and residential to the east, and residential to the south. The Dini-Townsend Psychiatric Hospital, part of the NNAMHS Campus, is located directly southeast and the Lake's Crossing Center, also part of the NNAMHS Campus, is located directly to the southwest of the project site.

The project site is located in US Census Tract 31.01 and US Census Block 3023. This Census Tract covers 8.28 square miles and has a total population of 4,395 with 2,196 housing units and 2,018 homes.

The median age for Census Tract 31.01 is 31.6 years. The population in Census Tract 31.01 is 72.7% White, 3.09% Black or African American, 5.73% Asian, 11.8% Other single race, with the remainder of the population being American Indian or Alaskan Native, Native American or other Pacific

Islander, or two or more races. The median family income for the Census Tract is \$34,854. Of the households in this Census Tract, the majority (19.6%) earned \$50,000 to \$74,999 in 2013. While a higher percentage of households in this Census Tract are in this income bracket compared to Washoe County as a whole (18.7%), the area overall is more economically depressed than the rest of the County, with only 9.1% of households in the Census Tract earning over \$100,000. Further breakdown of household income in 2013 is in the following table (US Census Bureau 2009-2013).

Table 1. Household Income

Income	Census Tract 31.01	Washoe County
Less than \$10,000	8.9%	6.6%
\$10,000 - \$14,999	7.5%	5.1%
\$15,000 - \$24,999	17.9%	11.5%
\$25,000 - \$34,999	16.0%	10.5%
\$35,000 - \$49,999	19.1%	13.6%
\$50,000 - \$74,999	19.6%	18.7%
\$75,000 - \$99,999	1.9%	12.0%
\$100,000 - \$149,999	6.2%	13.9%
\$150,000 - \$199,999	2.1%	4.2%
\$200,000 or more	0.8%	4.0%

### 3.5.1 Proposed Action

It is anticipated the Proposed Action will create approximately 125 jobs for area residents, contribute to local government tax revenue, and will convert a currently vacant area of land to an income generating facility that will provide services to eligible Veterans. Additionally, the jobs created by the project site directly will require a variety of skill levels including, but not limited to: building maintenance, landscape maintenance, receptionist and other office employees, nurses, physicians, kitchen and food service, and security. This wide variety of employment opportunities will result in a positive impact on a large portion of the population.

### 3.5.2 No Action

The No Action Alternative would result in no additional opportunities for employment within the area that would be provided by the project. No additional jobs, business, or tax revenues would be generated. The project site would remain undeveloped or would be available for another project. Additionally, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## 3.6 Geology

The geology underlying the proposed NNVH site is mapped as Quaternary-Age Tahoe outwash deposits. Tahoe outwash deposits are described as boulder to cobble gravel, sandy gravel, and gravely sand. The unit may contain large boulders and rounded to subrounded rock clasts of granitic, volcanic, and metamorphic composition. Based on the references reviewed, no active faults are known to exist in the subsurface of the proposed project area. However, a Quaternary age fault has been mapped approximately 600 feet to the southeast (Bonham, et. al. 1973).

The soils underlying the proposed NNVH site have been mapped as the Oest gravely sandy loam, with 0 to 2 percent slopes. This soil unit is described as well drained and has a moderately low runoff

potential when thoroughly wet as water transmission through the soil is generally unimpeded. The soil underlying the proposed NNVH site is not classified as Prime Farmland. Prime and Unique Farmlands, are regulated under the Farmland Protection Policy Act to ensure preservation of agricultural lands conducive to producing high crop yields when managed properly (NRCS 2014).

### **3.6.1 Proposed Action**

During site development and construction activities, minimal and short-term soil erosion and sedimentation impacts may occur as the proposed buildings and other ancillary areas are constructed. Clearing and grading activities will require removal of the vegetative cover, disturbance to the soil surface, and compaction of the soil. The disturbed soil may be susceptible to erosion by wind and surface runoff during storm events. This condition may increase the potential for discharges of sediment-laden runoff to offsite properties or to the municipal stormwater system. However, it is anticipated that potential adverse effects from erosion and/or sedimentation would be mitigated through utilization of appropriate BMPs and adherence to the terms of the site's Stormwater Pollution Prevention Plan (SWPPP), National Pollutant Discharge Elimination System (NPDES) permits, and/or other relevant permits. The SWPPP is required by the NPDES general permit which was issued to the State of Nevada (Permit #NVR050000). The objective of the SWPPP is to prevent pollutants from entering stormwater that passes across the facility or from discharging polluted stormwater offsite. The EPA defines storm water as "run-off from a storm event, snow melt runoff, and surface runoff and drainage". It is expected that permit requirements would be adhered to, as applicable, during construction activities.

Significant impacts to the geology at the site are not anticipated. In addition, development at the site would not preclude potential mineral or oil and gas production, as no economic mineral deposits or oil and gas reserves are known to exist in the vicinity of the proposed project area. Significant impacts to the soils at the site are not anticipated under normal operating conditions, upon completion of the proposed NNVH.

### **3.6.2 No Action Alternative**

Under the No Action Alternative, no construction or development by the VA would occur and therefore, no impacts to geology or soils would occur. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.7 Hydrology**

The project area is located within the Truckee Meadows Hydrographic Area (Basin 87), within the Truckee River Basin Hydrographic Region. The basin was designated by the State Engineer in 1978, for preferred management. Groundwater basins are "designated" by the Nevada State Engineer, NDWR when permitted groundwater rights approach or exceed the estimated average annual recharge and the water resources are being depleted or require additional administration.

Truckee Meadows, like most basins in the Basin and Range Physiographic Province, is a structural depression bounded by fault-block mountains. The Truckee River flows from west to east across the basin, approximately 1,000 feet to the south of the NNVH. There are no surface water bodies such as streams or wetlands located on the proposed project area. Multiple irrigation ditches transect the property and flow to the east.

Precipitation across the proposed project area lands on the ground surface and either percolates into the vadose zone, or runs off across the land surface. During storm events, stormwater runoff flows generally to the east into the ditches and then either infiltrates the ground or flows into a low lying horizontal drain located on the eastern property line. Percolated water travels down to the water table,

which is between 20 to 35 feet below ground surface (bgs). Groundwater flow direction at the site is estimated to be generally towards the southeast. Groundwater below the proposed project area occurs within Quaternary age basin-fill deposits such as glacial outwash (e.g. silt, sand, gravel, and boulders).

The proposed project area is surrounded by areas of the Central Truckee Meadows Remediation District (CTMRD). The CTMRD program is implemented and administered by the Washoe County Community Services Department on behalf of the Board of County Commissioners (<https://www.washoecounty.us/csd/utility/ctmrd/index.php>). The CTMRD was created by State statute and County ordinance (NRS 540A.250-285) in 1995 in order to address the presence of tetrachloroethene (PCE) in groundwater in Reno and Sparks, Nevada. PCE contamination in the central Truckee Meadows is widespread and likely to have originated from multiple sources over time.

No groundwater wells (for production, remediation, monitoring, or otherwise) are located within the proposed project area, and no wells were observed or reported to be located on the proposed project area during site reconnaissance. A monitoring well was identified adjacent and hydrologically downgradient of the proposed project area, and is associated with the CTMRD Program. Based on a review of the NDWR Well Log Database, water wells may be located in the vicinity of the NNVH, but their existence was not field verified.

A regulatory review revealed that a release of contaminants to the subsurface previously occurred on a property which is located adjacent and hydrologically upgradient to the proposed project area. No closure letter for the case was available within regulatory agency documents (MGA 2015).

### **3.7.1 Proposed Action**

Under the Proposed Action, stormwater controls will be permitted and employed during construction and facility operation. Construction activities will be conducted in accordance with the site's SWPPP and corresponding BMPs. Stormwater will be routed to a temporary detention basin and municipal stormwater drains. The land surface area available for percolation of precipitation will be reduced from the present condition of the site.

Under the Proposed Action, no groundwater pumping will be required during construction or facility operation. No water discharges to the environment are anticipated. The construction and operation of the Proposed Action are not anticipated to have a significant adverse effect on hydrology resources.

### **3.7.2 No Action Alternative**

Under the No Action Alternative, no construction or development by the VA would occur and therefore, no impacts to hydrology would occur. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.8 Land Use**

Based on a review of historical aerial photos included in a Phase I environmental site assessment report for the subject property (MGA, 2015), the historical land use of the property was primarily irrigated farmland. Remnants of abandoned irrigation ditches, which are visible in the historical aerials, are still evident on the property at present. A review of the aerial photos also indicates that no structures have existed within the project boundary.

The proposed project area is identified by the Washoe County Assessor as parcel number 032-050-56. The NNVH site is zoned as *All – Public Facility* and is owned by the State of Nevada. Several of the adjacent surrounding properties are also zoned as *All – Public Facility* and are owned by the State of Nevada or the City of Sparks. Properties to the east of the proposed project are primarily zoned as

industrial; however, many of the properties are currently used as residences or commercial businesses. The site is bordered on the north by Union Pacific Railroad tracks and a City of Sparks Maintenance Facility, to the south by the NNVH Campus; to the east are offices of the Nevada Department of Agriculture, and North Kietzke Lane is located to the west with a NDOT maintenance facility beyond.

### **3.8.1 Proposed Action**

Although the VA is not subject to zoning requirements, the currently listed land use of the proposed project's parcel is consistent with the proposed uses of the NNVH. Therefore, no significant adverse effects to the current land use are anticipated.

### **3.8.2 No Action Alternative**

Under the No Action Alternative, no construction or development would occur and therefore, no impacts to land use would occur. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.9 Natural Resources**

Natural Resources are naturally occurring within the environment and are characterized by amounts of biodiversity and geodiversity in the ecosystem. The Natural Resources discussed in this section include wetlands, vegetation, wildlife, and threatened and endangered species.

### **3.9.1 Wetlands**

Wetland resources are protected by both state and federal regulations. Significant protection of wetlands, as integral and essential parts of the nation's waters, began with the 1972 Federal Water Pollution Control Act, now commonly referred to as the Clean Water Act (CWA), and continued through amendments to the Act passed in 1977. Section 404 of the 1972 Act establishes the major federal program regulating activities in wetlands. The 1977 Amendments significantly expand on the design of the Section 404 program, including exemption categories, the option to delegate the 404 program to states, and enforcement powers.

Section 404, jointly administered by the U.S. Army Corps of Engineers (Corps) and the EPA, regulates the discharge of dredged or fill material into waters of the United States (WOUS), which include wetlands. Discharge of dredged or fill material requires a permit from the Corps based on regulatory guidelines developed in conjunction with EPA pursuant to Section 404(b)(1). Under Section 404(c), the Administrator of the EPA may prohibit or restrict the use of any defined area as a disposal site if it is determined that the discharge may cause unacceptable adverse effects on municipal water supplies, wildlife, shellfish beds and fishery areas, or recreational areas.

Section 401, the state water quality certification process, gives states authority to grant, deny, or conditionally issue federal permits or licenses that may result in a discharge to WOUS, including the discharge of dredged or fill materials. Nevada regulates wetlands primarily through Section 401 certification under the CWA. State agency regulators include:

- The Nevada Department of Conservation and Natural Resources NDCNR
  - Nevada Division of Environmental Protection (NDEP),
    - NDCNR-NDEP, Bureau of Water Pollution Control
    - NDCNR-NDEP, Bureau of Water Quality Planning
  - Nevada Natural Heritage Program (NNHP)
  - NDCNR-DWR
- Nevada Department of Wildlife (NDOW)



### **3.9.1.1 Proposed Action**

The US Fish and Wildlife Service (USFWS) Wetlands Mapper and Information for Planning and Conservation (IPaC) Report were consulted for the existence of wetland or riparian areas in the vicinity of the project. According to those references, there are no wetlands or riparian areas within the footprint of the project. The closest freshwater area emergent wetland is located on the far side of the Truckee River, which is located approximately 1,000 feet southwest of the project site. No wetlands have been identified within the study area. Therefore no significant adverse effects to wetlands are anticipated under the Proposed Action.

### **3.9.1.2 No Action Alternative**

No wetlands have been identified within the study area and no physical changes to the site would occur under the No Action Alternative, therefore no adverse effects to wetlands would occur. Additionally, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.9.2 Vegetation**

Vegetation in the project area is sparse. Based on a review of aerial photography, the area has been previously disturbed and therefore no longer exhibits native vegetation. Vegetation that may be found on site includes salt desert scrub, greasewood, sagebrush, a handful of individual low-growing trees, and a variety of grasses (native and invasive). Based on reviews of data provided by the NDOW and the NNHP, no protected plant species are expected to occur on the site.

### **3.9.2.1 Proposed Action**

The proposed action involves clearing and grading of the soil and the removal of trees and shrubs from the proposed project area. None of the previously mentioned vegetation types or habitats are considered protected or otherwise of conservation concern. Therefore, no significant adverse effects on vegetation are expected from the Proposed Action.

### **3.9.2.2 No Action Alternative**

Because the land for the project site is already disturbed and no plant species on site are classified as protected, no negative impact is anticipated under the No Action Alternative. Additionally, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.9.3 Wildlife**

The proposed project site and the adjacent land for the NNVH are previously disturbed and possess only sparse native and non-native vegetation, which provides minimal suitable habitat for wildlife. The area was assessed by the NDOW to determine the potential occurrence of wildlife based on resource databases and other available information. The following fauna were identified as potentially being found on occupying land within the project vicinity, but not necessarily within the project site.

- **Big Game:** Mule deer are distributed outside the project area but can still be found within the four mile buffer area boundary. There are no known populations of elk, bighorn sheep, or pronghorn antelope within the general project area. However, given the isolated location and poor habitat of the project site, these species are not likely to occur there.
- **Greater Sage-Grouse:** There are three main habitats for the greater sage-grouse within the project area, which include: core habitat, priority habitat, and general habitat. For this project area, the greater sage-grouse habitat has been classified as general habitat. The sage-grouse is a candidate for listing under the Endangered Species Act (ESA). However, given the isolated

location and lack of suitable habitat for this species at the project site, this species is not likely to occur there.

- Migratory Birds: Many birds are under protection by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). According to the USFWS, 17 migratory Birds of Conservation Concern (BCC) have been observed within the vicinity of the project area. Ten species occur in the vicinity for breeding only and the remaining seven species are within the project vicinity year-round.
  - Breeding: Brewer's Sparrow (*Spizella breweri*); Calliope Hummingbird (*Selasphorus calliope*); Eared Grebe (*Podiceps nigricollis*); Burrowing Owl (*Athene cunicularia*); Green-tailed Towhee (*Pipilo chlorurus*); Sage Thrasher (*Oreoscoptes montanus*); Olive-Sided Flycatcher (*Contopus cooperi*); Lewis's Woodpecker (*Melanerpes lewis*); Long-Billed Curlew (*Numenius americanus*); Swainson's Hawk (*Buteo swainsoni*).
  - Year-round: Pinyon Jay (*Gymnorhinus cyanocephalus*); Cassin's Finch (*Carpodacus cassinii*); Bald Eagle (*Haliaeetus leucocephalus*); Loggerhead Shrike (*Lanius ludovicianus*); Fox Sparrow (*Passerella iliaca*); Short-eared Owl (*Asio flammeus*); Williamson's Sapsucker (*Sphyrapicus thyroideus*).

Many of these birds may be found within the region of the project, but given the degraded condition of habitat within the site, most of these species would only be expected to pass through the open area while moving between more conducive habitats. Several of the flycatchers may use the area for foraging and the burrowing owl could roost in the area.

### 3.9.3.1 Proposed Action

The likelihood of wildlife encounters in this urbanized project area is low. Based on the existing habitat and location near the Truckee River, the project may potentially have minimal impacts to migratory birds, which are a protected species. Based on population reports from the NDOW, the habitat locations of the Greater Sage-Grouse are not found on the project site and therefore will not be impacted during development.

### 3.9.3.2 No Action Alternative

Because no wildlife habitats have been identified on the project site, no negative impacts are anticipated under the No Action Alternative. Additionally, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

### 3.9.3.3 Mitigation

Migratory Birds are a Service Trust Resource. Migratory Birds are a protected resource under the Migratory Bird Treaty Act of 1918, as amended (MBTA; 16 U.S.C. 703 et seq.). Under the MBTA, nests with eggs or young of migratory birds may not be harmed, nor may migratory birds be killed. Therefore, the Service recommends that land clearing be conducted outside the avian breeding season. If this is not feasible, a qualified biologist is recommended to survey the area prior to land clearing. If nests are located, or if other evidence of nesting (i.e., mated pairs, territorial defense, carrying nesting material, transporting food) is observed, a protective buffer should be delineated and the entire area avoided to prevent destruction or disturbance to nests until they are no longer active.

### 3.9.4 Threatened and Endangered Species

Threatened and endangered species are placed on a Federal list by the USFWS and receive protection under the ESA of 1973, as amended. According to the IPaC support tool created by the USFWS (ESA Section 7(c) compliant species list), three federal threatened and endangered species have potential to occur in the vicinity of the project area: the endangered cui-ui (*Chasmistes cujus*), the threatened Lahontan cutthroat trout (*Oncorhynchus clarkii henshawi*), and the threatened Webber's

ivesia (*Ivesia webberi*).

Webber's ivesia is restricted to sites with sparse vegetation and shallow, rocky, clay soils on mid elevation flats, benches or terraces between 4,475 and 6,237 feet elevation in Washoe and Douglas Counties in Nevada. All 17 known populations of Webber's ivesia are within the transition zone between the eastern edge of the northern Sierra Nevada and the northwestern edge of the Great Basin.

NDOW noted (Appendix A) the potential presence of greater sage-grouse habitat in the vicinity. Habitat in the vicinity of the project has primarily been classified as General habitat by the Nevada Sagebrush Ecosystem Program. Some Priority habitat also exists in the vicinity of the project area. There are no known greater sage-grouse lek sites in the vicinity of the project area.

#### **3.9.4.1 Proposed Action**

The cui-ui and cutthroat trout are water dependent and will not be impacted by the project. The project area is not within a path that would connect any aquatic features.

Based on population reports (US Fish and Wildlife Service, 2014), there are no populations of Webber's ivesia within the potential impact area for the project.

#### **3.9.4.2 No Action Alternative**

Threatened or endangered species are not known to be present on this site and would not be affected by the project. Not constructing the proposed project would not affect these resources. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

### **3.10 Noise**

Noise is defined as unwanted sound that interferes with normal activities, reducing the quality of the natural environment. Noise is measured in decibels (dB). Noise thresholds, as designated by the Occupational Safety and Health Administration (OSHA) in 29 CFR Part 1910.95 and 1926.52, are 90dB per an eight hours per day while exposure to impact noise should not exceed 140dB.

The project area has normal vehicular noise emitters from traffic traveling through the complex and along routes of Kietzke Lane to the west and Interstate 80 to the north. The City of Sparks Municipal Code references state laws that cover traffic laws in NRS chapter 484.779. The area experiences moderate noise levels.

The adjacent Dini-Townsend Psychiatric Hospital and Lake's Crossing Center of the NNAMHS Campus could be defined as noise sensitive receptors.

#### **3.10.1 Proposed Action**

Noise levels associated with construction activities of the Proposed Action would occur in the immediate vicinity of the project site. Noise impacts would be short-term in duration and limited to construction hours. These noise impacts would be temporary in nature and last the duration of the construction process. Construction workers would be required to adhere to the permissible exposure limits of 90 dB per an eight-hour day. Noise associated with temporary construction activity is exempt from the standards between 6:00am and 7:00pm.

Operational noise from the NNVH would be negligible and would likely be inaudible against ambient levels with low impact. Therefore, it is not anticipated that noise will have a significant adverse effect on the surrounding natural environment.

### **3.10.2 No Action Alternative**

Under the No Action Alternative, the NNVH as described for the Proposed Action would not be constructed. Therefore, noise emissions will not be increased with the No Action Alternative. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

### **3.11 Socioeconomics**

The project site is located in the Reno-Sparks metropolitan area, within Washoe County. Washoe County (approximate population of 409,000) is home to numerous corporations and large name industries that continue to grow and expand. A multitude of activities, four seasons, and a quality education system provide residents with a higher quality of life. Reno, the county seat, is the third largest city in Nevada. Sparks, a former railroad town is now a popular vacation destination (Nevada Governor's Office of Economic Development, Washoe County).

The Reno-Sparks Metroplex has approximately 171,000 people in the labor force, with Reno contributing 122,000 and Sparks contributing 49,000. The following table provides a comparison of employment rate in occupations and industries in Reno, Sparks, and Washoe County.

Table 2. Employment Rates

Factor	Reno	Sparks	Washoe County
Labor Force	122,431	48,975	227,335
Unemployment Rate	7.6%	7.8%	7.5%
Total Unemployed	13,783	5,571	25,242
<b>Occupation</b>			
Management, professional, and related	35,330	12,424	66,066
Service	24,432	9,559	43,178
Sales and office	29,722	12,396	54,291
Natural resources, construction, extraction, and maintenance	7,608	3,453	15,848
Production, transportation and material moving	11,141	5,446	22,057
<b>Industry</b>			
Agricultural, forestry, fishing, hunting, and mining	926	362	2,104
Construction	6,117	2,569	12,785
Manufacturing	6,961	3,286	13,779
Wholesale trade	3,129	1,689	6,595
Retail trade	13,379	5,425	24,407
Transportation, warehousing, and utilities	4,730	3,188	10,906
Information	2,157	915	3,921
Finance, insurance, real estate and rental/leasing	6,591	1,955	11,722
Professional, scientific, management, administrative, and waste management services	13,165	4,055	22,467
Educational, health and social services	21,308	8,049	39,220
Arts, entertainment, recreation, accommodation and food services	19,559	7,097	33,270
Other services (except public administration)	5,196	2,220	9,676
Public administration	5,015	2,468	10,588

Unemployment rates in both Reno (7.6%) and Sparks (7.8%) are slightly higher than the national unemployment average for 2013 of 7.4% (US Census Bureau 2009-2013 American Community Survey).

Median household income in 2013 for the City of Reno was \$58,960 and for City of Sparks was \$52,581. These numbers are consistent with the median household income in Washoe County (\$53,040) and in the State of Nevada as a whole (\$52,800) (US Census Bureau, 2014).

### 3.11.1 Proposed Action

The Proposed Action would lead to increased job opportunities in the Sparks area. The construction of the facility is expected to take approximately 18 months and will employ approximately 200 workers, with the majority of workers (80%) expected to come from the Reno-Sparks-Carson City area. Along with employment provided as a result of construction of the facility, approximately 125

jobs will be necessary to operate the facility, with additional area revenues resulting from daily operations such as food delivery, linen care and delivery, building and landscape maintenance, vehicle purchase and maintenance, and facility events. Facility employees are expected to reside within the Reno-Sparks-Carson City area. The Proposed Action would be expected to increase property values for the area and will also result in increased revenues for the City of Sparks and Washoe County including, but not limited to, business taxes, permit fees, and sales tax. New opportunities for health care professionals, social services, and other service-related industries would increase the relative percentage of these positions in the Reno-Sparks metropolitan area, and thus assist in diversifying both the economic opportunities and labor skills base for these communities.

The 96 Veterans, whom will come from the Northern Nevada area to reside in the NNVH, would also be expected to utilize businesses in the area, creating a secondary source of employment for area residents as business levels increase.

### **3.11.2 No Action Alternative**

Under the No Action Alternative, the NNVH as described for the Proposed Action would not be constructed. The No Action Alternative would not lead to additional employment and other socio-economic opportunities would not be added to the Reno-Sparks area. Additionally, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.12 Safety**

Safety measures and precautions are an integral part in protecting people and safeguarding them from the natural environment and possible incidents. The OSHA establishes regulations to ensure safe and healthful working conditions by creating and enforcing standards. The OSHA regulates hazardous chemical exposure, access to hazard information, requirements for utilizing protective equipment, and training.

Emergency services for police, fire, and medical are provided by the City of Sparks. The SFD has a mutual aid agreement in place with the City of Reno that allows for RFD to respond to emergencies in Sparks. SFD Station 1 is the closet station, located one mile to the east of the proposed project area. The main City of Reno police substation is located approximately two miles west of the NNVH and the SPD is located 5.1 miles to the east. The Sierra Nevada Veterans Hospital is located two miles southwest of the project site.

### **3.12.1 Proposed Action**

Safety considerations associated with the environmental elements during construction include general hazards (e.g. slips/trips/falls, electrical hazards, elevated noise levels, etc), weather, biological hazards (e.g. snakes and spiders), and construction activity hazards. The construction contractor will be responsible for generating a Health & Safety Plan (HASP) to define the requirements and implementation of protocols to be adhered to during construction activities. All personnel entering the construction areas will be responsible for following the HASP. Personnel protective equipment will be worn at the appropriate level.

Safety considerations during normal operation of the NNVH include biological hazards (e.g. medical waste) and general hazards (e.g. slips/trips/falls, cleaning products, paints, etc). The VA will establish a program for a safe living environment for the residents. Safety data sheets should be maintained in an administration office. Emergency evacuation maps should be posted in the buildings for exit routes and emergency contact numbers.

### **3.12.2 No Action Alternative**

Under the No Action Alternative, the NNVH as described for the Proposed Action would not be constructed, and a significant adverse effect would not be anticipated. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.13 Solid and Hazardous Materials**

Solid and hazardous materials are substances that present a danger to public health and safety and the environment based on quantity, concentration, and characteristic. Solid and hazardous materials are governed by the US EPA Resource Conservation and Recovery Act of 1976 (RCRA). The objective of RCRA is to protect human health and the environment. Solid waste is defined as any garbage or refuse. Solid waste can include both hazardous and nonhazardous waste. A waste is considered hazardous if it is ignitable, corrosive, reactive, or toxic. Regulations promulgated pursuant to 40 CFR Parts 260-299 Subtitle C establish a “cradle-to-grave” system governing hazardous waste from the point of generation to disposal. Facilities that treat, store or dispose of hazardous waste must obtain a permit from EPA or a state agency that EPA has authorized to implement the permitting program.

EPA Toxic Substance Control Act (TSCA) and EPA Medical Waste Tracking Act (MWTa) provide continued regulations for waste disposal.

During a previous site reconnaissance and as reported in a previous report by MGA, the subject property is generally undeveloped. The majority of the property is primarily covered in brushy vegetation and bare soil. Multiple abandoned irrigation ditches transect the property heading east. In the northwest corner of the Subject Property an asphalt area with several paint marks were observed. Various piles of glass bottles and numerous areas of broken glass were observed throughout the Subject Property. A blighted baseball field, Pinion Park, was observed on the southwestern portion of the property. In addition, a pile of wood debris was observed near the baseball field (MGA, 2015).

### **3.13.1 Proposed Action**

Solid waste anticipated for the construction phase of the project includes construction debris, building material waste, and landscaping waste. A significant effect on solid and hazardous materials during construction is not anticipated as these potential impacts will be mitigated by EPA and OSHA regulations.

Hazardous waste generated during operation of the NNVH would be disposed of in accordance with state regulations. Medical waste generated during normal operations would be disposed of in accordance with MWTa. Therefore, a significant adverse effect during normal operation conditions is not anticipated due to the proposed action.

### **3.13.2 No Action Alternative**

Under the No Action Alternative, the NNVH as described for the Proposed Action would not be constructed, and no generation of solid or hazardous materials would be anticipated. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.14 Transportation**

The NDOT maintains and monitors traffic counts throughout the state. A NDOT Automatic Traffic Recorder (ATR) is located just west of the Galletti Way and Kietzke Lane intersection, ATR

#0312210. Annual Average Daily Traffic Counts (ADDT) for this location is 14,700 (2009-2011) (NDOT ATR 0312210 - Kietzke Lane, 0.15 miles south of Galletti Way).

Public transit in the area is provided by the Regional Transportation Commission (RTC) of Washoe County. RTC routes in the area link Sparks, Reno, and Carson City. The nearest bus route to the project site is Route 11, with bus stops located along East 4<sup>th</sup> Street. The intersection of East 4<sup>th</sup> Street and Galletti Way is located 0.2 miles from the project site. Buses are scheduled from the 4<sup>th</sup> Street bus stop seven days a week from 4:15 am to 2:15 am and run approximately every 15 minutes (RTC, 2014).

### **3.14.1 Proposed Action**

Construction related traffic would be temporary in nature, limited in extent, and would not result in long-term increases in traffic volumes in the area.

Primary vehicular access for the NNVH will be from a new right-in/right-out intersection from northbound Kietzke Lane. The site will be provided with a looped access roadway that will surround the NNVH, providing access to parking areas and service areas for emergency access. Another roadway connection is proposed to connect to Galletti Way via existing roadways.

The main entrance to the facility will be located on North Kietzke Lane, just east of Galletti Way. Kietzke Lane is a four-lane asphalt paved road running northeast/southwest. The NNVH will provide approximately 150 parking spaces to be used by residents, employees, visitors, and vendors and will comply with the Americans with Disability Act (ADA).

The Proposed Action is expected to have a small impact on traffic counts in the area through travel to and from the project site by construction workers during the building phase of the project, and upon completion, by project employees, vendors, residents, and resident visitors. RTC buses are also expected to have an increase in ridership.

### **3.14.2 No Action Alternative**

Under the No Action Alternative, the NNVH as described for the Proposed Action would not be constructed, and traffic counts and the public transit system will not be affected. This will also mean no project related revenues would be generated through use of the public transit system. Additionally, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.15 Utilities**

Public utilities that would serve the proposed NNVH site include electricity, natural gas, water, sewer and telecommunications. Local public utility providers to the proposed site include NV Energy (electricity and natural gas), Truckee Meadows Water Authority (TMWA) (water), and City of Sparks Public Works Department (sewer). Telecommunication providers at the proposed site include Charter Communications and AT&T. Both telecommunication providers offer bundled packages that include internet, phone and cable television services.

### **3.15.1 Proposed Action**

Construction and development of the proposed NNVH may result in increased consumption of utilities, including electricity, natural gas, potable water, and sanitary sewer discharges. The proposed NNVH site is currently surrounded by an established utility infrastructure and much of the area surrounding the proposed NNVH site is already being served by the local public utility providers. As part of the site development review process, the developers will provide information regarding utility needs to the various local public utility providers, who will evaluate the proposed utility needs and make a determination on whether adequate services are available. Based on preliminary discussions



with the local utility providers, it is not anticipated that the proposed facility will require any extraordinary utility needs beyond those of similar residential developments. Therefore, it is not anticipated that the proposed action will have a significant adverse effect on local public utilities.

### **3.15.2 No Action Alternative**

Under the No Action Alternative, no construction or development by the VA would occur and therefore, no impacts to public utilities would occur. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## **3.16 Water Resources**

The Safe Drinking Water Act (SDWA) protects the supply of drinking water in the United States. SDWA applies to every public water source in the United States, including rivers, lakes, reservoirs, springs, and groundwater wells. The act also sets standards for lead free piping that delivers water. Along with providing safe drinking water from the tap, SDWA also targets source water protection, operator training, funding for water system improvements, and public information. This approach ensures the quality of drinking water by protecting it from source to tap. The EPA establishes health based standards to protect against contaminants and oversees state and local suppliers. The State of Nevada has authority for the implementation and enforcement of the SDWA regulations.

The CWA protects the surface waters of the United States through the NPDES permitting process. No point source can discharge into WOUS without a NPDES permit. The EPA has authorized Nevada to administer the NPDES permitting program. NPDES permits for point sources are technology based, which means that all appurtenances (pipes, valves, etc.) that facilitate the point source into waters must meet EPA standards.

Municipal water is served within the incorporated areas by the TMWA. Approximately 80% of served water is sourced from the Truckee River, and 20% is sourced from groundwater within the basin. In 2009, the 2010-2030 Water Resource Plan was adopted by the TMWA Board of Directors (TMWA, 2009). The plan reviews, updates, and modifies TMWA's water resource planning and management strategies to reflect key events and trends.

### **3.16.1 Proposed Action**

Under the Proposed Action, municipal water supplies will be required to support an additional 96 residents and approximately 125 staff. This additional supply is de minimis with respect to the projections forecast in the 2010-2030 Water Resource Plan.

Under the proposed Action, all grey and black waste waters will be discharged from the operating facility via the sanitary sewer system. During the construction phase of the Proposed Action, portable toilets will be provided to construction workers, and resultant waste will be hauled offsite for disposal. No significant adverse effects to water resources are anticipated.

Sewer and stormwater discharges at the proposed NNVH are administered by the City of Sparks Environmental Control Section (ECS). A permit from Sparks ECS would need to be secured prior to discharging into the sewer or stormwater system. It is anticipated that the stipulations set forth in the required Sparks ECS permit will be adhered to, and therefore, no significant adverse effects to the sewer/stormwater system and/or wastewater reclamation facility are expected to occur.

### **3.16.2 No Action Alternative**

Under the No Action Alternative, no construction or development by the VA would occur and therefore, no impacts to water resources would occur. However, the No Action Alternative does not satisfy the Purpose and Need of the Proposed Action to provide housing to U.S. Veterans.

## 4. MITIGATION

Compliance with regulations and control measures will be implemented during the construction and operation of this project to address negative environmental impacts. A summary of the impacts and management measures are summarized below for each resource category.

Table 3. Impacts and Mitigation Measures

Resource Category	Proposed Action Impacts	Proposed Action Mitigation	No Action Alternative Impacts
Aesthetics	<p>Removal of vegetation, clearing and grubbing activities, and vertical construction will effect the visual aesthetics of this portion of the NNAMHS Campus.</p> <p>A significant effect is not anticipated for this impact.</p>	<p>Steps would be taken to ensure that during construction, notification is provided to local Fire, EMS, and Police departments.</p> <p>Communication with local community services will continue during project site operations, to ensure local resources are aware of, and possess the capacity to address any issues that may arise.</p>	No impacts would occur.
Air Quality	<p>Short term increases in emissions are anticipated during the construction phase of the project due to earthwork, welding, surface coating, and construction equipment.</p> <p>Emissions of criteria pollutants from the NNVH boilers, water heaters, and generator will be permitted.</p> <p>A significant effect is not anticipated for this impact.</p>	<p>A dust control permit will be obtained from the Washoe County AQMD to reduce fugitive dust. Control measures include watering the site and/or applying soil stabilizers, installing a track-out BMP at the point of construction site access/egress, and stabilizing surfaces with paving and landscaping at the completion of construction.</p> <p>An ATC/OP will be obtained from Washoe County AQMD for operation of the NNVH emission equipment.</p>	No impacts would occur.

<b>Resource Category</b>	<b>Proposed Action Impacts</b>	<b>Proposed Action Mitigation</b>	<b>No Action Alternative Impacts</b>
Community Service	<p>Temporary impacts would include increased demand of local educational institutions (Truckee Meadows Community College). Additional utilization of local hospitals, Emergency Medical Services (EMS), fire, and other community services is also anticipated.</p> <p>A significant effect is not anticipated for this impact.</p>	<p>The SFD is already established to handle fire and medical emergencies within the city limits of Sparks. In addition, a mutual aid agreement between the City of Sparks and the City of Reno will allow for supplemental emergency responses to the NNVH residents.</p>	<p>No impacts would occur.</p>
Cultural Resources	<p>Two archaeological and historical resources have been identified for the NNVH site.</p> <p>The Proposed Action has the potential to directly impact currently unknown subsurface cultural resources during ground disturbing activities related to the proposed facility construction.</p> <p>A significant effect is not anticipated for this impact</p>	<p>If previously undocumented cultural resources are discovered during construction activities, all ground-disturbing activities would be halted in the area of the discovery, and the VA Authorized Officer would be contacted to evaluate the finding. If the site is eligible to the NRHP, impacts would be mitigated through avoidance or an appropriate treatment plan developed and implemented prior to additional ground disturbance.</p>	<p>No impacts would occur.</p>
Environmental Justice	<p>It is anticipated the Proposed Action will create jobs (approximately 125) for area residents, contribute to local government tax revenue, and convert a currently undeveloped area of land to an income generating facility that will provide services to eligible Veterans.</p> <p>A significant effect is not anticipated for this impact.</p>	<p>No mitigation is required.</p>	<p>No impacts would occur.</p>

<b>Resource Category</b>	<b>Proposed Action Impacts</b>	<b>Proposed Action Mitigation</b>	<b>No Action Alternative Impacts</b>
Geology	<p>During site development and construction activities, minimal and short-term soil erosion and sedimentation impacts may occur. Clearing and grading activities will require removal of the vegetative cover, disturbance to the soil surface, and compaction of the soil.</p> <p>A significant effect is not anticipated for this impact.</p>	The contractor will be required to implement BMPs as established in the SWPPP to reduce the transport of sediment and erosion during storm events.	No impacts would occur.
Hydrology	No water discharges to the environment are anticipated. The construction and operation of the Proposed Action are not anticipated to significantly impact hydrology resources.	Stormwater will be routed to a temporary detention basin and municipal stormwater drains. The land surface area available for percolation of precipitation will be reduced from the present condition of the site.	No impacts would occur.
Land Use	No impacts to the current land use are anticipated.	No mitigation is required.	No impacts would occur.
Natural Resources	<p>No wetlands have been identified within the study area, therefore no adverse effects to wetlands are anticipated under the Proposed Action.</p> <p>Based on reviews of data provided by the NDOW and the NNHP, no protected plant species are expected to occur on the site.</p> <p>Based on the existing habitat and location, near the Truckee River, the project may potentially have minimal impacts to migratory birds, which are a protected species.</p>	The USFWS recommends that land clearing be conducted outside the avian breeding season. If nests are located, a protective buffer should be delineated and the entire area avoided to prevent destruction or disturbance to nests until they are no longer active.	No impacts would occur.

<b>Resource Category</b>	<b>Proposed Action Impacts</b>	<b>Proposed Action Mitigation</b>	<b>No Action Alternative Impacts</b>
	<p>Based on population reports from the NDOW, the habitat locations of the Greater Sage-Grouse are not found on the project site and therefore will not be impacted during development.</p> <p>A significant effect is not anticipated for this impact.</p>		
Noise	<p>A temporary increase in noise levels is anticipated during construction activities.</p> <p>A significant effect is not anticipated for this impact.</p>	Construction workers would be required to adhere to the permissible exposure limits of 90 dB per an eight-hour day.	No impacts would occur.
Socio-economic	<p>The Proposed Action would lead to increased job opportunities in the Sparks area.</p> <p>The Veterans who reside in the NNVH would likely utilize businesses in the area, creating a secondary source of employment for area residents as business levels increase.</p>	No mitigation is required.	No impacts would occur.
Safety	<p>Safety hazards may be encountered during construction activities.</p> <p>A significant effect is not anticipated for this impact.</p>	<p>All personnel entering the construction areas will be responsible for adhering to the HASP. Personnel protective equipment will be worn at the appropriate level.</p> <p>Safety data sheets should be maintained and stored within an administration office. Emergency evacuation maps should be posted in the buildings and they should display exit routes and emergency contact numbers.</p>	No impacts would occur.

<b>Resource Category</b>	<b>Proposed Action Impacts</b>	<b>Proposed Action Mitigation</b>	<b>No Action Alternative Impacts</b>
Solid and Hazmat	<p>A significant effect during construction is not anticipated.</p> <p>Hazardous waste generated during operation of the project includes medical waste</p> <p>A significant effect is not anticipated for this impact.</p>	<p>Potential impacts will be mitigated by EPA and OSHA regulations during construction.</p> <p>TSCA and MWRFA provide continued regulations for waste disposal.</p>	No impacts would occur.
Transportation	<p>A small impact on traffic counts in the area includes travel to and from the project site by construction workers during the building phase, and upon completion, by project employees, vendors, residents, and resident visitors. RTC buses are also expected to have an increase in ridership.</p> <p>A significant effect is not anticipated for this impact.</p>	No mitigation is required.	No impacts would occur.
Utilities	<p>An increase in consumption of utilities is anticipated.</p> <p>A significant effect is not anticipated for this impact.</p>	No mitigation is required.	No impacts would occur.
Water Resources	<p>All waters will be discharged from the facility via the sanitary sewer system.</p> <p>A significant effect is not anticipated for this impact.</p>	Stipulations set forth in the Sparks ECS permit will be adhered to.	No impacts would occur.

## 5. CONCLUSIONS

The assessment performed in this draft EA concludes that there would not be a significant adverse impact to the human environment provided control and mitigation measures of BMP and regulatory compliance are implemented. Therefore, this draft EA concludes that a Finding of No Significant Impact (FONSI) is appropriate, and that an Environmental Impact Statement (EIS) is not required.

## 6. LIST OF PREPARERS

The following table is a list of individuals involved with preparing this Draft EA.

Table 4. List of Preparers

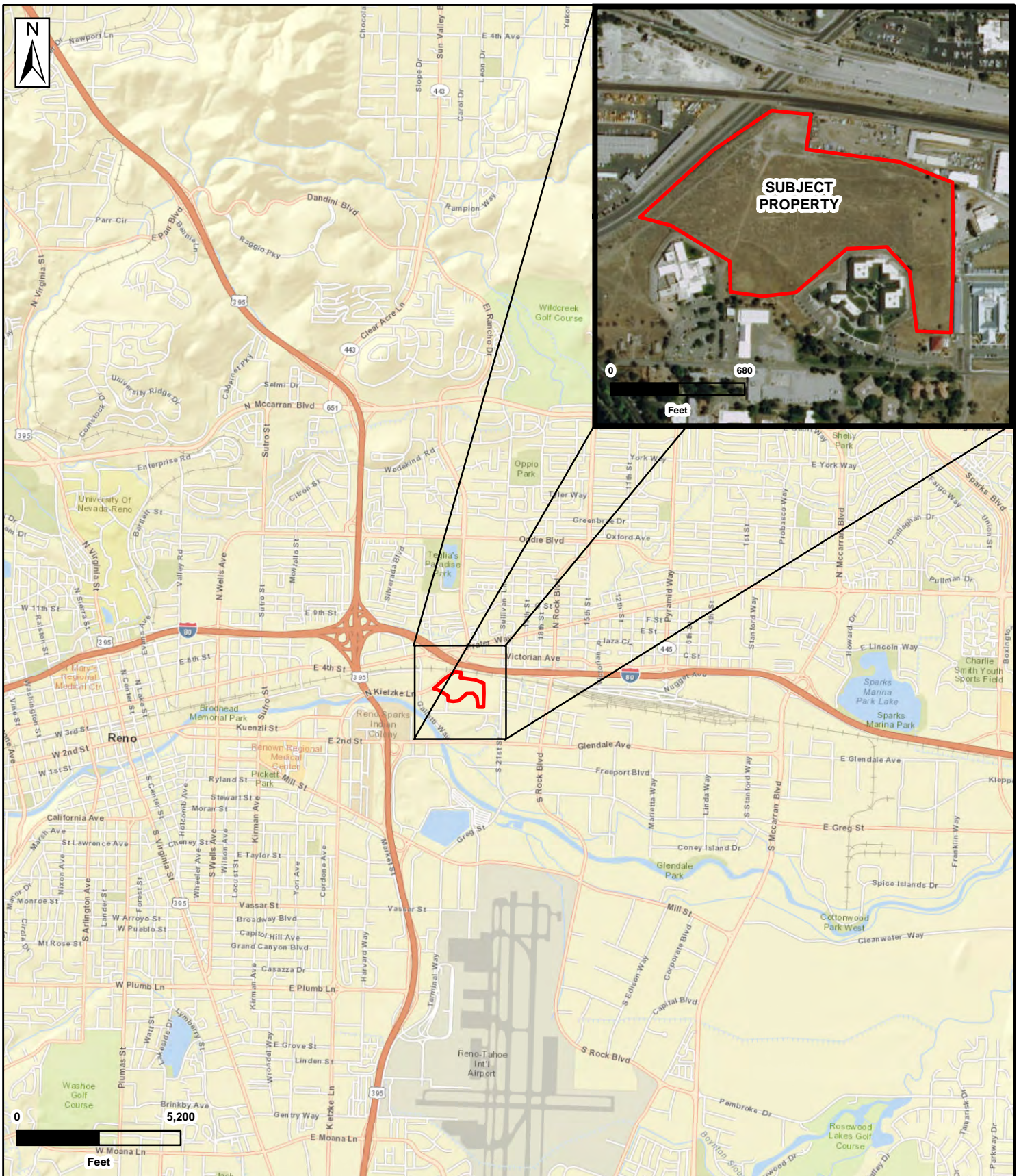
Name	Company	Title	Responsibilities
Sarah Hoffman	MGA	Senior Environmental Geologist	Project Manager Prepared EA Aesthetics Air Quality Noise Safety Solid & Hazardous Materials Transportation
Brian Giroux	MGA	Principal Hydrogeologist	Hydrology Water Resources EA Reviewer
Brett Bottenberg	MGA	Senior Environmental Engineer	EA Reviewer
Joe McGinley	MGA	President & CEO	EA Reviewer
Benjamin Peterson	MGA	Project Geologist	Community Service Geology Land Use Utilities
Barbi Malinky Harmon	Kautz	Cultural Program Lead	Cultural Resources
Eileen Christensen	BEC	Principal Scientist	Socioeconomics Environmental Justice
Erika Balderson	BEC	NEPA Project Manager	Natural Resources
Jennifer Hill	BEC	Environmental Scientist	Socioeconomics and Natural Resources Reviewer



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**FIGURE 1**

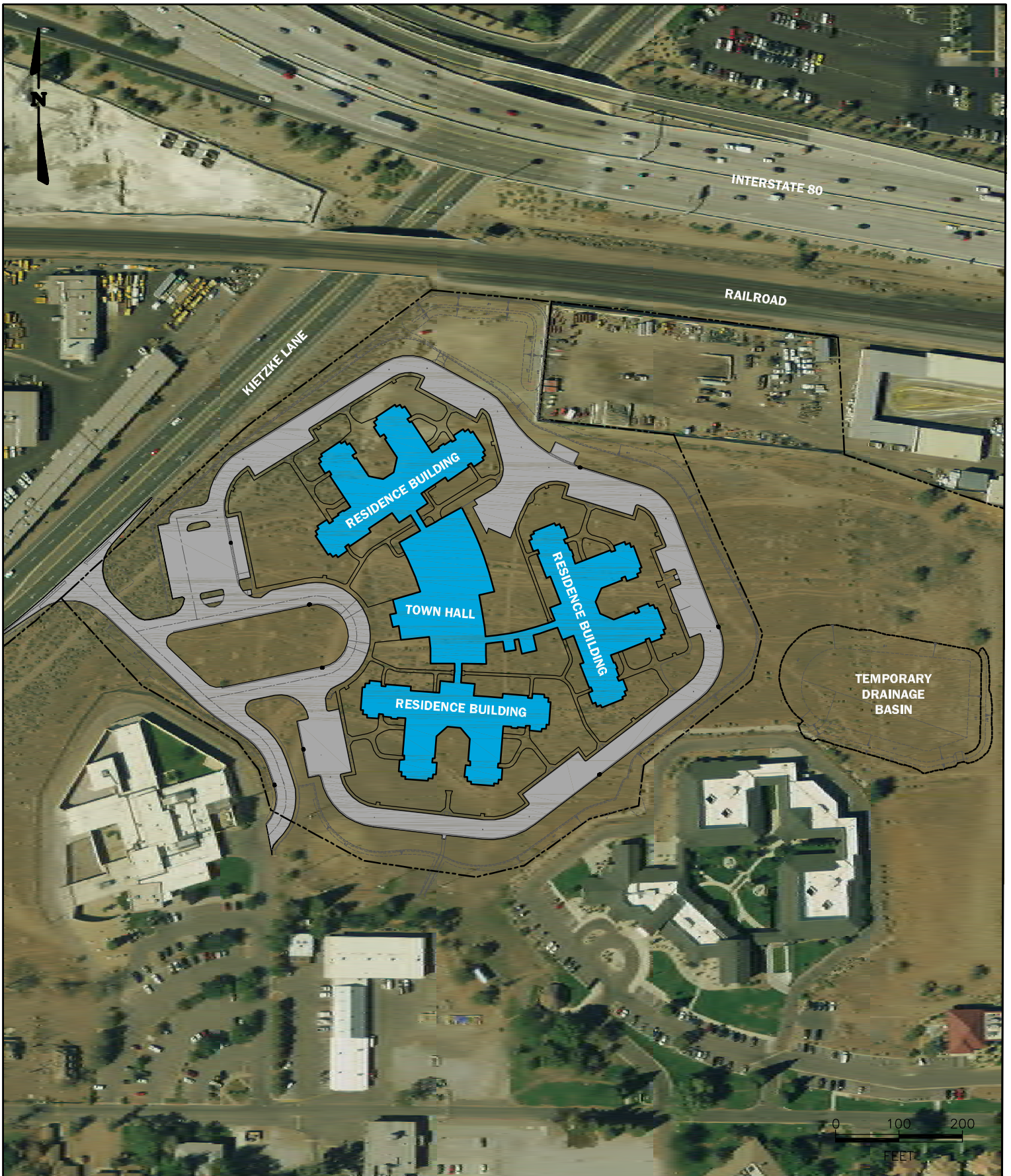
**PROJECT LOCATION MAP**  
-SHOWING-  
**APN 032-050-56**  
**NORTHERN NEVADA**  
**VETERANS HOME**  
**SPARKS, NEVADA**



**McGinley & Associates**  
Environmental Engineering and Science  
RENO | LAS VEGAS | www.mcgin.com

COORDINATE SYSTEM:  
**NAD 1983 UTM Zone 11N**





## LOCATION

- PROPOSED DRIVEWAYS
- PROPOSED BUILDING LOCATION

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**FIGURE 2**

**PROJECT LAYOUT**  
 -SHOWING-  
**APN 032-050-56**  
**NORTHERN NEVADA**  
**VETERAN'S HOME**  
**SPARKS, NEVADA**





**BACK PATIO**



**BIRD'S EYE VIEW**



**FRONT FROM SIDEWALK**

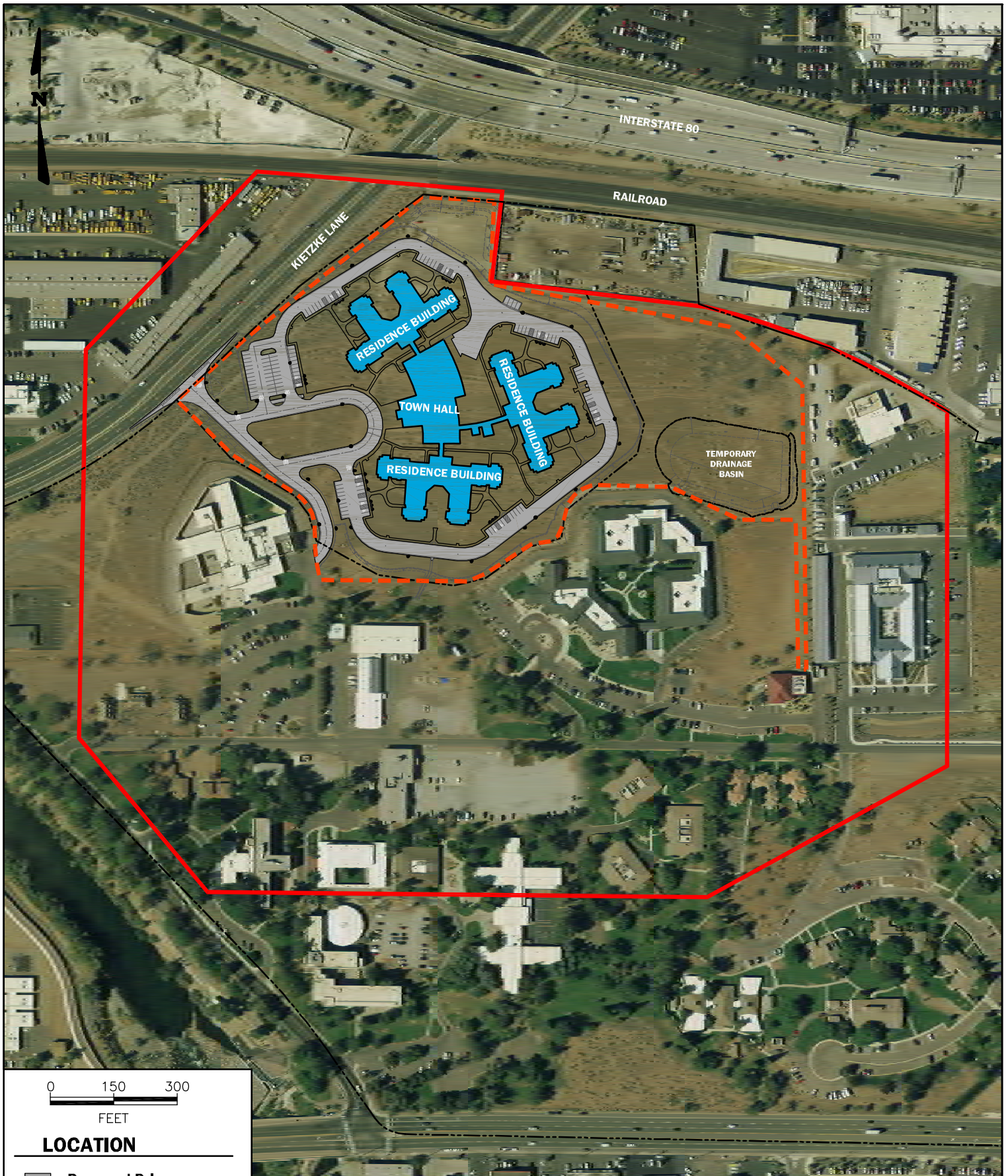
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**FIGURE 3**

**VISUAL RENDERING**  
 -SHOWING-  
**APN 032-050-56**  
**NORTHERN NEVADA**  
**VETERANS HOME**  
**SPARKS, NEVADA**







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## LOCATION

- Proposed Driveways
- Proposed Building Location
- Direct APE
- Indirect APE

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**FIGURE 4**

**SITE MAP  
-SHOWING-  
AREA OF POTENTIAL EFFECT  
NORTHERN NEVADA  
VETERAN'S HOME  
SPARKS, NEVADA**

# APPENDIX A

---

## Agency Correspondence





Department of Veterans Affairs  
Washington DC 20420

June 12, 2015

Billy Bell  
P.O. Box 457  
McDermitt, NV 89421

Dear Mr. Bell:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

Due to the VA grant, plans for development of the veteran nursing home is a federal undertaking that must be reviewed under Section 106 of the National Historic Preservation Act (36 CFR Part 800), the National Environmental Policy Act, the Native American Religious Freedom Act, and other laws requiring federal agencies to consider and consult about the effects of proposed projects. If you so desire, we would like to initiate consultation with your tribal government to identify any environmental or cultural concerns with the proposed project.

Given the connection that the NDVS has with its stakeholders, VA is asking NDVS to coordinate consultation. However, recognizing the special relationship between the U.S. and tribal governments, VA is ready to consult directly with you, if that is your preference. Your response to this letter, expressing your interest in consulting on this undertaking and confirming your tribe's point of contact or advising us that you do not wish to consult, is greatly appreciated.

If you have additional questions, Ron Crook ([rlcrook@admin.nv.gov](mailto:rlcrook@admin.nv.gov)) is the state point of contact for the Nevada construction project. Kim Sanders ([Kim.Sanders3@va.gov](mailto:Kim.Sanders3@va.gov)) is the point of contact for the VA grant program. VA grant program documents are available at <http://www.nasvh.org/Links/vaConstruction.cfm>.

Sincerely,

A handwritten signature in cursive script that reads "Vernon Wilkes".

Vernon Wilkes  
VA State Home Construction Grants  
810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office





**Department of Veterans Affairs  
Washington DC 20420**

June 12, 2015

Alvin Moyle  
565 Rio Vista Drive  
Fallon, NV 89406-9159

Dear Mr. Moyle:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

Due to the VA grant, plans for development of the veteran nursing home is a federal undertaking that must be reviewed under Section 106 of the National Historic Preservation Act (36 CFR Part 800), the National Environmental Policy Act, the Native American Religious Freedom Act, and other laws requiring federal agencies to consider and consult about the effects of proposed projects. If you so desire, we would like to initiate consultation with your tribal government to identify any environmental or cultural concerns with the proposed project.

Given the connection that the NDVS has with its stakeholders, VA is asking NDVS to coordinate consultation. However, recognizing the special relationship between the U.S. and tribal governments, VA is ready to consult directly with you, if that is your preference. Your response to this letter, expressing your interest in consulting on this undertaking and confirming your tribe's point of contact or advising us that you do not wish to consult, is greatly appreciated.

If you have additional questions, Ron Crook ([rlcrook@admin.nv.gov](mailto:rlcrook@admin.nv.gov)) is the state point of contact for the Nevada construction project. Kim Sanders ([Kim.Sanders3@va.gov](mailto:Kim.Sanders3@va.gov)) is the point of contact for the VA grant program. VA grant program documents are available at <http://www.nasvh.org/Links/vaConstruction.cfm>.

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Vernon Wilkes  
VA State Home Construction Grants  
810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office



Department of Veterans Affairs  
Washington DC 20420

June 12, 2015

Wayne Burke  
P.O. Box 256  
Nixon, NV 89424

Dear Mr. Burke:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

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Vernon Wilkes  
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810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office





**Department of Veterans Affairs  
Washington DC 20420**

June 12, 2015

Arlan Melendez / Michon Eben  
98 Colony Road  
Reno, NV 89502

Dear Arlan Melendez / Michon Eben:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

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Vernon Wilkes  
VA State Home Construction Grants  
810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office



Department of Veterans Affairs  
Washington DC 20420

June 12, 2015

Melanie McFalls  
P.O. Box 220  
Schurz, NV 89427

Dear Ms. McFalls:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

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Vernon Wilkes  
VA State Home Construction Grants  
810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office





Department of Veterans Affairs  
Washington DC 20420

June 12, 2015

Darrel Cruz  
919 Highway 395 S  
Gardnerville, NV 89410

Dear Mr. Cruz:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

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VA State Home Construction Grants  
810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office



**Department of Veterans Affairs  
Washington DC 20420**

June 12, 2015

Wanda Batchelor  
465 Clear Creek  
Carson City, NV 89701

Dear Ms. Batchelor:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

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VA State Home Construction Grants  
810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office





**Department of Veterans Affairs  
Washington DC 20420**

June 12, 2015

Linda Howard  
171 Campbell Lane  
Yerington, NV 89447

Dear Ms. Howard:

The Nevada Department of Veterans Services (NDVS), with a grant from the U.S. Department of Veteran Affairs (VA), is proposing to build a 90-bed veteran nursing home in Reno, Nevada. The requirements of the VA State Home Construction Grant Program are available in 38 CFR Part 59. The VA grant will support construction of a new facility on state-owned land designed in accordance with VA Community Living Center guidelines available at <http://www.cfm.va.gov/til/dGuide/dgCLC.pdf>.

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810 Vermont Ave, NW  
Washington, DC 20420

cc: Katherine Miller, NDVS   Ron Crook, NPWD  
Doug Pulak, VA Historic Preservation Office



BRIAN SANDOVAL  
*Governor*

STATE OF NEVADA  
**DEPARTMENT OF WILDLIFE**

1100 Valley Road  
Reno, Nevada 89512  
(775) 688-1500 • Fax (775) 688-1595

TONY WASLEY  
*Director*

JACK ROBB  
*Deputy Director*

PATRICK O. CATES  
*Deputy Director*

Erika Balderson  
NEPA Project Manager  
BEC Environmental, Inc.  
7660 West Sahara Avenue, Suite 150  
Las Vegas, Nevada 89117

July 2, 2015

Re: Northern NV Veteran's Home

Dear Ms. Balderson:

I am responding to your request for information from the Nevada Department of Wildlife (NDOW) on the known or potential occurrence of wildlife resources in the vicinity of Northern NV Veteran's Home located in Washoe County, Nevada. In order to fulfill your request an analysis was performed using the best available data from the NDOW's wildlife occurrences, raptor nest sites and ranges, greater sage-grouse leks and habitat, and big game distributions databases. No warranty is made by the NDOW as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data. These data should be considered **sensitive** and may contain information regarding the location of sensitive wildlife species or resources. All appropriate measures should be taken to ensure that the use of this data is strictly limited to serve the needs of the project described on your GIS Data Request Form. Abuse of this information has the potential to adversely affect the existing ecological status of Nevada's wildlife resources and could be cause for the denial of future data requests.

To adequately provide wildlife resource information in the vicinity of the proposed project the NDOW delineated an area of interest that included a four-mile buffer around the project area provided by you (email, July 01, 2015). Wildlife resource data was queried from the NDOW databases based on this area of interest. The results of this analysis are summarized below.

**Big Game** – Occupied mule deer distribution exists outside of the project area within portions of the four-mile buffer area. No known occupied bighorn sheep, elk, or pronghorn antelope distributions exist in the vicinity of the project area. Please refer to the attached maps for details regarding big game distributions relative to the proposed project area.

**Greater Sage-Grouse** – Greater sage-grouse habitat in the vicinity of the project area has primarily been classified as General habitat by the Nevada Sagebrush Ecosystem Program (<http://sagebrusheco.nv.gov>). Priority habitat also exists in the vicinity of the project area. Please refer to the attached maps for details regarding greater sage-grouse habitat relative to the proposed project area. There are no known radio-marked greater sage-grouse tracking locations in the vicinity of the project area. There are no known greater sage-grouse lek sites in the vicinity of the project area.

**Raptors** – Various species of raptors, which use diverse habitat types, may reside in the vicinity of the project area. American kestrel, bald eagle, barn owl, burrowing owl, Cooper's hawk, ferruginous hawk, flammulated owl, golden eagle, great horned owl, long-eared owl, merlin, northern goshawk, northern harrier, northern saw-whet owl, osprey, peregrine falcon, red-tailed hawk, rough-legged hawk, sharp-shinned hawk, short-eared owl, Swainson's hawk, turkey vulture, and western screech owl have distribution ranges that include the project area and four-mile buffer area. Furthermore, the following raptor species have been directly observed in the vicinity of the project area:



American kestrel	golden eagle	prairie falcon
bald eagle	great horned owl	red-shouldered hawk
barn owl	merlin	red-tailed hawk
black-shoulder kite	northern goshawk	rough-legged hawk
burrowing owl	osprey	sharp-shinned hawk
Cooper's hawk	peregrine falcon	

Raptor species are protected by State and Federal laws. In addition, bald eagle, burrowing owl, California spotted owl, ferruginous hawk, flammulated owl, golden eagle, northern goshawk, peregrine falcon, prairie falcon, and short-eared owl are NDOW species of special concern and are target species for conservation as outlined by the Nevada Wildlife Action Plan. Per the *Interim Golden Eagle Technical Guidance: Inventory and Monitoring Protocols; and Other Recommendations in Support of Golden Eagle Management and Permit Issuance* (United States Fish and Wildlife Service 2010) we have queried our raptor nest database to include raptor nest sites within ten miles of the proposed project area. There are five known raptor nest sites within ten miles of the project area:

Probable Use	Last Check	Last Active	Township/Range/Section
Burrowing Owl	7/29/1977	7/29/1977	21 0190N 0200E 020
Buteo	3/2/1978	3/2/1978	21 0200N 0200E 029
Eagle	5/26/1979	5/26/1979	21 0190N 0200E 013
Falcon - Confirmed	6/5/1981	6/5/1981	21 0190N 0210E 027
Falcon - Probable	4/18/1975	4/18/1975	21 0190N 0210E 035

### Other Wildlife Resources

Additional species have also been observed in the vicinity of the project area. Please refer to the appendix for details regarding these species.

The proposed project area may also be in the vicinity of abandoned mine workings, which may provide habitat for many sensitive wildlife species, especially bat species. To request data regarding known abandoned mine workings in the vicinity of the project area please contact the Nevada Division of Minerals (<http://minerals.state.nv.us/>).

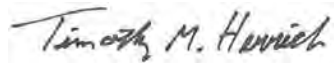
The above information is based on data stored at our Reno Headquarters Office, and does not necessarily incorporate the most up to date wildlife resource information collected in the field. Please contact the Habitat Division Supervising Biologist at our Western Region Reno Office (775.688.1500) to discuss the current environmental conditions for your project area and the interpretation of our analysis. Furthermore, it should be noted that the information detailed above is preliminary in nature and not necessarily an identification of every wildlife resource concern associated with the proposed project. Consultation with the Supervising Habitat biologist will facilitate the development of appropriate survey protocols and avoidance or mitigation measures that may be required to address potential impacts to wildlife resources.

Mark Freese - Western Region Supervising Habitat Biologist (775.688.1145)

Federally listed Threatened and Endangered species are also under the jurisdiction of the United States Fish and Wildlife Service. Please contact them for more information regarding these species.

If you have any questions regarding the results or methodology of this analysis please do not hesitate to contact our GIS office at (775) 688-1439.

Sincerely,

A handwritten signature in black ink that reads "Timothy M. Herrick". The signature is written in a cursive style with a large, stylized 'T' and 'H'.

Timothy M. Herrick  
Biologist

## Appendix: Other Wildlife Species Table

Common Name	ESA	State	SWAP SoCP
American avocet		Protected	Yes
American beaver		Furbearer	
American black bear			
American crow			
American goldfinch		Protected	
American mink		Furbearer	
American robin		Protected	
American white pelican		Protected	Yes
Barrow's goldeneye			
Bewick's wren		Protected	
big brown bat			
black-chinned hummingbird		Protected	
black bullhead			
bluegill			
Brazilian (Mexican) free-tailed bat		Protected	Yes
Brewer's blackbird		Protected	
brook trout			
brown-headed cowbird		Protected	
brown (Norway )rat			
brown creeper		Protected	
brown trout			
bullfrog			
bullhead (unknown)			
California (common) kingsnake			
California ground squirrel			
California quail			
California toad			Yes
Canada goose			
Cassin's finch		Protected	Yes
cedar waxwing		Protected	
chisel-toothed kangaroo rat			
common carp			
common merganser			
common muskrat		Furbearer	
common poorwill		Protected	
common raven		Protected	
coyote		Unprotected	
cutbow trout			
cyprinid (unknown)			
dark-eyed junco		Protected	
desert horned lizard			Yes
desert tortoise	Threatened	Threatened	Yes
desert woodrat			
Eurasian wigeon			
European starling		Unprotected	

evening grosbeak	Protected	
falcon (unknown)		
fathead minnow		
flycatcher (unknown)		
glaucous-winged gull	Protected	
glaucous gull	Protected	
golden-mantled ground squirrel		
Great Basin collared lizard		Yes
Great Basin fence lizard		
Great Basin gophersnake		
Great Basin pocket mouse		
Great Basin whiptail		
great blue heron	Protected	
greater sandhill crane		Yes
greater scaup		
greater white-fronted goose		
green-tailed towhee	Protected	
green sunfish		
hawk (unknown)		
hermit thrush	Protected	
house finch	Protected	
house mouse		
house sparrow	Unprotected	
house wren	Protected	
killdeer	Protected	
Lahontan cutthroat trout	Threatened	Yes
Lahontan redbelt		
Lahontan speckled dace		
largemouth bass		
lesser goldfinch	Protected	
loggerhead shrike	Sensitive	Yes
long-nosed leopard lizard		Yes
mallard		
mew gull	Protected	
montane vole		
mountain bluebird	Protected	
mountain chickadee	Protected	
mountain lion		
mountain sucker		
mountain whitefish		Yes
mourning dove		
nighthawk (unknown)		
North American deer mouse		
North American river otter	Furbearer	Yes
northern flicker	Protected	
northern mockingbird	Protected	
northern pike	Injurious	
Ord's kangaroo rat		

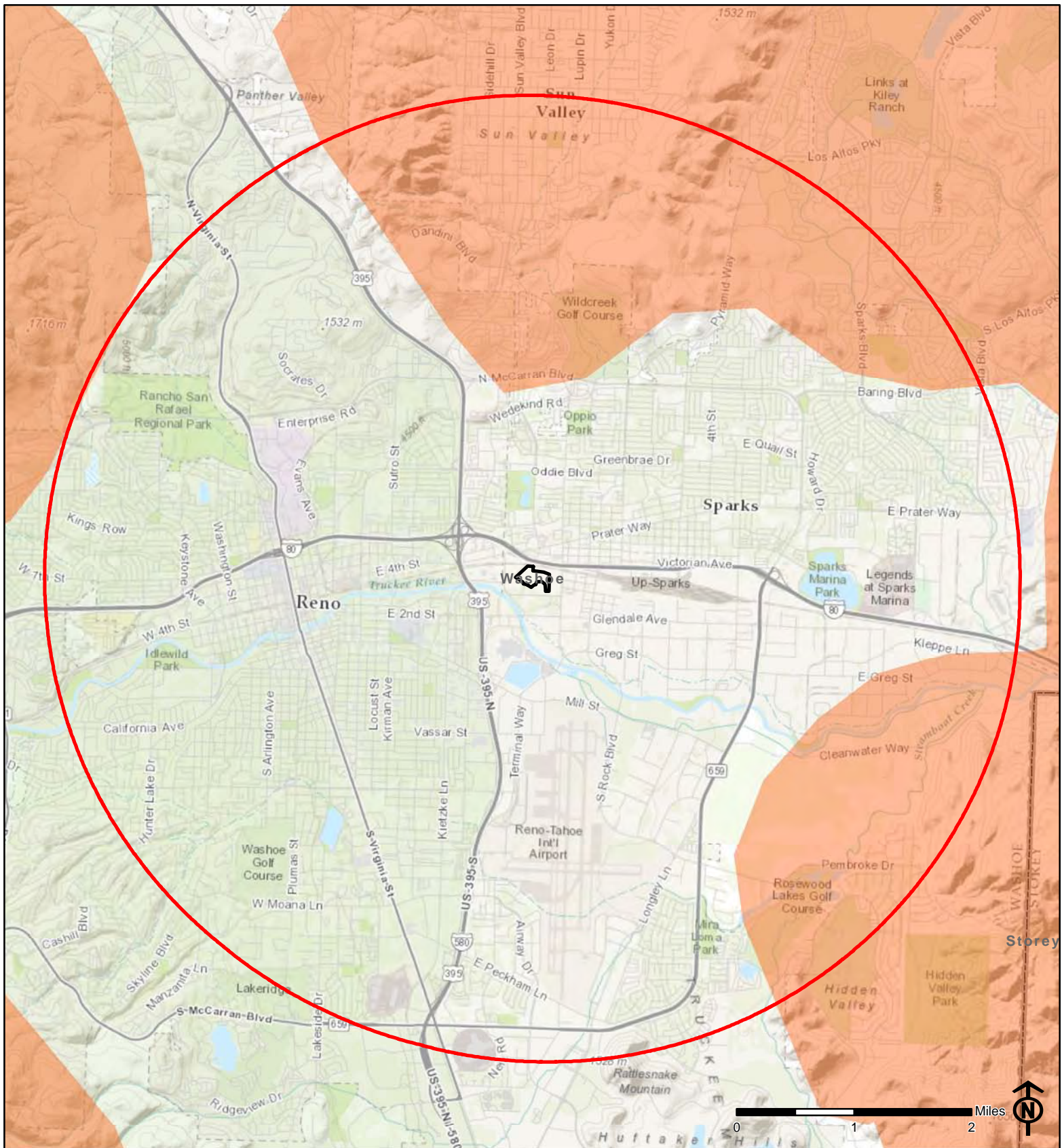
Oregon junco	Protected	
Pacific chorus frog		
Paiute sculpin		
pine siskin	Protected	
pumpkinseed		
purple finch	Protected	
quail (unknown)		
raccoon		
rainbow trout		
red-breasted sapsucker	Protected	
redside shiner		
rock dove		
roof rat		
ruddy duck		
rufous hummingbird	Protected	Yes
Sacramento perch		
skunk (unknown)		
speckled dace		
spotted bass		
spotted bat	Threatened	Yes
spotted towhee	Protected	
sucker (unknown)		
sunfish (unknown)		
Tahoe sucker		
Thayer's gull	Protected	
toad (unknown)		
Townsend's solitaire	Protected	
trout (unknown)		
tui chub		
turtle (unknown)		
vermillion flycatcher	Protected	
western fence lizard		
western harvest mouse		
western kingbird	Protected	
western meadowlark	Protected	
western mosquitofish		
western pond turtle		Yes
western scrub-jay		
western tanager	Protected	
western toad		Yes
western yellow-bellied racer		
white-crowned sparrow	Protected	
white-faced ibis	Protected	Yes
white-tailed antelope squirrel		
Williamson's sapsucker	Protected	
Wilson's warbler	Protected	
Woodhouse's toad		
yellow-bellied marmot		




yellow-rumped warbler	Protected
yellow bullhead	

ESA: Endangered Species Act Status

State: State of Nevada Special Status

SWAP SoCP: Nevada State Wildlife Action Plan (2012) Species of Conservation Priority



-  Project Area
-  Four Mile Buffer Area Boundary
-  Mule Deer Distribution



## Northern NV Veteran's Home Mule Deer Distribution



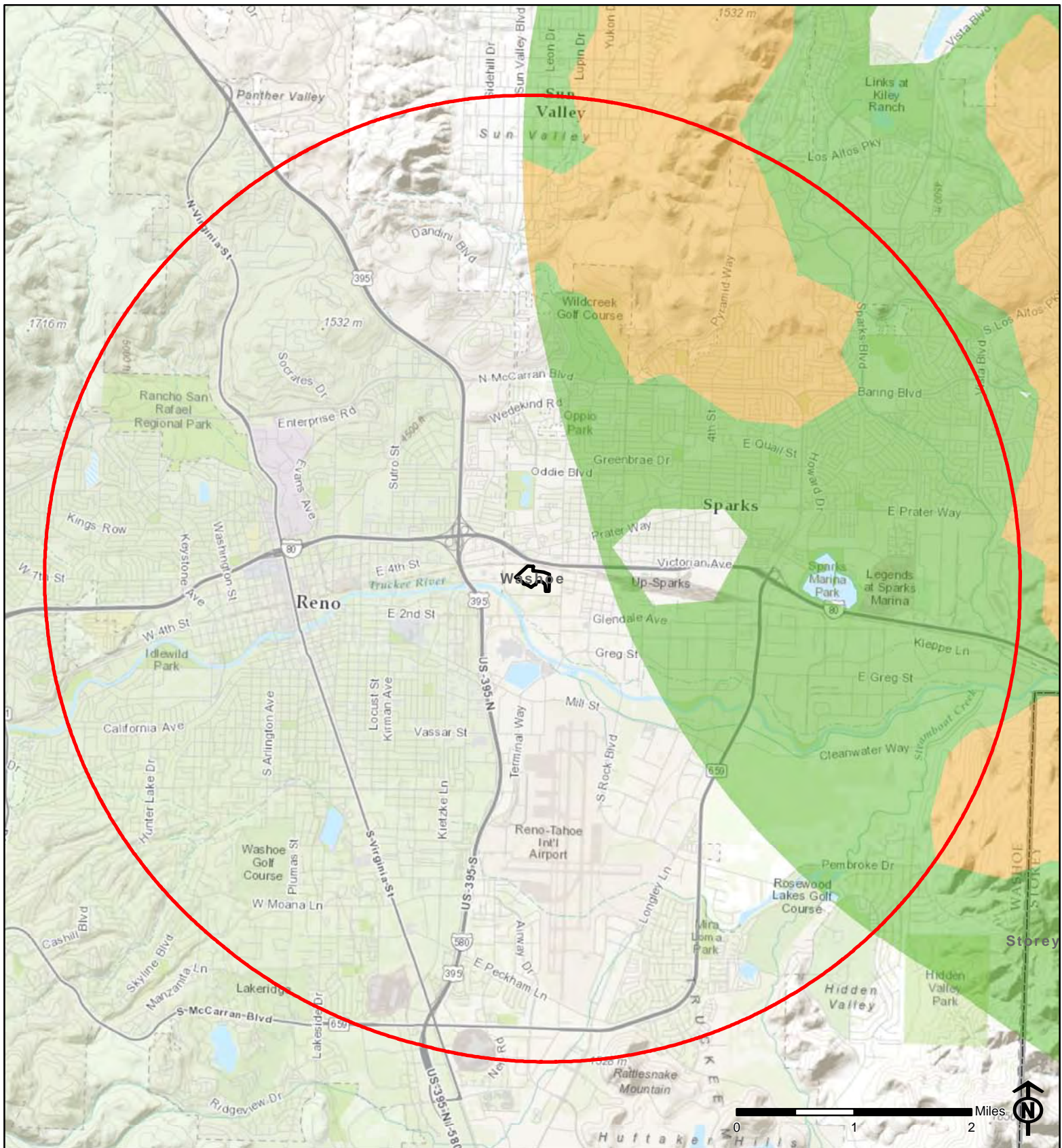
July 02, 2015



Projection: UTM Zone 11 North, NAD83

No warranty is made by the Nevada Department of Wildlife as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data.










-  Project Area
-  Four Mile Buffer Area Boundary

#### Management

-  Core Habitat
-  Priority Habitat
-  General Habitat



## Northern NV Veteran's Home Greater Sage-Grouse Habitat



July 02, 2015

Projection: UTM Zone 11 North, NAD83

No warranty is made by the Nevada Department of Wildlife as to the accuracy, reliability, or completeness of the data for individual use or aggregate use with other data.

