

DRAFT DEIS SCOPING OUTLINE**Snowden Woods
Village of Ossining, Westchester County, New York
November 8, 2017**

Project Sponsor: Ossining River Associates, LLC

Description of the Proposed Action:

A Draft Environmental Impact Statement ("DEIS") will be prepared for the proposed development of 14.12 unimproved acres with 198 residential units in four five-story buildings, with two buildings to contain 66 units each and the other two to contain 33 units each, in the Village of Ossining, NY (the "Project"). The Ossining Fire Department Northside Fire Station will be reconstructed at the site of the existing firehouse as part of the Project to help provide suitable access to the development and the necessary expansion and upgrades to the Northside Fire Station. A total number of 348 spaces below-grade and surface parking will be constructed on the Project Site. The property is bounded by Snowden Avenue to the south, Old Croton Aqueduct to the east, Beach Road and Sandy Drive to the north and public and private property to the west (the "Project Site").

The Project Site is located primarily in the Conservation Development District (CDD) zoning district, with a small percentage of the Project Site located in the S-125 One-Family Residence district. The Proposed Action includes site plan approval for the Project, an area variance to develop within the 25-foot buffer from the Old Croton Aqueduct, and a zoning text amendment which would provide for a density of 16 dwelling units per acre and would set forth specific qualifying criteria, including minimum site acreage; preservation of land area as permanent open or public park space; provision of 15% of all units to be affordable units; and contribution to non-site-related infrastructure improvements.

Lead Agency: Village of Ossining Board of Trustees
16 Croton Avenue
Ossining, NY 10562

Involved & Interested Agencies:Involved Agencies

- Village of Ossining Village Board of Trustees
- Village of Ossining Planning Board
- New York State Department of Environmental Conservation
- New York State Office of Parks, Recreation and Historic Preservation

Interested Agencies

- United States Army Corps of Engineers
- New York State Department of Transportation
- New York State Department of State-Consistency Review Unit of Planning and Development
- New York State Hudson River Valley Greenway
- Old Croton Aqueduct State Park
- Metro North Commuter Railroad
- Westchester County Planning Board
- Westchester County Department of Environmental Facilities

- Westchester County Department of Health
- Scenic Hudson
- Riverkeeper
- Clearwater
- Ossining Union Free School District
- Ossining Volunteer Fire Department
- Ossining Police Department
- Town of Ossining Assessor's Office
- Village of Ossining Environmental Advisory Committee

General Guidelines:

The DEIS will discuss relevant and material facts and evaluate the reasonable alternatives to the Proposed Action identified in this Scoping Document. It will be clearly and concisely written in plain language that can be easily read and understood by the public. Highly technical material will be summarized and, if it must be included in its entirety, will be referenced in the DEIS and included as an appendix. In addition, all relevant project correspondence from involved and interested agencies will be included in an appendix to the DEIS.

Narrative discussions will be accompanied to the greatest extent possible by illustrative tables and graphics. Each potential impact category (such as land use and zoning impacts and traffic impacts) will be the subject of a separate section describing existing conditions, anticipated impacts, and proposed mitigation.

The full DEIS will be made available to the Lead Agency in both hard copy and electronic formats (Adobe Acrobat (.pdf) file). When the DEIS is accepted for public review by the Lead Agency, sufficient hard copies will be provided as requested by the Lead Agency. In addition, the full DEIS will be posted on the internet for public review as required by law.

Prior Studies:

The DEIS will build on the analysis of two reports completed by Bergmann Associates which have been submitted to the Village of Ossining Board of the Trustees: a Fiscal Impact Analysis, completed February 15, 2017, and a Traffic Impacts Study, completed in January 2017. These reports will be included as Appendices to the DEIS.

Potential Impacts:

Based upon the preparation of the Environmental Assessment Form Parts 1 and 2, the Proposed Action could potentially impact the following:

- Land Use and Zoning (in particular, discuss intent of CDD District designation);
- Visual Resources and Community Character;
- Natural Resources;
- Wetlands, Waterbodies and Watercourses;
- Historic and Cultural Resources;
- Fiscal Impacts;
- Community Services;
- Traffic and Transportation;
- Stormwater Management;

- Utilities;
- Soils, Topography, and Slopes.

The organization and expected content of the DEIS are as follows:

Cover sheet and General Information

- A Cover Sheet shall be provided that includes:
 - Title of the document;
 - Title of the Proposed Action;
 - Location of the Proposed Action;
 - Name and address of the Applicant of the Proposed Action and name, address, and telephone number of contact person representing the Applicant;
 - Name, address and phone number of the Lead Agency, including name of the contact person;
 - Name, address and phone number of the preparer of the DEIS and contact person;
 - Date and acceptance of the DEIS (to be inserted at later time);
 - Date of the public hearing, deadline by which comments on the DEIS are due, a statement that comments may be submitted up to ten days following the close of the hearing (to be inserted at later time).
- The DEIS shall include a list of the participating consultants, with their address, telephone number and project responsibilities.
- The DEIS shall also include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

Chapter I: Executive Summary

- A. Introduction
- B. Description of the Project and Proposed Action
- C. Required Approvals and Permits
- D. Involved and Interested Agencies
- E. Summary of Significant Impacts and Proposed Mitigation Measures
- F. Summary of Alternatives

Chapter II: Project Description

- A. Introduction
 - Provide a brief overall description of the Project and Proposed Action.
- B. Project Description
 - 1. Identify Project location, site ownership, tax lot numbers and acreage.
 - 2. Describe the existing condition of the Project Site and natural and manmade features unique to the site, including the Old Croton Aqueduct.
 - 3. Provide a comprehensive description of the proposed residential development and firehouse. Include the number and description of residential units and square footage; description of the firehouse square footage; description of affordable units; number of parking spaces and distribution across the Project Site; architectural

design; landscape and lighting design; and open space and recreation uses including linkage of the Site to existing recreational uses and areas.

4. Summarize required approvals and provide a list of Involved and Interested Agencies.
5. Describe the Project purpose and public need and benefits, including the distinguishing features of the CDD District.

Chapter III: Environmental Impacts and Mitigation Measures

A. Land Use, Zoning and Public Policy

1. Land Use

a. Existing Conditions

Identify and describe land uses within 1/2 mile of the Project Site.

b. Potential Impacts

Compare the proposed development with existing land uses within 1/2 mile of the Project Site.

c. Mitigation Measures

Discuss and evaluate mitigation measures to minimize any potential impacts to the surrounding land use pattern.

2. Zoning

a. Existing Conditions

i. Identify and describe all zoning districts within 1/2 mile of the Project Site.

ii. Generally discuss the adoption of the 2009 Zoning Law of the Village (the "Zoning Code").

iii. Describe the requirements of the existing CDD Conservation Development District and S-125 One-Family Residence zoning districts.

b. Potential Impacts

i. Describe the requirements of the zoning text amendment, and the criteria under which the text may be applied.

ii. Describe the proposed zoning text's consistency (or inconsistency) with the principles and purposes of the CDD district, with reference where such resource information is available, to the previous zoning designation in order to inform the purposes of the CDD designation.

iii. Discuss the compliance of the Project with the zoning text amendment and underlying district regulations.

iv. Discuss relationship of the Proposed Action to adjacent zoning districts.

v. Indicate the extent to which any waivers of the zoning code would be required to carry out the Project as proposed, and evaluate why such deviation would be appropriate.

c. Mitigation Measures

Discuss and evaluate mitigation measures to minimize any potential adverse impacts to the Village Zoning Code including use of green technologies to the extent relevant.

3. Policy Documents

a. Existing Conditions

Review and analyze the goals and recommendations of the following documents as they relate to the proposed zoning text amendment and the Proposed Action, and discuss elements of consistency and inconsistency therewith:

- Village of Ossining Comprehensive Plan
 - Village of Ossining Significant Sites and Structures Guide
 - Village of Ossining Local Waterfront Revitalization Program (“LWRP”), and discuss how the Project conforms to the LWRP and its associated local program and policies.
 - Village Waterfront Access and Trailway Plan
 - Draft Open Space/Bike Lane/Commerce Connectivity Corridor
 - Westchester County Greenway Compact Plan
 - Westchester 2025
 - b. Potential Impacts
Compare the consistency of the Proposed Action with the relevant policy documents listed above.
 - c. Mitigation Measures
Provide mitigation measures for any potential adverse impacts to the identified policy documents.
- B. Visual Resources and Community Character
1. Existing Conditions
Describe and illustrate the existing visual conditions of the Project Site and surrounding properties.
 2. Potential Impacts
 - a. Describe the proposed development in relation to surrounding buildings and uses using the NYSDEC Program Policy, Assessing and Mitigating Visual Impacts, DEP-00-2 as a guideline.
 - b. Provide renderings and site sections of the proposed development.
 - c. Illustrate visibility of the proposed development from east of the Project Site looking west to the Hudson River and from the Hudson River towards the proposed development through photo simulations.
 - d. Illustrate visibility of the proposed development as viewed from adjacent public streets with common graphic design using photographic simulations at the following locations:
 - Intersection of Beach Road and Sandy Drive
 - From the Hudson River
 - From Van Wyck Street
 - Snowden Avenue.
 - e. Discuss the lighting on site and how it would potentially affect neighboring properties.
 3. Mitigation Measures
Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
- C. Natural Resources
1. Existing Conditions
 - a. Obtain data from the New York Natural Heritage Program (NYNHP) and the USFWS to do the following:

- i. Describe vegetation and wildlife currently found on and in the immediate vicinity of the Project Site.
 - ii. Describe any threatened or endangered species that may be present on or in the vicinity of the Project Site.
 - b. Discuss the Project Site's proximity to the Crawbuckie Nature Preserve and any Critical Environmental Areas.
 2. Potential Impacts
 - a. Describe potential impacts to vegetation and wildlife on-site or in the immediate vicinity as a result of the proposed development and discuss the tree removal in terms of the Village of Ossining Tree Law, Village Code Chapter 248, Trees.
 - b. Describe potential impacts to adjacent natural resources, including the Crawbuckie Nature Preserve and any Critical Environmental Areas as well as the Old Croton Aqueduct, soils, viewshed and slopes.
 - c. Building widths and their positive or negative impact on the view to the Hudson.
 - d. Open Space impacts
 - e. Provide a site analysis map and/or chart detailing all such features.
 3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development. As a result of the state-listed threatened species of Bald Eagle recorded near the project site project plans should if still considered an active site, including but not necessarily limited to sturgeon, as appropriate, incorporate mitigation as described in the US Fish and Wildlife Service 2007 National Management Guidelines (NBEM Guidelines).
- D. Wetlands, Waterbodies and Watercourses
1. Existing Conditions
 - a. Identify any wetlands, waterbodies or watercourses located on the Project Site.
 - b. Identify the proximity of the Project Site to the Hudson River.
 2. Potential Impacts

Describe any potential impacts to wetlands, waterbodies or watercourses including any unique features of the same. To the extent that grading activities on-site, or addition or modifications to impervious surfaces may impact wetlands, waterbodies or watercourses located on adjacent properties, discuss potential impacts.
 3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
- E. Soils and Topography
1. Existing Conditions

A topographic survey based on a two-foot contour interval will be prepared. Existing topography will be mapped based on the following slope categories: 0-15%, 15-25%, and 25% and greater. Slope descriptions will include a listing of these slope categories as a percentage of the total site area. A comparison of existing and proposed topography will be evaluated. The following will be described:

- a. A preliminary cut and fill analysis, including an analysis of the disposal of excess cut or the import of fill materials, if fill is required, as well as identification of areas where cut will reach the water table and contingency plans to deal with discharge of groundwater to the surface.
 - b. Identify and list soil types on the Project Site, with a discussion of soil characteristics and suitability for construction.
 2. Potential Impacts
 - a. Provide a preliminary grading plan and limit of disturbance.
 - b. Describe in detail provisions for successfully working with the steep slopes on the property including temporary measures and permanent measures.
 - c. If excess earth materials will need to be removed from the site, estimate the number of tons and truck trips necessary to carry out the construction and identify the routes the trucks will take and describe the method of removal
 3. Mitigation Measures

Describe mitigation measures and best management practices that will be implemented on-site.
- F. Historic and Cultural Resources
 1. Existing Conditions
 - a. Provide a descriptive detail of the Project Site's architectural and archeological resources and details of any consultation with or documentation that has been submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYOPRHP).
 - b. Discuss the importance of the Old Croton Aqueduct, as well as any other historic or aesthetic resources adjacent to the Project Site.
 - c. A descriptive detail of the proposed demolition of the fire house will be submitted to the NYOPRHP as part of the SEQR consultation process. The project notification paperwork will be submitted electronically to NYOPRHP using that agency's Cultural Resources Information System (CRIS). The appropriate NYOPRHP-recommended cultural resources study will be conducted.
 2. Potential Impacts
 - a. Identify potential impacts to cultural, archeological, or historic resources. Discuss potential impacts of the Project and proposed area variance to the Old Croton Aqueduct.
 - b. Discuss details on how the Project will interface with the existing Old Croton Aqueduct Trail and any impacts on the current use of the trail.
 - c. Discuss connection of project to existing parking and open space.
 3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the Project including, if necessary, any mitigation measures for impacts that the Project will have on the public use of the Old Croton Aqueduct.
- G. Community Services
 1. Police Services
 - a. Existing Conditions
 - i. Identify the staff size and organization of the Police Department.

- ii. Identify the location of police station.
 - iii. Identify average response time to the Project Site.
 - b. Potential Impacts
 - i. Evaluate increased demand for police services.
 - ii. Identify concerns of the Police Department (if any).
 - iii. Analyze the adequacy of access to the proposed development.
 - c. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
- 2. Fire Services
 - a. Existing Conditions
 - i. Identify the staff size and organization of the Fire Department.
 - ii. Provide details on the existing Northside Fire Station.
 - iii. Identify fire department equipment.
 - iv. Identify the number of calls for service per year.
 - v. Identify the average response time to the Project Site.
 - vi. Discuss existing adequacy of access to the Project Site
 - b. Potential Impacts
 - i. Evaluate the increase demand for fire department services.
 - ii. Identify concerns from the Fire Department (if any).
 - iii. Describe how the site plan will adequately provide emergency service access to the residences and whether the Project meets all applicable local and NYS fire codes.
 - iv. Describe the disruption, if any, to fire department services resulting from the reconstruction of the Northside Fire Station.
 - c. Mitigation Measures

Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development including any impacts related to a large residential development in close proximity to the firehouse.
- 3. Emergency Services
 - a. Existing Conditions
 - i. Identify ambulance/EMS service staff size and organization.
 - ii. Identify location of nearest station.
 - iii. Identify available equipment.
 - iv. Identify number of calls for service per year.
 - v. Identify response time to the Project Site.
 - b. Potential Impacts
 - i. Evaluate and discuss increased demand for ambulance service, including average number of calls per year.
 - ii. Identify concerns from the ambulance service (if any).
 - iii. Analyze adequacy of access to proposed development.
 - c. Mitigation Measures

Discuss possible methods for mitigation of potential adverse impacts that could result from the proposed development.
- 4. Recreation and Open Space
 - a. Existing Conditions

Describe existing public recreation and open space facilities in the Village and immediate vicinity.

- b. Potential Impacts
 - i. Discuss potential impacts to public recreation and open space including connectivity of the same with the Project, facilities that would result from the Proposed Action.
 - ii. Describe the recreation space, open space, and green space provided by the Project in comparison to existing recreational space, open space, and green space on the Project Site, and describe whether the recreation space will be public or private, for active or passive recreation, and whether there will be any restrictions on the use of such spaces such as conservation easements or other encumbrances as well as whether there will be any conflict between the Project and existing recreation and open space.
 - c. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
5. Schools
- a. Existing Conditions
 - i. Identify location, current enrollments and capacity of existing schools.
 - ii. Based on the 2017 Fiscal Impact Analysis, identify the education cost per pupil.
 - b. Potential Impacts

Based on the 2017 Fiscal Impact Analysis:

 - i. Identify the generation of school children from the proposed development, the potential increase in school enrollments and any anticipated increase in costs to the Ossining Union Free School District.
 - ii. Identify the potential tax revenue to the Ossining Union Free School District that would be generated from the proposed development and compare to projected costs.
 - c. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development.
- H. Fiscal Impacts
- 1. Existing Conditions

Describe the existing tax revenues generated by the Project Site.
 - 2. Potential Impacts

Analyze the fiscal impact (taxes generated versus costs incurred) to the Village of Ossining and the Ossining Union Free School District as a result of the proposed development.
 - 3. Mitigation Measures

Discuss how Project taxes would mitigate increased demand for services from the proposed development.
- I. Traffic and Transportation
- 1. Existing Conditions

- a. Based on the information provided in the 2017 Traffic Impact Study, describe traffic count and roadway existing information from the New York State Department of Transportation (NYSDOT). In addition, provide details on the levels of service (LOS) and turning movement traffic counts collected at the following intersections near the Project Site:
 - Snowden Avenue and Highland Avenue (US Route 9)
 - Snowden Avenue and the existing Northside Fire Station
 - The commuter path to and from the intersections of Broadway, the Broadway train bridge, Water & North Water Streets.
 - b. Identify public transportation services for the area.
 - c. Identify existing pedestrian or bicycle accommodations on the Project Site.
 2. Potential Impacts
 - a. Based on the analysis completed as part of the 2017 Traffic Impact Study, provide the following information:
 - i. "No Build" Traffic Volumes and LOS for each of the intersections, to include background traffic growth and other proposed projects in the area.
 - ii. "Build" Traffic Volumes and LOS for each intersection, to include Site Generated Traffic Volumes for the Proposed Action and the assignment of Site Generated Traffic Volumes to the roadway network
 - iii. Figures showing the Existing, Projected, No-Build, Site Generated, and Build Traffic Volumes for each of the intersections for each of the peak hours.
 - iv. Results from the SYNCHRO capacity analysis for each of the intersections utilizing the Existing, No-Build and Build Traffic Volumes. Summarize the results of the capacity analysis in tabular form and include a summary of the average vehicle delays and Levels of Service for each location for each condition.
 - v. Discuss Project generated demand for public transportation that is accessible to the Project Site.
 - b. Describe any upgrades or additions to pedestrian or bicycle accommodations.
 3. Mitigation Measures

Discuss whether there is need for any geometric or traffic control modifications to the site access and studied intersections.
- J. Stormwater Management
1. Existing Conditions
 - a. Identify and map existing drainage infrastructure on site and in the vicinity of the property.
 - b. Discuss existing drainage patterns and hydrologic characteristics of the site. Study ultimate points of stormwater discharge from the site.
 - c. Prepare a pre-development hydrologic analysis to determine existing peak rates of runoff from the Project area during the statistical 1-, 2-, 10-, 25-, 50-, and 100-year storm events. This analysis will be the basis for determining stormwater management requirements.
 - d. Discuss and map hydrologic soil groups within Project Site and surface or groundwater resources on site.
 2. Potential Impacts

- a. Discuss any changes to the quality or quantity of stormwater runoff due to the development.
 - b. Discuss the proposed drainage collection system.
 - c. Prepare a post-development hydrologic analysis to determine the changes in the pre-development peak runoff rates.
 - d. Prepare a Stormwater Pollution Prevention Plan and discuss compliance with local stormwater management regulation (Village Code Chapter 227 Stormwater Management and Erosion and Sediment Control) and NYSDEC general permits.
 - e. Discuss the access to, ownership of, and responsibility for maintenance requirements during construction and long-term maintenance of any stormwater management facilities.
 - f. Discuss the capacity of the proposed storm sewer system and any connections to the existing storm sewer or adjacent watercourses.
 - g. Discuss potential impacts (if any) to the Old Croton Aqueduct from stormwater runoff, design, or methods of construction as a result of grading activities on-site.
3. Mitigation Measures
 - a. Mitigation measures will be provided to minimize impacts from the stormwater quantity and minimize adverse stormwater quality impacts. Outline stormwater treatment methods per current New York State Department of Environmental Conservation ("NYSDEC") Design Standards and local regulations.
 - b. Design a stormwater management facility according to the NYSDEC Stormwater Management Design Manual. Peak flow mitigation will be provided for the statistical 1-, 2-, 10-, 25-, 50-, and 100-year storm events.
 - c. Design the proposed drainage collection system which will convey stormwater runoff to the proposed stormwater management facility.
 - d. A discussion of the sediment and erosion control measures will be provided along with a detailed plan and details.
 - e. A discussion of the use of green technologies.
- K. Utilities
1. Existing Conditions

Identify location of existing public water and sewer mains and current capacity levels. Pressure and flow of the existing water and sewer mains will be determined and discussed to ensure adequacy and proposed connections and required improvements will be discussed.
 2. Potential Impacts
 - a. Identify water demands of the proposed development and compare to current capacity levels. Calculate water demand for the Project based on Department of Health multipliers. Conduct capacity analysis for the existing water supply system.
 - b. Estimate the potential sewage generation from the proposed Project. Identify the sewer district in which the site is located and the location where the sewage is treated and discharged. Conduct capacity analysis for the existing sanitary sewer system.

- c. Discuss the impacts of the proposed Zoning Text Amendments on utility services in the Village of Ossining.
 - d. Discuss the construction of any utility lines that will require crossing the Old Croton Aqueduct.
- 3. Mitigation Measures

Discuss potential methods for mitigation of potential adverse impacts that could result from the proposed development. Discuss mitigation measures including emergency/backup systems, water conservation, or upgrades required to the system, if any. Mitigation measures for sanitary sewer systems should incorporate reductions in inflow and infiltration (I&I) may be required by the County.
- L. Construction
 - 1. Potential Impacts
 - a. Assess potential construction-related impacts (noise, etc.).
 - b. Describe the construction schedule and construction phasing plan including the phasing of firehouse construction so as not to interrupt the provision of adequate fire response services in the Village.
 - c. Discuss impacts on adjacent land uses associated with proposed construction activities, including access to the site for construction vehicles, effects of construction traffic on adjacent roadways, construction staging and management of fill export and import.
 - d. Provide proposed techniques for rock removal, should it become necessary during construction and anticipated cut and fill. Describe potential impacts to adjacent properties that could result from rock removal. Any required pre-blast surveys, photo/video demonstration, and seismic monitoring should be discussed.
 - e. Describe potential impacts to the Old Croton Aqueduct that could result from construction activities.
 - 2. Mitigation Measures
 - a. Discuss construction techniques and best management practices to be utilized to minimize potential adverse construction-related impacts, including potential rock removal.
 - b. Discuss techniques to properly dispose of excess soils and construction and demolition debris at approved off-site facilities.

Chapter IV: Alternatives

Provide a brief description of impacts for each alternative identified below. Include a comparable level of analysis for each potential impact area to allow the Lead Agency to evaluate the Proposed Action in relation to each of the alternatives below.

- A. No Action Alternative

Under this alternative, the Project Site would remain as it exists now.
- B. Alternative Plan Under the Existing Zoning

Under this alternative, the site would be redeveloped as permitted under the requirements of the existing Conservation Development District (CDD) and S-125 One-Family Residence zoning districts.
- C. Same Project Plan under Special Permit Scenario

Under this alternative, the proposed zoning text amendment would create a special permit process instead of an overlay district applicable in the CDD under certain criteria. This section will detail proposed criteria of the special permit on which the application would be evaluated. The same Project would be evaluated under the special permit criteria.

D. **Alternative Plan Based on Identified Significant Environmental Impacts**

Under this alternative, as a result of the DEIS analysis, if a significant environmental impact is identified that cannot be mitigated without a change in the site plan, the revised site plan will be evaluated in this section.

Chapter V: Adverse Environmental Impacts That Cannot Be Avoided

Identify adverse environmental impacts identified in Chapter III of the DEIS that cannot be avoided based on the implementation and construction of the Proposed Action. Discussion will include short term construction impacts.

- A. There should be a description of methods of recycling waste and natural materials on site during construction.
- B. Describe the construction schedule and any limitation to the amount of acreage of disturbed soil exposed at any one time.

Chapter VI: Irreversible and Irretrievable Commitment of Resources

Identify natural and human resources that will be consumed, converted or made unavailable for future use from the implementation and construction of the Proposed Action.

Chapter VII: Growth Inducing Impacts

Identify secondary and/or indirect impacts that could result as potential impacts from the implementation and construction of the Proposed Action.

Chapter VIII: Effects on the Use and Conservation of Energy Resources

Summarize the use of energy resources to be used on-site and strategies to reduce energy consumption. Provide a description of the effect of the proposed action on the short and long term use and conservation of energy resources; methods to reduce inefficient or unnecessary consumption of energy during construction and long term operation; and a discussion of applicable building codes.

Chapter IX: Short and Long Term Impacts, Cumulative Impacts, and Other Associated Environmental Impacts

Appendix:

- A. EAF Parts 1 and 2
- B. Positive Declaration and Lead Agency notice
- C. DEIS Scoping Outline
- D. Copies of all official correspondence related to issues discussed in the DEIS
- E. Traffic Impact Study
- F. Stormwater Pollution Prevention Plan
- G. Soils Report