FINDING OF NO SIGNIFICANT IMPACT

Proposed Spinal Cord Injury and Polytrauma Transitional Rehabilitation Program Facility and Related Improvements
James A. Haley Veterans' Hospital

Tampa, Hillsborough County, Florida

U.S. Department of Veterans Affairs
810 Vermont Avenue, NW
Washington, DC 20420

October 2025

Finding of No Significant Impact

Proposed Spinal Cord Injury and Polytrauma Transitional Rehabilitation Program Facility and Related Improvements

The U.S. Department of Veterans Affairs (VA) proposes construction and renovations to develop and operate a new Spinal Cord Injury (SCI) and Polytrauma Transitional Rehabilitation Program (PTRP) facility and associated infrastructure improvements at the James A. Haley Veterans' Hospital (JAHVH) in Tampa, Florida. As required by the National Environmental Policy Act of 1969 (NEPA; 42 U.S. Code 4321 *et seq.*), VA prepared an environmental assessment (EA) evaluating the Proposed Action. The Final EA was completed in October 2025 and is incorporated by reference.

Purpose and Need

The purpose of the Proposed Action is to replace the mix of one-, two-, and four-bed patient rooms that provide 100 beds in Building 38 and 10 beds in a temporary modular building with a new facility consolidating these programs in one location and with patient rooms that meet current agency design specifications; provide renovations and upgrades to building infrastructure to support that new construction; and provide adequate parking to meet the forecasted future parking demand at the campus.

The Proposed Action is needed to increase Veterans' access to healthcare, promote excellence of care and privacy, and meet current and future parking needs.

Proposed Action

The major elements of the Proposed Action are as follows:

1. Replace the mix of one-, two-, and four-bed patient rooms that provide 100 SCI beds in wings B, D, E, and F of Building 38, 10 PTRP beds in temporary modular Building 68, and other PTRP functions separately operating in Building 38 with 110 one-bed private rooms and other program support spaces in four reconstructed wings of Building 38. The proposed Building 38 construction would also relocate air handling units from the basement to a new mechanical and electrical penthouse, create outdoor space for the F-wing, relocate the on-campus road Richard Silver Way to the west to accommodate the new construction, and construct new site utility loops to support the new construction and roadway relocation.

2. Construct a parking garage that would replace either the existing approximately 176-space Juliet or 309-space Romeo surface parking lot and connect it to the main campus with a pedestrian bridge over East 131st Avenue. The proposed parking garage would provide a net additional 600 parking spaces for the JAHVH campus.

Alternatives

The EA examined two alternatives—the Proposed Action and the No Action alternative—defined as follows:

- **Proposed Action**: VA would construct and operate the Proposed Action.
- **No Action Alternative**: VA would not implement the Proposed Action but would continue to operate the SCI and PTRP from existing facilities. Existing deficiencies in medical and utility infrastructure, patient care, and parking would remain unresolved.

Potential Environmental Effects

The potential environmental effects associated with implementing the alternatives as analyzed in the Final EA are summarized in Table 1. The terms "effects" and "impacts" have the same meaning in this NEPA review:

Resource	Proposed Action	No Action
Aesthetics	Construction: short-term, less than significant adverse impact. Operation: no adverse impact.	No impact.
Air Quality	Less than significant adverse impact.	Less than significant adverse impact.
Cultural and Historic Resources	No impact.	No impact.
Geology and Soils	Construction: short-term, negligible adverse impact on soil conditions; no impact on geology. Operation: long-term, negligible adverse impact on soil conditions; no impact on geology.	No impact.
Floodplains	Long-term, negligible adverse impact.	No impact.
Hydrology and Water Quality	Long-term, negligible adverse impact.	No impact.
Coastal Zone Management	No impact.	No impact.

Resource	Proposed Action	No Action
Noise and Vibration	Construction: short-term, less than significant adverse impact from noise and vibration. Operation: long-term less than significant adverse impact from noise; no impact from vibration.	No impact.
Community Services	Construction: no impact. Operation: direct, long-term, beneficial impact.	Continued, long-term, less than significant adverse impact.
Solid Waste and Hazardous Materials	Construction: short-term, less than significant adverse impact. Operation: long-term, negligible adverse impact.	Continued, long-term, negligible adverse impact.
Transportation and Parking	Construction: short-term, less than significant adverse impact. Operation: long-term, beneficial impact.	Long-term, continued significant adverse impact on parking; no impact on traffic.
Utilities	Construction: short-term, negligible adverse impact. Operation: long-term, less than significant adverse impact.	Continued, long-term, less than significant adverse impact.
Socioeconomics	Construction: short-term, beneficial impact. Operation: no impact.	No impact.

No mitigation measures were required to be included in the Proposed Action to ensure impacts would be below a level considered significant. Regulatory compliance is part of the Proposed Action and would contribute to environmental resource protection during project implementation; regulatory compliance requirements are listed in Attachment A.

Public Comment and Agency Consultation

VA requested public scoping input in August 2024 and published the Draft EA for public comment on September 7, 2025. Notices were published in the *Tampa Bay Times* and VA notified agencies, Native American tribes, elected officials, and other stakeholders via email.

VA received one scoping comment submission and received no comment submissions on the Draft EA. Comments were considered in developing the EA. Responses to each comment submission are included in the Final EA.

VA consulted under Section 106 of the National Historic Preservation Act with the Florida State Historic Preservation Office and federally recognized tribes on potential effects of the Proposed Action on historic properties. The Final EA includes the consultation correspondence and summarizes the outcome of the consultation, including the State Historic Preservation Office's concurrence with VA's finding of no historic properties affected.

Finding of No Significant Impact

Based on the analyses in the Final EA, which is summarized and incorporated by reference herein, VA concludes that implementing the Proposed Action would not have a significant adverse impact on the quality of the human environment within the meaning of Section 102(2)(C) of NEPA. Therefore, preparation of an environmental impact statement is not required.

CHRISTINE MODOVSKY

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Date: 2025.10.22 14:18:10 -07'00'

Christine Modovsky
Environmental Engineer
VA Office of Construction & Facilities Management

DAVID VANMETER

Digitally signed by DAVID VANMETER
Date: 2025.10.27 13:32:30 -04'00'

David J. VanMeter, FACHE, MHA
Interim Medical Center Director
VA Tampa Health Care System

ATTACHMENT A
Permits and Regulatory Compliance

The Proposed Action would comply with all relevant federal, agency, state, and local environmental laws, regulations, requirements, and ordinances. This includes obtaining the following necessary environmental permits, licenses, or other agreements to implement the Proposed Action.

Agency	Permit/Requirement	Need/Basis
Florida Department of Environmental Protection (FDEP)	Clean Water Act National Pollutant Discharge Elimination System Construction Generic Permit (Section 403.0885, Florida Statutes)	To manage construction stormwater run-off from >1 acre site.
FDEP	Industrial Wastewater Generic Permit for Discharge of Ground Water from Dewatering Operations.	"Dewatering operations" means temporarily lowering the water table by draining or pumping of ground water from activities such as excavations, building foundations, vaults, trenches and aquifer performance tests for exploratory purposes. If required, the project will be reviewed under 62-621.300(2), Florida Administrative Code (F.A.C.). Please note that dewatering operations covered under the Construction General Permit (CGP) will not be required to obtain separate coverage under the dewatering generic permit.
FDEP	Domestic Wastewater: Rule 62-604, F.A.C.	Requires that any project that needs to extend wastewater collection and transmission system to obtain a collection/transmission system construction permit unless it is a construction of a single gravity or non-gravity individual service connection from a single building to a gravy collection system. Depending on the final design, the Proposed Action may require a construction permit for the collection system from Hillsborough County Environmental Protection Commission).

Agency	Permit/Requirement	Need/Basis
Southwest Florida Water Management District	Environmental Resource Permit (ERP) Modification (Part IV of Chapter 373, Florida Statutes)	Modifications to the current JAHVH stormwater management system; modify existing permit ERP 44002374.001, issued on August 22, 1997.
Florida Department of Health in Hillsborough County	General Permit to Construct a Public Water System Distribution System (F.A.C. Code Rule 62-555.536)	Modifications to the existing JAHVH potable water infrastructure system.
Environmental Protection Commission, Hillsborough County	Industrial Wastewater Permit	Modifications to the existing JAHVH wastewater infrastructure system.
Hillsborough County	Right-of-Way Management Permit and Driveway Connection Permit and Temporary Traffic Control Permit	Construction and operation of the proposed pedestrian bridge; new utility connections; roadway/sidewalk modifications along East 131st Avenue; for any work that may impede traffic; and for any work done within 15 feet from the edge of the roadway.
FDEP Division of Air Resource Management	Asbestos Abatement Notification of Demolition or Asbestos Renovation through the FDEP Division of Air Resource Management's Online Asbestos Notification System (Section 376.60, Florida Statutes and 40 U.S. Code of Federal Regulations (CFR) Part 61, Subpart M)	Required prior to abating asbestos. Contractor to submit include abatement and monitoring plan.
VA	Temporary Environmental Controls, Specification 01 57 19	Includes construction best management practices for dust control, construction stormwater management, noise control, to be implemented by construction contractor during construction phase.
VA	Traditional Asbestos Abatement, Specification 02 82 11	For managing asbestos abatement.
JAHVH	JAHVH Asbestos Operations and Maintenance Program	Specific considerations for managing asbestos at JAHVH.
VA	Lead-Based Paint Removal and Disposal, Specification 02 83 33.13	For managing lead-based paint removal and disposal.

Agency	Permit/Requirement	Need/Basis
OSHA	Lead Exposure In Construction Interim Final Rule-- Inspection and Compliance Procedures in 29 CFR 1926.62	Compliance requirements for construction work in which employees may be exposed to lead during such activities as demolition, removal, surface preparation for re-painting, renovation, clean up and routine maintenance.
U.S. Environmental Protection Agency	Lead Renovation, Repair, and Painting Program	For managing lead-based paint.
FL Department of Health	Florida's Lead Poisoning Prevention Program	For protecting people from lead-based paint hazards.
VA	Publish a newspaper notice of a Finding of No Practical Alternative	Required under EO 11988 when a federal project occurs within the 100-year floodplain. Can be published with NEPA EA notices. Publish Finding of No Practicable Alternative with both the Draft EA notice and Final EA notice. Notice informs public about Proposed Action occurring within 100-year floodplain and opportunity to provide comment.
VA	Section 438 of Energy Independence and Security Act	Requires federal agencies that develop or redevelop applicable facilities to manage stormwater runoff to maintain or restore pre-development hydrology to the maximum extent technically feasible.
Hillsborough County	Municipal Separate Storm Sewer System Permit Compliance Stormwater design plans to be reviewed by Hillsborough County.	Required for new or modified stormwater discharges to Hillsborough County stormwater system. The Proposed Action would be designed to ensure continued compliance with the Hillsborough County permit requirements.
Hillsborough County	Stormwater Quality Ordinance #94-15 Compliance	Required for new or modified stormwater retention basins. The Proposed Action would incorporate best management practices (required by the CGP and ERP permits) to eliminate or reduce pollution from outdoor activities. Stormwater design plans to be reviewed by Hillsborough County.

Agency	Permit/Requirement	Need/Basis
Hillsborough County	Design stormwater retention basins to comply with Hillsborough County Stormwater Management Technical Manual	Required for new or modified stormwater retention basins. Stormwater design plans to be reviewed by Hillsborough County.
Hillsborough County	Hillsborough County Retention Pond Design Requirements.	Required for new or modified stormwater retention basins. Designs for new or modified stormwater basins to be in accordance with the Hillsborough County Stormwater Management Technical Manual. Stormwater design plans to Hillsborough County Stormwater Management Technical Manual to be reviewed by Hillsborough County.
Hillsborough County	Hillsborough County Water Quality Treatment Design Requirements	Required when modifying existing stormwater retention basins. Modifications to water quality treatment systems in existing or new stormwater basins to be designed in accordance with the Southwest Florida Water Management District requirements and Hillsborough County Stormwater Management Technical Manual.
Occupational Safety and Health Administration	Occupational Noise Exposure - 29 CFR 1910.95(b)(1)	Comply with hearing protection for workers.
Veterans Health Administration	Safety and Health During Construction - Directive 7715(1)	To maintain safe and healthy worksite during construction phase.
VA	Construction Waste Management, Specification 01 74 19	To salvage, recycle, or reuse as much of the non-hazardous construction debris as economically feasible. Other solid waste that could not be salvaged, recycled, or reused would be disposed of at a U.S. Environmental Protection Agency-licensed off-site landfill.