

EIS SUMMARY CHAPTERS

CHAPTER 25

The Environmental Impact Statement (EIS) contains several chapters that summarize the conclusions of the technical assessments and permit the decision-maker to examine the trade-offs between project objectives and identified impacts. These chapters are not required for an Environmental Assessment Statement (EAS), but in some instances the lead agency may choose to include them in the documentation to support the determination of significance. Conversely, if one of the chapters is not relevant to the proposed project and its analysis in the EIS, then it should not be included.

100. EXECUTIVE SUMMARY

The executive summary is extremely important and is required in all EISs. It should provide a concise summary that adequately and accurately summarizes the EIS. In general, the executive summary should include:

1. A brief project description;
2. A summary and list of each action;
3. A summary of the significant adverse impacts, if any;
4. A summary of the mitigation measures, if any, to reduce or eliminate any significant adverse impacts;
5. Any important trade-offs identified in the other summary chapters;
6. A summary of the unavoidable adverse impacts, if any;
7. A short discussion of alternatives;
8. The analysis areas examined in the EIS; and
9. The analysis areas eliminated in the EAS for further study, and the reasons why.

The executive summary should be as short as possible and contain only the information necessary to allow the reader to understand the conclusions of the EIS. The lead agency is strongly encouraged to limit the length of an executive summary to 30 pages or less.

200. MITIGATION MEASURES

Where significant adverse impacts are identified, mitigation to reduce or eliminate the impacts to the fullest extent practicable is developed and evaluated. This work, undertaken in conjunction with the technical area impact analyses described in Chapters 4 through 22, should be presented in a separate chapter along with a summary of the impacts to be mitigated. In the Draft Environmental Impact Statement (DEIS), options for mitigation must be recommended and assessed. A range of feasible mitigation measures may be presented for public review and discussion. In the Final Environmental Impact Statement (FEIS), mitigation and its method of implementation must be described. Certain mitigation measures that require implementation by, or approval from, City agencies should be agreed to in writing by the implementing agency before such mitigation is included in the FEIS. In addition, in the absence of a commitment to mitigation or when no feasible mitigation measures can be identified, a reasoned elaboration as to why mitigation is not practicable should be put forth, and the potential for unmitigated or unmitigable significant adverse impacts must be disclosed.



300. UNAVOIDABLE ADVERSE IMPACTS

When significant adverse impacts would be unavoidable if the project is implemented regardless of the mitigation employed (or if mitigation is impossible), they are summarized and presented in a separate chapter of the EIS.

400. GROWTH-INDUCING ASPECTS OF THE PROPOSED PROJECT

SEQRA specifies that the assessment of impacts focus on the growth-inducing aspects of a proposed project. These generally refer to "secondary" impacts of a proposed project that trigger further development. Proposals that add substantial new land use, new residents, or new employment could induce additional development of a similar kind or of support uses (*e.g.*, stores to serve new residential uses). Projects that introduce or greatly expand infrastructure capacity (*e.g.*, sewers, central water supply) might also induce growth.

500. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

This section summarizes the proposed project and its impacts on the loss of environmental resources, both in the immediate future and in the long term. Resources include both man-made and natural resources. Examples of losses include removal of vegetation without replacement, use of fossil fuels and materials for construction, *etc.* The extent to which the proposed project forecloses future options or involves trade-offs between short-term environmental gains and long-term losses should also be addressed. In considering the trade-offs of the project, it is also possible to compare short-term losses with long-term benefits.