
NATIONAL ENVIRONMENTAL POLICY ACT ENVIRONMENTAL ASSESSMENT DRAFT

**Veterans Health Administration
Community-Based Outpatient Clinic
14540 Cortez Boulevard
Brooksville, Florida**

Prepared for

Department of Veterans Affairs
Office of Asset Enterprise Management



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EXECUTIVE SUMMARY

The U.S. Department of Veterans Affairs (VA) is planning to acquire the Pine Brook Regional Medical Center located at 14540 Cortez Boulevard, Brooksville, Florida (Proposed Action). The VA currently leases approximately 25% of this medical complex for the Brooksville Community Based Outpatient Clinic (CBOC) that provides primary care services for veterans in the Hernando County area, with specialty care referrals to the James A Haley VAMC in Tampa.

The medical center property is comprised of a single parcel totaling 9.10 acres that is improved with a partial 2-story (stepped back building design), 48,638 s.f. medical complex that was constructed in 1983. The property includes 214 dedicated parking spaces along the perimeter of the medical complex, and a 3-acre undeveloped and wooded lot on the south side of the facility.

National Environmental Policy Act

The Proposed Action is subject to the procedural requirements of the *National Environmental Policy Act of 1969* (NEPA) (42 U.S. Code 4321 et seq.). NEPA requires federal agencies to consider environmental consequences in their decision-making process. The Council on Environmental Quality (CEQ) issued regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) to implement NEPA that include provisions for both the content and procedural aspects of the required environmental analysis. The VA complies with NEPA and CEQ implementing regulations in accordance with 38 CFR Part 26 (51 FR 37182, Oct. 20, 1986) (*Environmental Effects of VA Actions*).

Environmental Assessment

Provided herein is an Environmental Assessment (EA) prepared in accordance with NEPA and VA Implementing Regulations. This EA provides a description of the Proposed Action; Purpose and Need for the action; developed Alternatives, including No-Action that serves as a baseline assessment for the action; Affected Environments; Environmental Consequences, and Consultations conducted with federal, state and local agencies in the development of the findings and conclusions.

In this EA, the VA identifies, analyzes, and documents the potential physical, environmental, cultural, and socioeconomic impacts associated with the Proposed Action. For the purposes of this study, it is assumed that the VA operation of the Proposed Action will be consistent with all relevant laws and regulations; accordingly, this EA does not provide an analysis of the implications of these other compliance requirements. However, to the extent that these other laws, regulations and guidelines impose a specific environmental standard which may impact or influence the outcome of the Proposed Action, these requirements are considered in this analysis.

Purpose and Need for the Proposed Action

The existing Brooksville CBOC services the veteran population in Hernando County, with specialty care referrals sent to the James A Haley VAMC in Tampa, located approximately 50 miles south of the Brooksville CBOC. The purpose for the Proposed Action is to expand the Brooksville CBOC services to accommodate an increasing population of veterans in Hernando County. The Proposed Action is needed to best locally serve veteran's healthcare while reducing unnecessary travel to the Tampa VAMC for outpatient medical needs that can be more economically and efficiently handled through a local outpatient setting.

This EA also analyzes the No Action alternative, in which the Proposed Action would not occur. The No Action Alternative serves as a benchmark against which the effects of the Proposed Action can be evaluated. No Action is defined as the VA maintaining the existing lease at the Pine Brook Regional Medical Center for the Brooksville CBOC services with no expansion of the clinic operations.

Environmental Evaluation

The following table summarizes the potential impacts of the Proposed Action in comparison to the No Action Alternative on the resources and attributes of the human environment at the subject property and within the local community. In reviewing this information, please note that although the VA CBOC activity will increase for the expanded clinic operations under the Proposed Action, the overall impact to the area will not result in significant impacts as the current medical center will be reconfigured for the additional services to be provided by the VA, rather than by private medical offices and clinics.

Resource / Attribute	Proposed Action	No Action
Meets Purpose of and Need for Action	Yes	No
Aesthetics	No impact. The Proposed Action will not alter any aesthetically sensitive locations within the medical center, or produce any related impacts for the local neighborhood.	None
Air Quality	No Impact. The Proposed Action will not generate any new sources of emission that would degrade air quality.	None
Cultural Resources	No Impact. In consultation with the SHPO, it was concluded that the proposed undertaking will have no effect on historic properties.	None
Geology and Soils	No Impact. The Proposed Action will not expose or degrade the local geology and soils.	None
Hydrology and Surface Water Quality	No Impact from the operation of the Proposed Action.	None
Wildlife and Habitat	Negligible short-term impact to vegetation and wildlife resources would result from the Proposed Action, specifically from interior renovations and building exterior envelope improvements; but the Proposed Action would not impact listed T&E species per VA's Effect Determination prepared in accordance with Section 7 of the Endangered Species Act.	None
Noise	No Impact from the operation of the Proposed Action.	None

Resource / Attribute	Proposed Action	No Action
Land Use	No Impact from the operation of the Proposed Action.	None
Floodplains and Wetlands	No impact from the operation of the Proposed Action. The developed facility has no definable wetland areas or water courses within the property limits, and the property is not located in an area that is subject to flooding.	None
Socioeconomics	No Impact. The Proposed Action will have no adverse impacts to the population, housing, or public services.	None
Community Services	No Impact. The Proposed Action will have no net increased demand for community services (e.g., emergency, fire, and police services; schools; libraries; churches).	None
Solid Waste and Hazardous Materials	Negligible, short-term impact from construction debris generated from the interior renovations of the medical center to accommodate the expanded CBOC operations. No Net Impact from medical waste generated from expanded CBOC operations, compared to the many smaller clinics and private medical practices which previously operated within the same facility during the past year (Note – in preparation for the property transfer, Hernando County reportedly did not renew the lease agreements with the prior medical practices and clinics at the Pine Brook Regional Medical Center).	None
Transportation and Parking	No Impact. The existing facility is vehicle accessible with adequate roadways, parking lots, and walkways to support facility operations. Existing Transportation and Parking resources are adequate to support the Proposed Action.	None
Utilities	No Impact. The medical center currently maintains municipal water, sewer and electrical services and will require no new service connections. The Proposed Action will not generate any increased utility demands.	None

Resource / Attribute	Proposed Action	No Action
Environmental Justice	No Impact. The Proposed Action will not produce any disproportionate impacts to minority or low-income populations, or increase the health and safety risks to children in the local community.	None
Potential for Generating Substantial Controversy	No controversy currently expressed and no future opposition anticipated. The potential for controversy will be further explored during the public comment process.	None

Cumulative Impacts

The Federal Council on Environmental Quality regulations for implementing NEPA define cumulative effects as "the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonable foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions.

Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time" (40 CFR 1508.7). Based on available information, no cumulative significant adverse effects to any resources are anticipated from the Proposed Action.

Public Involvement

A Notice of Availability (NOA) for the draft EA will be published in a local newspaper (e.g., Hernando Sun) and will be mailed to interested individuals, organizations, and government agencies; as well as posted on the VA website. Additional copies of the EA will also be filed with a local library (e.g., Hernando County Public Library). The VA would consider public comments submitted within the 30-day public review period.

Conclusion

The purpose for the Proposed Action is to expand the Brooksville CBOC services to accommodate an increasing population of veterans in Hernando County. The Proposed Action is needed to best locally serve veteran's healthcare while reducing unnecessary travel to the Tampa VAMC to secure outpatient medical needs that can be more economically and efficiently handled through a local outpatient setting.

Based on the draft EA findings, the VA tentatively concludes a Finding of No Significant Impact (FONSI) is the appropriate outcome for the Proposed Action. A final determination will be prepared following the draft EA public review and comment period.

Contents

EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION	1
1.1 Background	1
1.1.1 Location of Proposed Action	1
1.1.2 Site Description	2
1.2 Purpose and Need for Proposed Action	2
1.3 NEPA Process Overview	2
2.0 ALTERNATIVES	2
2.1 Proposed Action Overview	2
2.2 Alternatives	2
2.2.1 Proposed Action (Preferred Alternative)	2
2.2.2 No Action Alternative	2
2.2.3 Alternatives Considered and Eliminated	3
3.0 AFFECTED ENVIRONMENT	4
3.1 Introduction	4
3.2 Site Resources & Attributes Considered for Evaluation	4
3.3 Wildlife and Habitat	8
3.3.1 Proposed Action	9
3.3.2 No Action	10
3.4 Solid Waste and Hazardous Materials	10
3.5 Potential for Generating Substantial Controversy	11
3.6 Cumulative Impacts	11
4.0 AGENCY COORDINATION AND PUBLIC INVOLVEMENT	13
4.1 Agency Coordination	13
4.2 Public Involvement	13
5.0 MANAGEMENT AND MITIGATION MEASURES	14
6.0 CONCLUSION	15
7.0 GLOSSARY	16
8.0 LIST OF PREPARERS	18

List of Figures

Figure 1 Site Locus

Figure 2 Site Extent

Figure 3 Site Features

List of Appendices

Appendix A - NHPA Section 106 Review and SHPO Consultation Letter

Appendix B - Fish and Wildlife Service OnLine Consultation Report

Appendix C - NEPAassist Database Report

Appendix D - Pine Brook Regional Medical Complex Plans

Acronyms and Abbreviations

APE	Area of Potential Effects
ARB	Air Resources Board
CAA	Federal Clean Air Act
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulation
EA	Environmental Assessment
EIS	Environmental Impact Statement
EO	Executive Order
EPA	U.S. Environmental Protection Agency
EP	Environmental Professional
FDEP	Florida Department of Environmental Protection
FONSI	Finding of No Significant Impact
GSHE	Ground-Source Heat Exchange
HVAC	Heating, Ventilation and Air Conditioning
IDEM	Indiana Department of Environmental Management
N/A	Not applicable
NAAQS	National Ambient Air Quality Standard
NEPA	National Environmental Policy Act
NOA	Notice of Availability
NR	National Register of Historic Places (NR)
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OAEM	(VA) Office of Asset Enterprise Management
State	State of Florida
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
VA	U.S. Department of Veterans Affairs
VAMC	Veterans Affairs Medical Center
VHA	Veterans Health Administration
VISN	Veterans Integrated Service Network

1.0 INTRODUCTION

The U. S. Department of Veteran Affairs (VA) is proposing the acquisition of the Pine Brook Regional Medical Center located at 14540 Cortez Boulevard, Brooksville, Florida (Proposed Action). The medical complex is owned by Hernando County, and the VA currently leases approximately 25% of the facility for the existing Community Based Outpatient Clinic (CBOC) that services veterans in the area, with specialty care referrals sent to the James A Haley VAMC in Tampa. With purchase of this medical complex, the VA intends to expand the CBOC to provide greater outpatient services to an increasing population of veterans in Hernando County. To support the acquisition of this medical complex from Hernando County, the VA *Office of Construction and Facilities Management (OCFM), Land Acquisition & Strategic Utilization (LASU)* secured the requisite due diligence and related support services for the purchase.

With the exception of the CBOC, the facility is currently vacant. Beginning in 2019, in anticipation of the property transfer to the VA, Hernando County reportedly did not renew the existing lease agreements with the other medical practices and clinics that occupied the Pine Brook Regional Medical Center.

Under the proposed acquisition, the VA intends to expand CBOC activities within the existing medical complex without modifications or expansion to the current facility footprint. The wooded parcel located south of the facility could be developed in the future for expanded vehicle parking to support the VA CBOC, however formal plans for development have not been prepared at the time of this EA, and would be captured when appropriate in an additional document.

1.1 Background

The Proposed Action is subject to the procedural requirements of the *National Environmental Policy Act of 1969* (NEPA) (42 U.S. Code 4321 et seq.). NEPA requires federal agencies to consider environmental consequences in their decision-making process. The Council on Environmental Quality (CEQ) issued regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508) to implement NEPA that include provisions for both the content and procedural aspects of the required environmental analysis. The VA complies with NEPA and CEQ implementing regulations in accordance with 38 CFR Part 26 (51 FR 37182, Oct. 20, 1986) (*Environmental Effects of VA Actions*).

This Environmental Assessment (EA) provides the necessary information for the VA to make an informed decision regarding the Proposed Action. This study was performed to analyze potential direct, indirect, and cumulative environmental impacts associated with the Proposed Action. For purposes of comparison, this EA also evaluates the impacts associated with alternatives to the Proposed Action, including a No Action Alternative whereby the VA maintains the existing CBOC operations at the Pine Brook Regional Medical Center under lease to Hernando County.

1.1.1 Location of Proposed Action

The Pine Brook Regional Medical Center is located at 14540 Cortez Boulevard, Brooksville, Hernando County, Florida (Figure 1, Site Locus). The proposed property is located in a commercially zoned rural area of Brooksville, along the Route 50 (Cortez Blvd.). The property fronts Cortez Boulevard to the north with mixed commercial and residential properties further north. The property is further bound by the Springbrook Hospital and undeveloped wooded land to the south; Grove Road with the Florida Cardiology Group medical building, large stormwater detention basin, and undeveloped wooded land to the east; and

the Great Life Church and EPS Enterprise (a graphics design facility) with undeveloped wooded land to the west (Figure 2, Site Extent).

1.1.2 Site Description

The proposed site is comprised of a single parcel totaling 9.10 acres that is improved with a partial 2-story (stepped back building design), 48,638 s.f. medical complex that was constructed in 1983 (Appendix D – Medical Complex Plans). The property includes 214 dedicated parking spaces along the perimeter of the medical complex, and a 3-acre undeveloped and wooded lot on the south side of the facility (Figure 3, Site Features). The area is located at an elevation of approximately 62 feet above mean sea level (msl) with a generally flat topography and a slight relief to the southeast.

1.2 Purpose and Need for Proposed Action

The existing CBOC services the veteran population in Hernando County, with specialty care referrals sent to the James A Haley VAMC in Tampa, located approximately 50 miles south of the Brooksville CBOC. In general, the VA has determined that clinics make veteran access to health care easier, and studies have shown that:

- CBOCs can provide the most common outpatient services, including health and wellness visits, without the difficulty and stress associated with visiting a larger medical center;
- In comparison with parent VAMCs, CBOC patients general have more primary care visits, shorter clinic waiting times, shorter travel distances for their medical needs, and are more satisfied with their overall care;
- CBOCs generally have a greater draw of new veterans to the VA medical program; and
- CBOCs appear to have lower total costs per patient than parent VAMCs.

The purpose for the Proposed Action is to expand and enhance the Brooksville CBOC services to accommodate an increasing population of veterans in Hernando County. The Proposed Action is needed to better locally serve veteran's healthcare needs while reducing unnecessary travel to the Tampa VAMC to secure outpatient medical needs that can be more economically and efficiently handled through a local outpatient setting.

1.3 NEPA Process Overview

This EA has been prepared in accordance with NEPA and implementing regulations to evaluate the potential human and environmental impacts related to the Proposed Action. It is assumed for the purposes of this study that the operation of the Proposed Action will be consistent with all relevant laws and regulations; accordingly, this EA does not provide an analysis of the implications of these other compliance requirements. However, to the extent that these other laws, regulations and guidelines impose a specific environmental standard which may impact or influence the outcome of the Proposed Action, these requirements are considered in this analysis.

If the EA finds that the project would not significantly impact the human environment, a Finding of No Significant Impact (FONSI) will be prepared, and the VA will proceed with the project. The CEQ regulations consider the human environment to include the natural and physical environment and the relationship of people with that environment. If the evaluation contained within this EA finds that the proposed action would significantly affect the human environment, NEPA requires the preparation of an Environmental

Impact Statement (EIS). Economic or social effects, however, are not intended by themselves to require the preparation of an EIS (40 CFR 1508.14).

The terms Effects and Impacts are used interchangeably in this document. Effects includes ecological (such as the effects on natural resources and on the components, structures, and functioning of affected ecosystems), aesthetic, historic, cultural, economic, social, or health, whether direct, indirect, or cumulative. Effects may also include those resulting from actions which may have both beneficial and detrimental effects, even if on balance the agency believes that the effect will be beneficial (40 CFR 1508.8). The EA methodology uses the following terms in assessing environmental impacts:

- **Short-term Impact:** Short-term impacts are those that would occur only with respect to a particular activity, for a finite period, or only during the time required for construction or installation activities.
- **Long-term Impact:** Long-term impacts are those that are more likely to be persistent and chronic.
- **Direct Impact:** A direct impact is caused by an action and occurs around the same time at or near the location of the action.
- **Indirect Impact:** An indirect impact is caused by an action and might occur later in time or be farther removed in distance but still be a reasonably foreseeable outcome of the action.
- **Beneficial-and-not-significant:** This impact represents an improvement in existing conditions and an Environmental Impact Statement (EIS) is not required.
- **None-to-negligible:** A potential impact of this severity would be barely detectable and an EIS is not required for this impact.
- **Minimal-to-moderate:** A potential impact that is less-than-significant and would not require specific mitigation measures, other than those dictated by regulatory and permitting requirements and an EIS is not required for this impact.
- **Significant-but-mitigated:** A potential impact of this severity would require specific mitigation measures beyond those associated with permit requirements but an EIS is not required for this effect.
- **Significant:** A potential impact of this severity would have to be evaluated in an EIS.

Environmental impacts may be either significant or not significant environmental impacts. The following environmental impacts are not significant environmental impacts because an Environmental Impact Statement is not required for these environmental impacts:

- Beneficial-and-not-significant
- None-to-negligible
- Minimal-to-moderate
- Significant-but-mitigated

2.0 ALTERNATIVES

2.1 Proposed Action Overview

The Proposed Action intends to provide expanded economical and efficient healthcare services to a growing and aging veteran population in Hernando County. The VA has determined that expanding the Brooksville CBOC will better serve this veteran community while maintaining compliance with VHA Directive 97-036 for veteran access to community-based clinics. The expanded services to be offered at the Brooksville CBOC would continue to include primary care services, with added/expanded services for audiology & speech, radiology, mental health, physical therapy, podiatry, prosthetics, pathology, pharmacy services, anticoagulation monitoring, laboratory (including phlebotomy), nutrition, and social work (https://www.tampa.va.gov/locations/Brooksville_CBOC.asp). These services are consistent with the original design of the Pine Brook Regional Medical Center, and the Proposed Action will only require interior alterations and modifications to accommodate the physical expansion for a centralized clinic layout.

2.2 Alternatives

In addition to the Proposed Action, alternatives were developed following review of facility information and discussions with VA representatives. The following alternatives were initially developed and considered for evaluation:

- Continued operation of the existing Brooksville CBOC at the Pine Brook Regional Medical Center with no expanded service to the veteran community in Hernando County (i.e., No Action Alternative).
- Expand clinic services in outlying CBOC locations to supplement the existing Brooksville CBOC at the Pine Brook Regional Medical Center.

2.2.1 Proposed Action (Preferred Alternative)

The Proposed Action, which is also the preferred alternative, involves the VA acquisition of the Pine Brook Regional Medical Center with the expansion of the existing CBOC operations in general compliance with VHA Directive 97-036 for clinic operations. This action will require interior facility modifications and alterations for the expanded CBOC services, and building envelope repairs, but will not require any alterations to the facility footprint or the taking of additional land. The wooded parcel located south of the facility could potentially be developed in the future if necessary for expanded vehicle parking to support the CBOC, but is not considered in the analysis of the EA and would require a separate NEPA effort if and when that development is considered in the future.

Hernando County has one of the largest veteran populations in Florida, and Brooksville is centrally located to best serve this population. Based on current veteran demographic studies, expansion of the Brooksville CBOC is warranted. The Proposed Action not only accomplishes the need for expanded clinic services in Hernando County, but also meets the desired need of Hernando County to dispose of the Pine Brook Regional Medical Center. Ultimately, the Proposed Action would provide for expanded clinic services in compliance with VHA Directive 97-036 for CBOCs, with no significant environmental impacts.

2.2.2 No Action Alternative

The No-Action Alternative serves as a benchmark against which the effects of the Proposed Action can be evaluated. For this project, No Action is defined as the VA maintaining the existing lease at the Pine Brook

Regional Medical Center for the Brooksville CBOC, with no expansion of the clinic services. The No Action Alternative would ultimately increase the travel burden for veterans seeking healthcare services that are currently not offered at the Brooksville CBOC, which does not meet the VA's purpose and need for providing expanded community-based healthcare services for veterans.

2.2.3 Alternatives Considered and Eliminated

Alternatives considered and eliminated included options that do not directly serve the healthcare needs for the veteran community in Hernando County; do not provide efficient and improved economic performance of healthcare services by the VA; and/or do not satisfy the minimum requirements of VHA Directive 97-036 to establish more convenient healthcare access for veterans. Alternatives considered and eliminated include:

- **Expand existing VA Clinics in outlying locations to supplement the existing Brooksville CBOC.** Complimentary VA clinics are located in Lecanto (30 miles north), New Port Richey (25 miles southwest), and Zephyrhills (37 miles southeast). Sending veterans to these outlying clinics would result in additional travel burden, in contrast to the VA mandate for increased ease of veteran access to community-based clinics. Expanding the service capabilities of the outlying VA clinics to supplement the Brooksville CBOC will not provide the same increased economic benefit, or improved healthcare efficiencies that could be achieved at a local community level in Brooksville given the current veteran demographics in the greater Tampa area.

3.0 AFFECTED ENVIRONMENT

3.1 Introduction

This section presents the baseline environmental and socioeconomic conditions at the Pine Brook Regional Medical Center. The existing conditions as it relates to the No-Action Alternative will serve as a baseline from which to identify and evaluate potential changes or impacts attributable to the Proposed Action (i.e., affected environment). Baseline environmental conditions were identified during a site visit performed in January 2020, and from review of aerial photos, topographical maps, existing documents, data from planning and resources agencies' websites, and from communications with VA personnel.

3.2 SITE RESOURCES & ATTRIBUTES CONSIDERED FOR EVALUATION

The intent of NEPA is to focus the analysis on the human environment potentially affected by the federal action. The alternatives under this EA, including the Proposed Action and the No-Action Alternative, were evaluated to determine the potential direct, indirect, and cumulative effect(s) on the physical, environmental, cultural, and socioeconomic resources and/or attributes. Resources and attributes of the human environment that are not present at/near the Pine Brook Regional Medical Center, or that would not be affected by the Proposed Action or alternatives are not discussed beyond summary information. Table 3-1 lists these resources and attributes, and provides the rationale for inclusion or exclusion from the impact analysis.

Table 3-1 – Site Resources or Attributes Considered for Evaluation

Resource/Attribute	Rationale for Exclusion/Inclusion
Aesthetics	The Proposed Action will not alter any aesthetically sensitive locations within the Pine Brook Regional Medical Center, or produce any related impacts for the local neighborhood. The facility predates most of the current commercial developments in the area. The grounds are improved and maintained in a manner appropriate to the purpose of the facility. Visually, the people of the area are accustomed to the appearance of this facility, and the Proposed Action will have no net impact on aesthetic features. Therefore, Aesthetics are not included for further evaluation.
Cultural/Historic Resources	<p>The National Historic Preservation Act (NHPA) establishes a federal policy of conserving the historic, cultural, and natural aspects of our national heritage. Regulations implementing NEPA stipulate that federal agencies consider the consequences of their undertakings on historic and cultural resources [40 CFR Part 1502.16(g)]. NHPA mandates that federal projects give due consideration to historic properties through consultations with State Historic Preservation Offices (SHPOs) and related organizations (i.e., Native American Tribes).</p> <p>VA conducted an historic resources assessment for the Proposed Action, which identified no NRHP-listed or eligible historic properties within the Direct or Indirect Area of Potential Effect (APE). The assessment further concluded that there is a low potential for archaeological resources associated with the Proposed Action. In consultation with the SHPO, it was concluded that the proposed undertaking will have no effect on historic properties (Appendix A). As such, Cultural and Historic Resources are not included for further evaluation.</p>

Resource/Attribute	Rationale for Exclusion/Inclusion
Air Quality	<p>The Clean Air Act (CAA), as amended, requires the EPA to set National Ambient Air Quality Standards (NAAQS) for pollutants considered harmful to public health and the environment. The CAA established two types of NAAQS, primary and secondary. Primary standards protect against adverse health effects; secondary standards protect against welfare effects, such as damage to farm crops and vegetation and damage to buildings.</p> <p>The EPA has set NAAQS for six principal pollutants, which are called "criteria" pollutants. They include: carbon monoxide (CO), nitrogen dioxide (NO₂), ozone or "smog" (O₃), lead (Pb), particulate matter 2.5 microns or less (PM_{2.5}), and sulfur dioxide (SO₂). Hernando County is located in a NAAQS attainment area for all criteria pollutants (Appendix C, NEPAassist; https://www.epa.gov/nepa/nepassist), and the operation of the Proposed Action will not produce new or significantly increased emissions sources that would result in local air quality exceedances. Therefore, Air Quality concerns are not included for further evaluation.</p>
Geology/Hydrogeology	<p>Based on a review of the USDA Web Soil Survey (https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx), the Proposed Action area is comprised of Candler fine sand (i.e., 0 to 5 percent slopes, very rapidly to rapidly permeable) to approximately 15 feet below land surface (bls), with varying amounts of deeper sandy clay and clay.</p> <p>The local aquifer is composed of carbonate rock of Tertiary age. Only the upper part of the system is tapped for water supplies in Hernando County. Formations comprising the upper aquifer are, in ascending order, the Avon Park Formation, the Ocala Limestone, and the Suwannee Limestone. These formations represent the freshwater part of the aquifer system, which is overlain by surficial deposits of sand and clay to about 100 feet bls (https://pubs.usgs.gov/wri/1984/4320/report.pdf). Within the area of the Proposed Action area, the water table is approximately 40 feet bls.</p> <p>Operation of the Proposed Action is not expected to have any impact on site soils or groundwater. As such, Geology/Hydrogeology concerns are not included for further evaluation.</p>
Hydrology and Water Quality	<p>The Proposed Action area is located within the Springs Coast Watershed, Upper Coastal Areas, Internally Drained Sub-Basin under the jurisdiction of the Southwest Florida Water Management District (https://www.swfwmd.state.fl.us/). The surface water in the Proposed Action area has no reported chemical impairments or quality concerns (https://www.epa.gov/waterdata/waters-geoviewer).</p> <p>The property is improved with roof drains, grass swales and hardscape catchment areas that collect and discharge stormwater to a regional detention basin located near the site. No potential adverse effects to surface water quality would result from the operation of the Proposed Action. Therefore, Hydrology and Water Quality concerns are not included for further evaluation.</p>

Resource/Attribute	Rationale for Exclusion/Inclusion
Wildlife and Habitat	<p>According to the U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), and Florida Natural Areas Inventory (FNAI), federal and state protected species have the potential to be found in the vicinity of the Proposed Action area (Appendix B, Fish and Wildlife Service Consultation). Although there are no reported critical habitats at the subject property (Appendix C, NEPAassist Database Search), given the documented evidence of federal and state protected species in the project vicinity, Wildlife and Habitat concerns are included for further evaluation.</p> <p>Note: The Proposed Action consists of interior renovations and building exterior envelope improvements that may have negligible short-term impacts on wildlife and habitat, but would not impact listed T&E species based on the VA's Effect Determination per Section 7 of the Endangered Species Act (ESA), as documented in Section 3.3.</p>
Noise	<p>Operation of the Proposed Action will not produce any new or significantly increased sources of noise; therefore, no net increase in noise levels would result from this action. As such, Noise concerns are not included for further evaluation.</p>
Land Use	<p>According to the Hernando County Zoning Department, the Site is located within a commercial district as a medical facility, and the operation of the Proposed Action is consistent and compatible with current and anticipated future land uses as a medical clinic. Therefore, Land Use concerns are not included for further evaluation.</p>
Floodplains, Wetlands, Watersheds, Rivers, Lakes, etc.	<p>The developed facility has no definable wetland areas or water courses within the property limits that may impact the local watershed, and the property is not located in an area that is subject to flooding. Operation of the Proposed Action will have no impact on floodplains, local watershed, or related resources. Therefore, this resource category will not be included for further evaluation.</p>
Socioeconomics	<p>Socioeconomics is an umbrella term used to describe aspects of a project that are either social or economic in nature, or a combination of the two. A socioeconomic analysis evaluates how elements of the human environment such as population, employment, housing, and public services might be affected by the proposed action and alternative(s).</p> <p>The Proposed Action and associated operations will have no adverse impacts to the population, housing, or public services. The transition from private medical offices/clinics to a VA CBOC will have no net impact to employment for the operation of the Proposed Action in comparison to the No Action Alternative. As such, this attribute will not be included for further evaluation.</p>
Community Service	<p>The Proposed Action will have no net increased demand for community services (e.g., emergency, fire, and police services; schools; libraries; churches) compared to the No-Action Alternative. Therefore, this attribute is excluded from further evaluation.</p>

Resource/Attribute	Rationale for Exclusion/Inclusion
Solid Waste and Hazardous Materials	<p><u>Solid Waste</u> The Proposed Action will require interior renovations to accommodate the expansion of the Brooksville CBOC within the existing layout of the Pine Brook Regional Medical Center. This renovation will generate solid waste (i.e., interior demolition debris), but given that the building is of modern construction (i.e., built in 1983), it is unlikely that hazardous building materials (e.g., asbestos, lead paint, etc.) will be generated by this activity. Therefore, this attribute will not be included for further evaluation.</p> <p><u>Hazardous Materials</u> The Brooksville CBOC generates hazardous waste and biomedical waste, and the expansion of clinic operations under the Proposed Action will result in increased quantities of these hazardous materials. Although the net increase in CBOC waste for the Proposed Action will be negligible in comparison to the No Action Alternative for the operation of the Pine Brook Regional Medical Center with its many private clinics and medical offices, this attribute will be included for further evaluation of waste management practices and permit requirements.</p>
Transportation and Parking	<p>The Pine Brook Regional Medical Center is located on the south side of Cortez Boulevard (State Route 50) approximately 0.25 miles west of Highway 589 (Suncoast Parkway). Highway 589 and State Route 50 are listed as major regional arterials for Hernando County and provide good vehicle access to the medical center.</p> <p>The section of State Route 50 at the proposed property was recently expanded from four to six lanes in 2015 to improve traffic flow in response to increased commercial development in this area. At the time of this EA, the Florida DOT was completing roadway improvements at the Cortez Blvd interchange with Highway 589 that included new lighted intersections with dedicated roadway transitions to/from Cortez Blvd for improved traffic flow.</p> <p>The medical center is accessible by vehicle from Cortez Boulevard and Grove Road (Figure 2, Site Extent); therefore, additional curb cuts for vehicle access to the property will not be required. The medical center has previously established vehicle roadways and circulation patterns, parking lots, and walkways to support facility operations; as such, additional related infrastructure is not required to support the operation of the Proposed Action.</p> <p>Based on the information provided herein, existing Transportation and Parking resources will be adequate to support the operation of the Proposed Action. Therefore, this resource is excluded from further evaluation.</p>

Resource/Attribute	Rationale for Exclusion/Inclusion
Utilities	The medical center is currently provided with municipal water, sewer and electrical service and will require no new service connections. The Proposed Action will not generate any increased demand for utility services compared to the No Action Alternative. Therefore, this resource is excluded from further evaluation.
Environmental Justice	EO 12898 (Environmental Justice in Minority Populations and Low-Income Populations) and EO 13045 (Protection of Children from Environmental Health Risks and Safety Risks) require evaluation of risk from Federal action(s) on these high risk populations. The Proposed Action will not produce any adverse impacts compared to the No-Action Alternative, and as such, will not impact sensitive populations that may be in the vicinity of the medical center. Therefore, this attribute is excluded from further evaluation.
Potential for Substantial Controversy	There is no known controversy over the Proposed Action, but this potential concern will be further evaluated through the public comment process, starting with the filing of the Draft EA.
Cumulative Impacts	Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time" (40 CFR 1508.7). Based on available information, no cumulative significant adverse effects to any resources are anticipated from the Proposed Action.

3.3 Wildlife and Habitat

The wildlife and habitat present within the extended area of the Pine Brook Regional Medical Center is directly influenced by the development history and activities within this commercial area of Brooksville, Florida. Historic data shows no development or activity in the extended area of the site prior to the 1960's, with initial development of the Pine Brook Regional Medical Center in 1983. The area surrounding the medical center generally consists of light industrial and commercial properties with some residential developments in the outlying areas.

Designated Wilderness Areas

The National Wilderness Preservation System website (www.wilderness.net) was reviewed for designated wilderness areas within the vicinity of the proposed property. There are currently seventeen (17) officially designated wilderness or wildlife area areas in the State of Florida. The closest wilderness area to the site is the Chassahowitzka Wilderness, which is located approximately 10 miles northwest of the site.

Listed Species and Critical Habitat

The USFWS Information for Planning and Consultation (IPaC) website was reviewed for Critical Habitats and associated threatened and/or endangered species in the vicinity of the proposed property (<https://ecos.fws.gov/ipac/>). There is a total of 8 threatened, endangered, or candidate species that may be located in the vicinity of the proposed property. The USFWS IPaC report is provided in Appendix B, and the findings are summarized in the following table:

Threatened or Endangered Species Summary

Group	Species	Common Name	Legal Status*	Critical Habitat	Species Habitat	Habitat at Site	Effect Determination
Birds	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Eastern Black Rail	T (P)	None Established	Salt/Brackish Marshes	None	No Effect
	<i>Aphelocoma coerulescens</i>	Florida Scrub-jay	T	None Established	Sand Pine, Xeric Oak Scrub, and Scrubby Flatwoods	Wooded lot on south end of property	No Effect
	<i>Mycteria americana</i>	Wood Stork	T	None Established	Mixed Hardwood swamps, sloughs, mangroves, and cypress strands	None	No Effect
Plants	<i>Campanula robinsiae</i>	Brooksville Bellflower	E	None Established	Wet prairie and wetlands near pasturelands	None	No Effect
	<i>Justicia cooleyi</i>	Cooley's Water-willow	E	None Established	Moist sand to clay soils in hardwood forests	None	No Effect
Reptiles	<i>Drymarchon corais couperi</i>	Eastern Indigo Snake	T	None Established	Pine flatwoods, hardwood forests, moist hammocks, and areas near cypress swamps	None	No Effect
	<i>Gopherus polyphemus</i>	Gopher Tortoise	C	None Established	Dry, sandy uplands, such as oak-sandhills, scrub, pine flatwoods and coastal dunes	None	No Effect
	<i>Caretta caretta</i>	Loggerhead Sea Turtle	T	None near Action Area	Northwest Atlantic Ocean	None	No Effect

(*) E - Endangered, T - Threatened, C – Candidate, P - Proposed

Note: The Proposed Action consists of interior renovations and building exterior envelope improvements that may have negligible short-term impacts on wildlife and habitat, but would not impact listed T&E species. The only possible habitat within the action area is the wooded lot on south end of property (i.e., possible habitat for the Florida Scrub-jay), but the Proposed Action will not disturb this location.

As concluded by USFWS in Appendix B, and as summarized in the previous table, the critical habitats for the threatened and endangered species identified in the above table do not exist on, or near the proposed property; or if located on site, will not be disturbed by the proposed action.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC 703-711) protects migratory birds and is enforced by the USFWS. The MBTA makes it illegal for anyone to take, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid permit issued pursuant to Federal regulations (USFWS 2012).

The USFWS IPaC online project planning tool did not identify any migratory bird species that may be found on, or near the proposed property.

3.3.1 Proposed Action

Construction. The Proposed Action is limited to interior building modifications to accommodate the expansion of the VA CBOC within the current limits of the Pine Brook Regional Medical Center, and upgrades to the building exterior envelope. Therefore, construction of the Proposed Action would result in negligible, short-term impacts on potential urban wildlife at the proposed property.

Operation. Operation of the Proposed Action will include ongoing professional landscaping services, including maintenance of existing and newly planted vegetation. If warranted, pesticides/herbicides may be applied to control nuisance species; applications would be made according to the lowest quantities possible per label instructions, and applied by licensed or qualified staff, further reducing potential impacts to the EUL site and surrounding area. Therefore, operation would result in negligible, short-term impacts on potential urban wildlife and habitat.

3.3.2 No Action

Under the No Action Alternative, the medical center would continue to be leased for small clinics and private medical practices with no corresponding changes to the property (other than normal maintenance). Operations at the medical center would continue similar to the Proposed Action, with no significant impacts to potential urban wildlife.

3.4 Solid Waste and Hazardous Materials

The VA Brooksville CBOC generates medical waste, and the expansion of clinic operations under the Proposed Action will result in increased quantities of waste generated; the extent of which will not be known until after the first few months of expanded operation.

The Department of Environmental Health is responsible for permitting biomedical waste generation and disposal in Florida (i.e., Chapter 64E-16, Florida Administrative Code). Although a review of the Florida Department of Health eBridge Public Records (<https://s2.ebridge.com/ebridge/3.0/default.aspx?>) shows seven expired permits for biomedical waste for various private practices at the Pine Brook Regional Medical Center, there are currently no active permits at this facility. The State minimum requirement for permitting as a generator of biomedical waste is 25 pounds per month. Although currently not permitted by the Dept. of Health for biomedical waste, expanded clinic operations at the Brooksville CBOC may exceed the generator threshold for this permitting requirement. Review of actual facility data following the expanded CBOC operations will be required to complete this assessment.

Although currently not listed as a generator of RCRA hazardous waste based on a review of the USEPA database (<https://echo.epa.gov/facilities/facility-search/results>), the expanded Brooksville CBOC operations may exceed the criteria for RCRA filing as a generator of hazardous waste:

- Very Small Quantity Generator (VSCG): < 100 kg of hazardous waste per month
- Small Quantity Generator (SQG): >100 kilograms, but < 1,000 kg of hazardous waste per month
- Large Quantity Generator (LCG): > 1,000 kg of hazardous waste, or more than 1 kg of acute hazardous waste per month.

A review of actual facility data following the expanded CBOC operations will be required to complete this assessment.

Although, the operation of the Proposed Action will generate a greater volume of medical waste for the CBOC, with possible permitting requirements under RCRA and Florida Dept. of Health, the net increase in facility waste in comparison to the No Action Alternative is considered negligible. In contrast to the many smaller clinics and private medical practices that operated within the same medical complex as recently as 2019, the Proposed Action would consolidate all waste management functions under a single generator with a unified federal directive (i.e., VHA Directive 1850.06, Waste Management Program, May 2017).

3.4.1 Proposed Action

The Proposed Action will result in expanded clinic operations for the VA, with corresponding elimination of related medical activities for the previous tenants of this medical center. Although the CBOC will generate a greater amount of medical waste, the net increase in waste generation for the Proposed Action will be negligible in comparison to the No Action Alternative for the operation of the Pine Brook Regional Medical Center with its many comparable private clinics and medical offices.

3.4.2 No Action

Under the No Action Alternative, the VA would not expand the CBOC operations and the medical center would continue to be leased by small clinics and private medical practices. Operations at the medical center would continue to generate hazardous and biomedical waste in smaller individual quantities that may not exceed the quantity thresholds for permitting and tracking.

3.5 Potential for Generating Substantial Controversy

Various federal, state, and local government agencies, as well as the general public, will be provided an opportunity to comment on the Draft EA, with their input incorporated into the Final EA. The VA is not anticipating receiving any government or public opposition or controversy regarding the Proposed Action. There are no known or anticipated issues likely to generate substantial controversy among VA stakeholders, regulatory agencies, or the general public from the Proposed Action.

3.6 Cumulative Impacts

The CEQ regulations for implementing NEPA define cumulative effects as "the impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonable foreseeable future actions regardless of what agency (federal or non-federal) or person undertakes such other actions.

Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time” (40 CFR 1508.7). This EA considers past, present, and reasonable foreseeable short-term and long-term future effects from implementing the Proposed Action and other projects that coincide with the location and timetable of the Proposed Action.

Based on available information, no cumulative significant adverse effects to any resources are anticipated from the Proposed Action. Cumulative Impacts will be continually evaluated through the EA process and will incorporate any additional findings that arise from communications with VA stakeholders, regulatory agencies, or the general public.

4.0 AGENCY COORDINATION AND PUBLIC INVOLVEMENT

4.1 Agency Coordination

NEPA requirements help ensure that environmental information is made available to the public during the decision-making process and prior to actions being taken. The premise of NEPA is that the quality of Federal decisions will be enhanced if proponents provide information to the public and involve the public in the planning process. The Intergovernmental Coordination Act and EO 12372, Intergovernmental Review of Federal Programs, require Federal agencies to cooperate with and consider state and local views in implementing a Federal proposal.

Through the coordination process, the VA has notified relevant and necessary Federal, state, and local agencies of the Proposed Action and provided them sufficient time to make known their environmental concerns. Where received, agency responses have been incorporated into this EA. The VA's coordination includes such Federal agencies as USFWS; USEPA; Florida DEP; and the Florida Department of State, Division of Historical Resources (Florida SHPO). Appendix A includes copies of coordination letters and related responses from these organizations.

4.2 Public Involvement

A Notice of Availability (NOA) for the draft EA will be published in a local newspaper (e.g., Hernando Sun) and will be mailed to interested individuals, organizations, and government agencies; as well as posted on the VA website. Additional copies of the EA will also be filed with a local library (e.g., Hernando County Public Library). The VA would consider public comments submitted within the 30-day public review period.

5.0 MANAGEMENT AND MITIGATION MEASURES

Provided herein is a summary of the management and mitigation measures that are applicable to the Proposed Action, and associated permits, Best Management Practices (BMPs) or other efforts that will be conducted to minimize temporary impacts under the Proposed Action.

Mitigation Measures are defined as project-specific requirements not routinely implemented as part of development projects and which are necessary to reduce potentially significant adverse impacts to less-than-significant levels. As documented in this EA, the Proposed Action would have no significant adverse impacts on the quality of human health or the environment. Accordingly, no “mitigation measures” are required for the Proposed Action.

Management Measures are defined as routine BMPs, environmental protection measures and/or regulatory compliance measures that are regularly implemented as part of proposed activities, as appropriate, across Florida. In general, implementation of BMPs and environmental protection measures will ensure that any minimal adverse impacts identified in this EA do not become significant adverse impacts. Accordingly, per established protocols, procedures, and requirements, the following management measures and applicable regulatory requirements associated with the Proposed Action are recommended:

- a) Secure a building permit for the interior renovations and building envelope upgrades (City of Brooksville, Building Division, Community Development Department; <https://www.cityofbrooksville.us/community-development/pages/building-permits>).
- b) Comply with Florida DEP determination of RCRA Generator status, and filing for a hazardous waste ID Number as a SQG or LQG, as applicable, by submitting EPA Form 8700-12FL, Notification of Regulated Waste Activity (<https://floridadep.gov/waste/permitting-compliance-assistance/content/hazardous-waste-management-main-page>).
- c) Comply with Florida Department of Environmental Health determination of Generator status for biomedical waste as applicable per Florida Administrative Code Chapter 64E-16 (<http://www.floridahealth.gov/environmental-health/biomedical-waste/index.html>) by submitting Department of Health Application for Biomedical Waste Generator Permit/Exemption (DH 4089 12/09).

Florida Department of Health (Hernando County)
Environmental Health Section
7551 Forests Oaks Boulevard, Spring Hill, FL 34606
Tele: (352) 540-6800

6.0 CONCLUSION

The Proposed Action will provide expanded economical and efficient healthcare services to a growing and aging veteran population in Hernando County. The VA has determined that expanding the Brooksville CBOC will better serve this veteran community while maintaining compliance with VHA Directive 97-036 for veteran access to community-based clinics. The expanded services to be offered at the Brooksville CBOC would continue to include primary care services, with added/expanded services for audiology & speech, radiology, mental health, physical therapy, podiatry, prosthetics, pathology, pharmacy services, anticoagulation monitoring, laboratory (including phlebotomy), nutrition, and social work. These services are consistent with the original design of the Pine Brook Regional Medical Center, and the Proposed Action will only require interior alterations and modifications to accommodate the physical expansion for a centralized clinic layout.

Based on the draft EA impact analysis, the VA concludes that the Proposed Action will result in a Finding of No Significant Impact (FONSI). Upon completion of the draft EA public review and comment period the VA will make a final determination and provide a signed FONSI for the proposed action. A draft FONSI is provided with this EA.

7.0 GLOSSARY

Affected Environment – The existing physical, cultural or socioeconomic environment to be affected by a proposed action and alternatives.

Alternative – A reasonable way to fix the identified problem or satisfy the stated need (40 CFR 1500.2).

Best Management Practices – Methods that have been determined to be the most effective, practical means of preventing or reducing pollution from nonpoint sources.

Cultural Resources – An aspect of a cultural system that is valued by or significantly representative of a culture or that contains significant information about a culture. Types of cultural resources include: historic properties as defined in the National Historic Preservation Act; cultural items as defined in the Native American Graves Protection and Repatriation Act; archeological resources as defined in the Archeological Resources Protection Act; sacred sites as defined in Executive Order 13007, *Protection and Accommodation of Access To "Indian Sacred Sites,"* to which access is provided under the American Indian Religious Freedom Act; and collections.

Cumulative Impacts (or Effects) – Impacts on the environment which result from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions, regardless of which agency (Federal or non-Federal) or person undertakes such other actions; effects resulting from individually minor, but collectively significant, actions taking place over a period of time.

Ecoregion – A geographic area of a particular collection of vegetation, wildlife, and ecosystems.

Ecosystem – A dynamic and interrelating complex of plant and animal communities and their associated non-living environment.

Endangered Species – A species that is threatened with extinction throughout all or a significant portion of its range.

Environmental Assessment (EA) – A concise public document, prepared in compliance with the National Environmental Policy Act, that briefly discusses the purpose and need for an action, alternatives to such action, and provides sufficient evidence and analysis of impacts to determine whether to prepare an environmental impact statement or finding of no significant impact (40 CFR 1508.9).

Environmental Justice – The confluence of social and environmental movements, which deals with the inequitable environmental burden born by groups such as racial minorities, women, or residents of developing nations.

Executive Order (EO) – An official proclamation issued by the President that may set forth policy or direction or establish specific duties in connection with the execution of federal laws and programs.

Habitat – Suite of existing environmental conditions required by an organism for survival and reproduction. The place where an organism typically lives.

National Ambient Air Quality Standards (NAAQS) – Standards established by the U.S. Environmental Protection Agency that apply for outdoor air throughout the country. Primary standards are designed to protect human health, with an adequate margin of safety, including sensitive populations such as children, the elderly, and individuals suffering from respiratory disease. The NAAQS represent maximum air pollutant standards that the U.S. Environmental Protection Agency set under the Clean Air Act for attainment by each state.

National Environmental Policy Act of 1969 (NEPA) – Requires all agencies, including VA, to examine the environmental impacts of their actions, incorporate environmental information, and use public participation in the planning and implementation of all actions. Federal agencies must integrate NEPA with other planning requirements, and prepare appropriate NEPA documents to facilitate better environmental decision making (40 CFR 1500).

National Register of Historic Places (National Register) – A register of districts, sites, buildings, structures, and objects important in American history, architecture, archaeology, and culture, maintained by the Secretary of the Interior under authority of Section 2(b) of the Historic Sites Act of 1935 and Section 101(a)(1) of the National Historic Preservation Act of 1966, as amended.

Runoff – Non-infiltrating water entering a stream or other conveyance channel shortly after a rainfall.

Sediment – Any finely divided organic and/or mineral matter derived from rocks or biological sources that have been transported and deposited by water or air.

Silt Fence – A temporary barrier, consisting of a filter fabric stretched between supporting posts with the bottom entrenched in the soil, used to trap sediment.

Soil Erosion – The removal and loss of soil by the action of water, ice, gravity, or wind.

Storm water – Water discharges generated by runoff from land and impervious areas such as paved streets, parking lots, and building rooftops during rainfall and snow events. Storm water often contains pollutants in quantities that could adversely affect water quality.

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

Wetlands – Areas that are inundated or saturated with surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil, including swamps, marshes, bogs, and other similar areas.

8.0 LIST OF PREPARERS

This Environmental Assessment has been prepared for the Department of Veterans Affairs. The following individuals were primarily responsible for preparing and reviewing the document:

- Don Maggioli, PE, LEED-AP - Alares Principal Engineer
- Mike Bundy, CHMM - Alares Senior Environmental Scientist

FIGURES

Figure 1
Site Locus

Figure 2
Site Extent

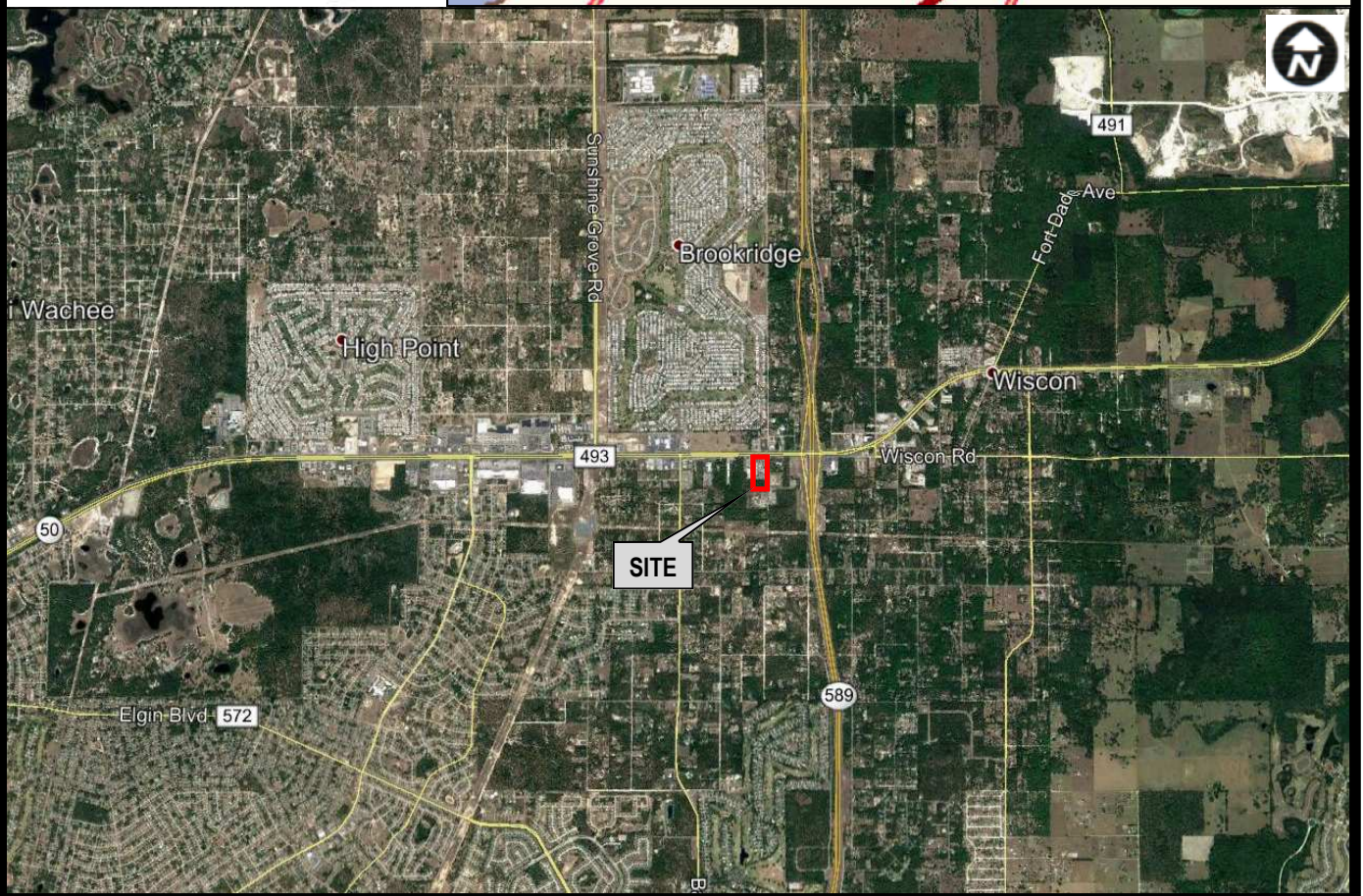
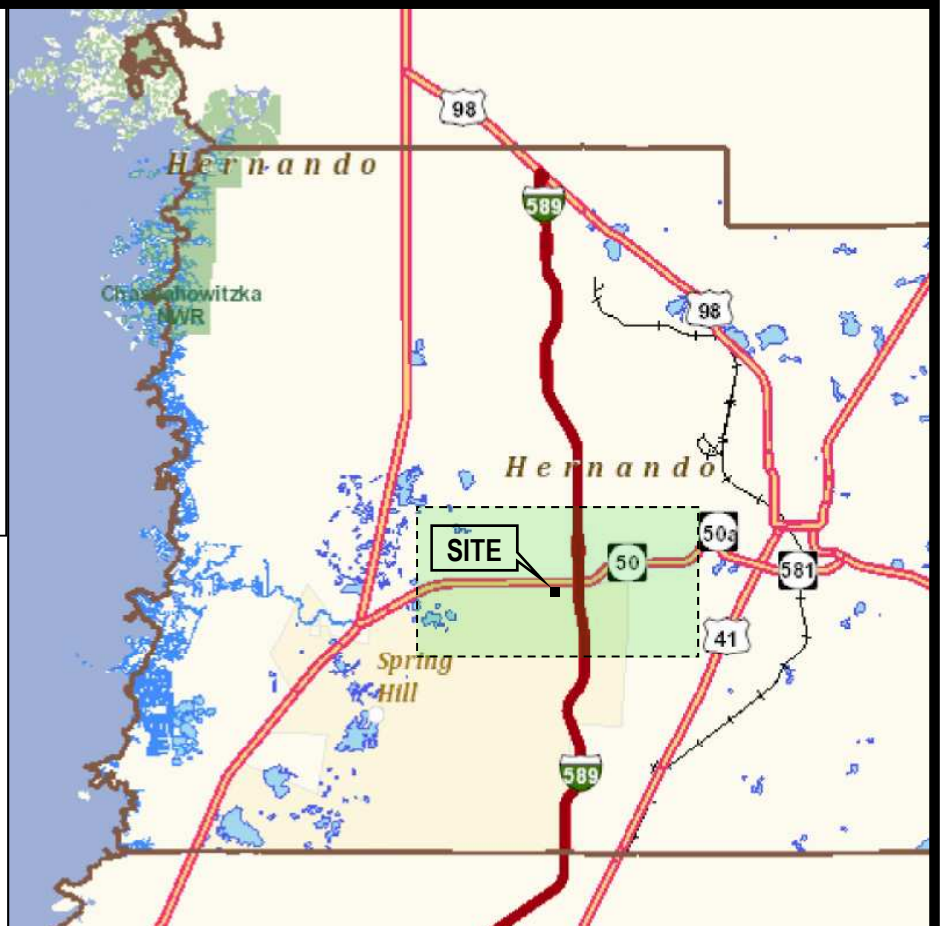
Figure 3
Site Features

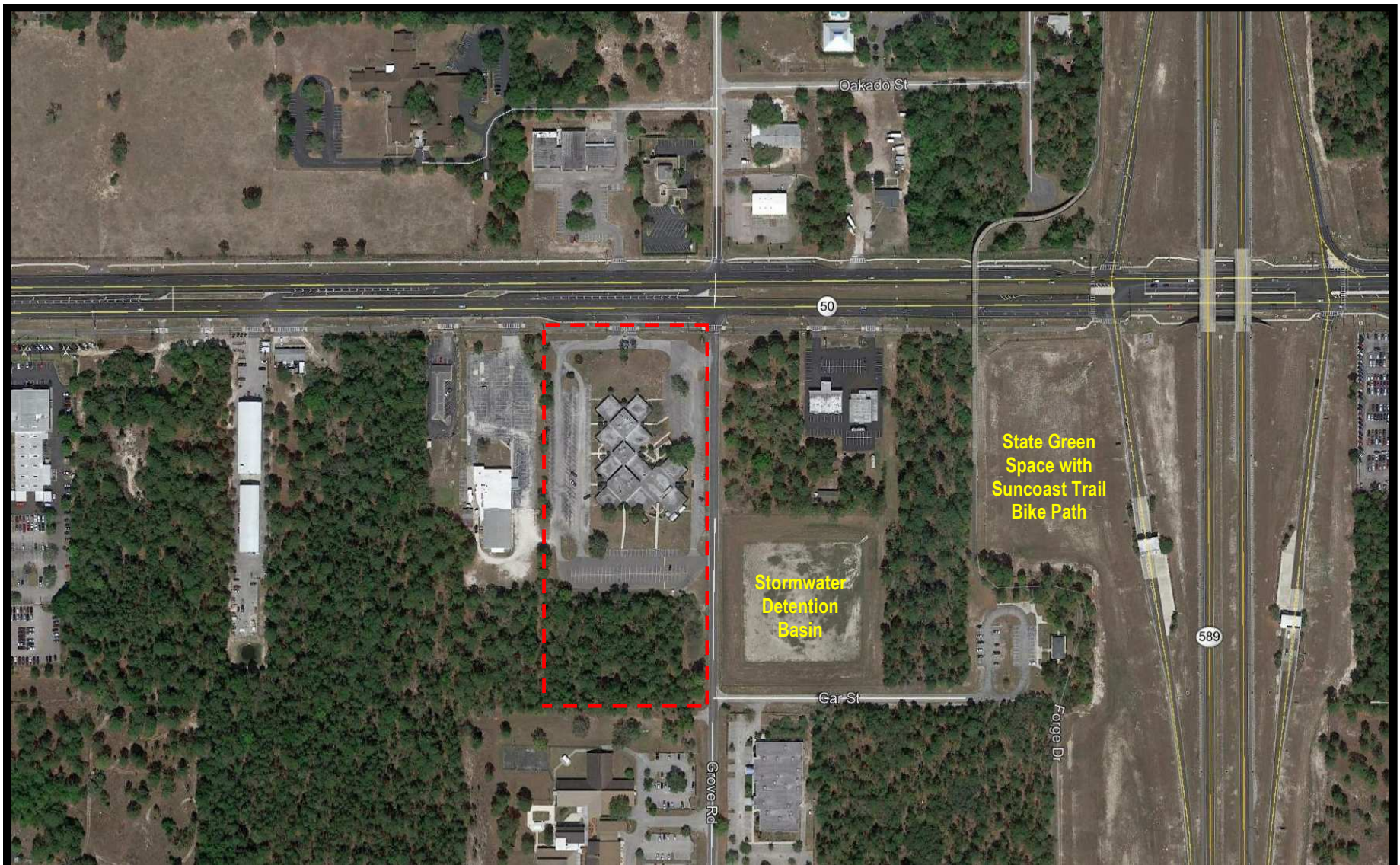
Figure 1- Site Locus

NEPA EA - VA CBOC
14540 Cortez Boulevard
Brooksville, FL
(Hernando County)



248 Copeland St., Quincy, MA 02169
Tele: 617-481-6390
www.AlaresEngineering.com





248 Copeland Street, Quincy, MA 02169
Office: (617) 481-6390 | Website: www.AlaresEngineering.com

Figure 2 - Extent of Subject Property

**NEPA Environmental Assessment
14540 Cortez Boulevard Brooksville, FL**

Approx. Scale	PROJECT	FILE	FIGURE	PRINT DATE
See Scale	NEPA EA	Brooksville CBOC	2	2/25/2020



NOTES

 Subject Property (Pine Brook Regional Medical Center)

Source: Google Maps, 2020



248 Copeland Street, Quincy, MA 02169
Office: (617) 481-6390 | Website: www.AlaresEngineering.com

Figure 3 - Site Features

**NEPA Environmental Assessment
14540 Cortez Boulevard Brooksville, FL**

Approx. Scale	PROJECT	FILE	FIGURE	PRINT DATE
See Scale	NEPA EA	Brooksville CBOC	3	2/25/2020

APPENDIX A

NHPA Section 106 Review and SHPO Consultation Letter



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Mr. Joe D. Battle
Director
Department of Veterans Affairs
Office of Construction & Facilities Management
Washington DC 20420

April 20, 2020

RE: DHR Project File No.: 2020-1985
*Initiation of Section 106 for the Brooksville Community Based Outpatient Clinic (CBOC) Facility and
Property Acquisition at 14540 Cortez Boulevard
Brooksville, Hernando County*

Mr. Battle:

The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, on the National Register of Historic Places. The review was conducted in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations in 36 CFR Part 800: Protection of Historic Properties.

It is the opinion of this office that the existing building on site does not appear to meet the criteria for listing on the *National Register*. In addition, based on the information provided and a review of our records, this office concurs with your finding that the proposed undertaking will have no effect on historic properties.

If you have any questions, please contact Scott Edwards, Historic Preservationist, by electronic mail scott.edwards@dos.myflorida.com, or at 850.245.6333 or 800.847.7278.

Sincerely,

Timothy A. Parsons, Ph.D.
Director, Division of Historical Resources
and State Historic Preservation Officer

Appendix B

Fish and Wildlife Service OnLine Consultation Report



United States Department of the Interior

FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045



In Reply Refer To:

May 08, 2020

Consultation Code: 04EF1000-2020-SLI-0691

Event Code: 04EF1000-2020-E-01180

Project Name: VA CBOC, Brooksville, FL

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
 - Migratory Birds
-

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office

7915 Baymeadows Way, Suite 200

Jacksonville, FL 32256-7517

(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2020-SLI-0691

Event Code: 04EF1000-2020-E-01180

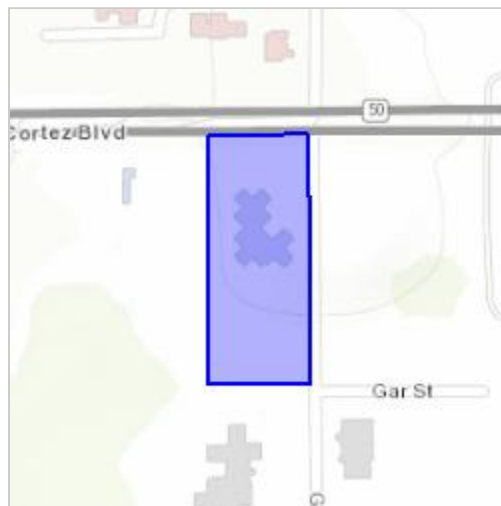
Project Name: VA CBOC, Brooksville, FL

Project Type: DEVELOPMENT

Project Description: The VA is proposing the acquisition of the Pine Brook Regional Medical Center for expansion of their Community-Based Outpatient Clinic (CBOC). The facility is located at 14540 Cortez Boulevard, Brooksville, Hernando County, FL. The property is located in a commercially developed area along the Route 50 (Cortez Blvd.) corridor in a generally rural area of Brooksville. The property is comprised of a single parcel totaling 9.10 acres that is improved with a partial 2-story (stepped back building design), 48,638 s.f. medical complex that was constructed in 1983. The property includes 214 dedicated parking spaces along the perimeter of the medical complex, and a 3-acre undeveloped and wooded lot on the south side of the facility. The wooded lot may be developed in the future for expanded vehicle parking to support the expanded CBOC, but formal plans for development have not been prepared.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/28.532435923757674N82.48416734305547W>



Counties: Hernando, FL

Endangered Species Act Species

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Proposed Threatened
Florida Scrub-jay <i>Aphelocoma coerulescens</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6174	Threatened
Wood Stork <i>Mycteria americana</i> Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise <i>Gopherus polyphemus</i> Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate
Loggerhead Sea Turtle <i>Caretta caretta</i> Population: Northwest Atlantic Ocean DPS There is final critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Flowering Plants

NAME	STATUS
Brooksville Bellflower <i>Campanula robinsiae</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/5809	Endangered
Cooley's Water-willow <i>Justicia cooleyi</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/4653	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Common Ground-dove <i>Columbina passerina exigua</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Feb 1 to Dec 31
Dunlin <i>Calidris alpina arctica</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Least Tern <i>Sterna antillarum</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 20 to Sep 10
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

Swallow-tailed Kite *Elanoides forficatus*

Breeds Mar 10 to Jun 30

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8938>

Yellow Warbler *Dendroica petechia gundlachi*

Breeds May 20 to Aug 10

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

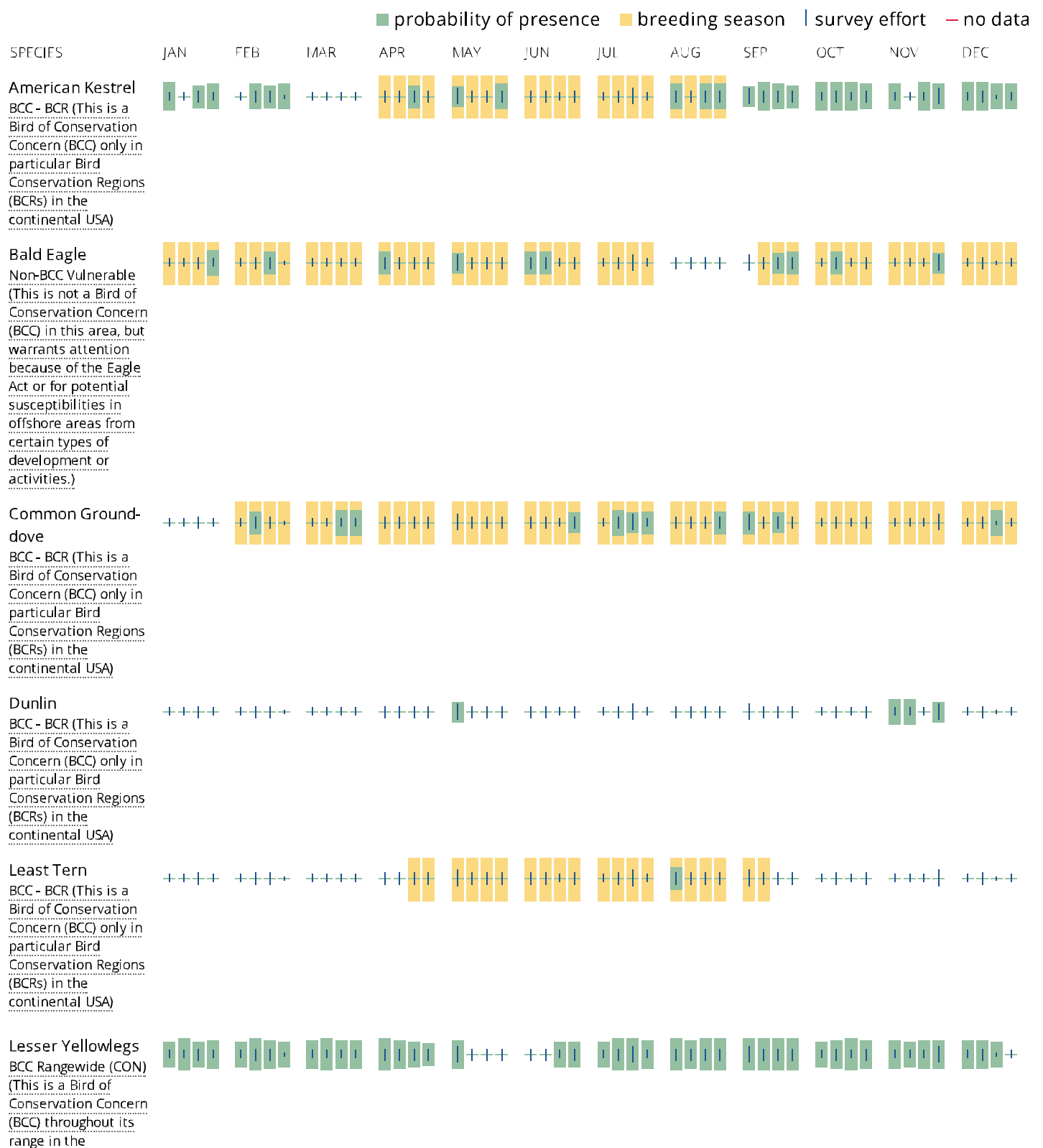
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



continental USA and
Alaska.)

Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Semipalmated Sandpiper BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Short-billed Dowitcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Swallow-tailed Kite BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++
Yellow Warbler BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++	++++

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review.

Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

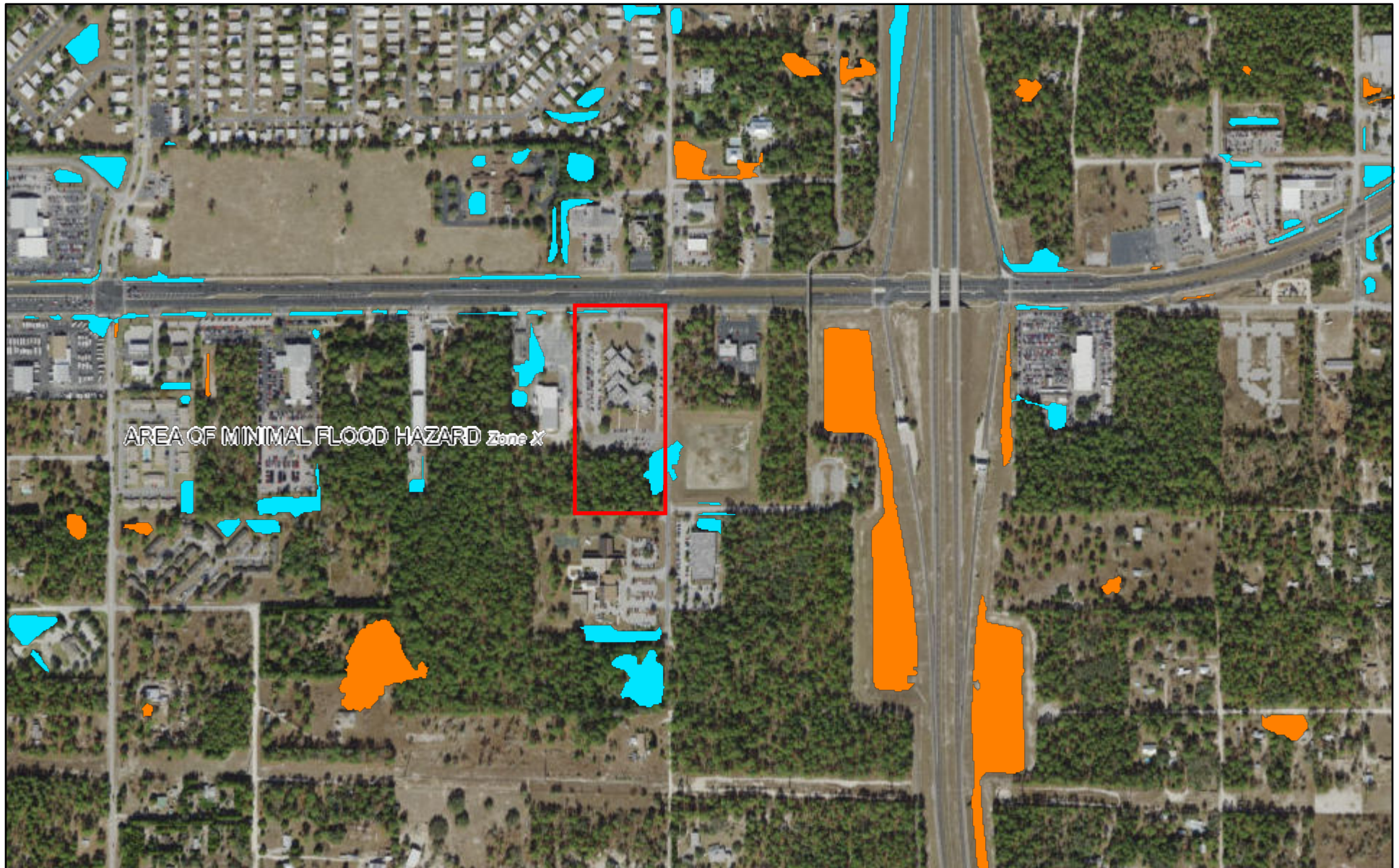
Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Appendix C

NEPAssist Database Report

NEPAssist Database Search - 14540 Cortez Boulevard, Brooksville, Florida



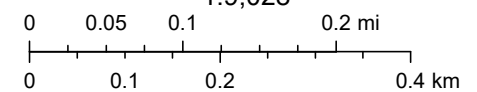
Flood Hazard Zones

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway

Water Features

- Impaired Streams
- Impaired Water Body
- Streams
- Water Body
- Sole Source Aquifers
- Watersheds (HUC12)

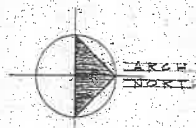
1:9,028



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APPENDIX D

Pine Brook Regional Medical Center Design Plans



NOTE: REFER TO FLOOR PLANS, SHEETS
A-5 TO A-9 FOR ACTUAL LAYOUT AND
DIMENSIONS.

Pinebrook
Spec. Clinic

7-63

A-2	ARCHITECT ALFRED T. FLOYD JR. ALDRIDGE HENDERSON BLVD. TAMPA, FLORIDA (813) 279-1488 33609	STAMP	MULTI-SPECIALTY CLINIC PINE BROOK GROUP HERNANDO CO., FLORIDA	ENGINEER CILCOX ENR, INC. 5409 N. NEBRASKA AVE. TAMPA, FLORIDA (813) 285-9155 33609	STAMP	JOB NO. 7357 DATE: SEPT. 82 DRAWN BY: JK CHKD BY:
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