U.S. Department of Veterans Affairs

Office of Construction & Facilities Management
425 I Street, NW, Ste. 2E.250
Washington DC 20420
www.cfm.va.gov

September 17, 2025

(Sent via email)

SUBJECT: Environmental Assessment Scoping Notice for the Proposed Construction and Operation of an Outpatient Clinic in The Villages, Florida [**VA ID# EAXX-029-15-VHA-1757455338**]

Dear Valued Stakeholder:

The U.S. Department of Veterans Affairs (VA) is proposing to award a lease to a private entity that would construct an outpatient clinic (OPC) for VA to lease and operate in The Villages, FL. The purpose of the Proposed Action is to provide enhanced and expanded primary care, mental health services, and add a comprehensive array of specialty care outpatient services to serve Veterans in The Villages and surrounding communities in a modern, state-of-the-art-facility. The OPC would be constructed at one of the following three alternative sites currently under evaluation by VA (Figure l):

- Alternative 1 – CR 42 and U.S. Hwy 301, Summerfield, Marion County, Florida
- Alternative 2 – U.S. Hwy 27/Hwy 441 at Skyline Drive, Lady Lake, Lake County, Florida
- Alternative 3 – CR 202 and Hwy 301 (3712 County Road), Oxford, Sumter County, Florida

VA is preparing an environmental assessment (EA) to analyze the potential environmental impacts of the Proposed Action. VA is seeking input from stakeholders as part of the scoping process in the development of this document. VA is preparing the EA in accordance with the National Environmental Policy Act (NEPA) of 1969 (42 U.S. Code § 4321 et seq.).

Through this notice, VA is also providing the public with information about the undertaking and seeking input about the undertaking's effects on historic properties pursuant to Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended, (54 U.S. Code § 306108), and its implementing regulations (36 CFR Part 800 - Protection of Historic Properties). VA is using its procedures for public involvement under NEPA in lieu of public involvement requirements in Subpart B of the Section l06 regulations per 36 CFR Part 800.2(d)(3). This notice does not serve as an invitation to consult under Section 106; it is solely to seek and consider the views of the public. VA conducted its Section l06 review and consultation separately.

If you have comments on the scope of the EA, the range of alternatives, and environmental issues for in-depth analysis, please email your comments to vacoenvironment@va.gov with the subject line “The Villages, FL OPC EA”. Additionally, VA will publish the Draft EA online at https://www.cfm.va.gov/environmental/ for a 30-day public review and comment period. The Notice of Availability will be posted in The Villages Daily Sun.

Respectfully,

GLENN ELLIOTT Digitally signed by GLENN ELLIOTT
Date: 2025.09.17 10:06:42 -04'00'

Glenn Elliott
Director, Project Development Services Division
Office of Construction and Facilities Planning
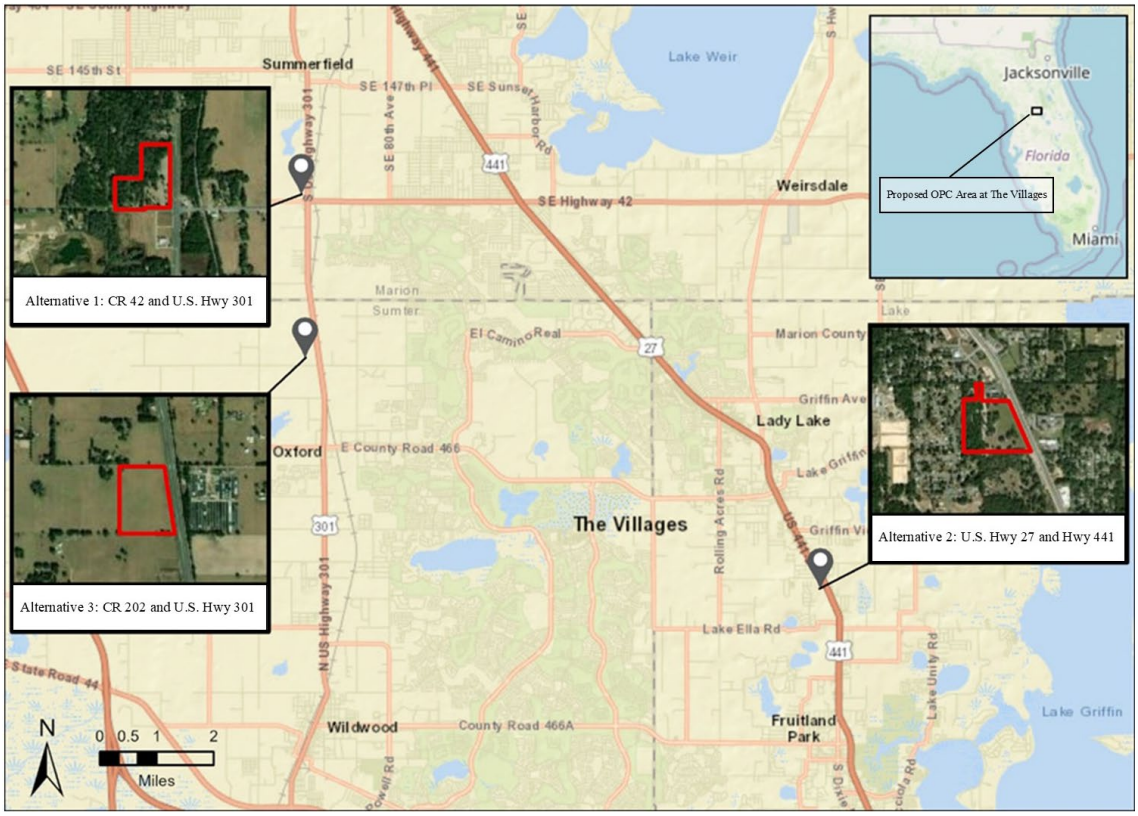
Figure 1. Proposed Location for a VA Outpatient Clinic - Site Vicinity Map