

DRAFT SCOPE

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR SOUTHAMPTON DAY CAMP REALTY, LLC

665 MAJORS PATH, NORTH SEA TOWN OF SOUTHAMPTON, SUFFOLK COUNTY, NEW YORK

Overview

This document is a Draft Scope for the Draft Environmental Impact Statement (DEIS) for the application of Southampton Day Camp Realty, LLC (SDCR). The proposed action involves a change from one non-conforming use to another non-conforming use (i.e., from the existing tennis club/camp to a tennis club and camp) at the subject property, known as 665 Majors Path and identified on the Suffolk County Tax Map as District 900 – Section 97 – Block 3 – Lot 17.1, situated within the Residence R-20 zoning district, and the improvement of the subject property to officially recognize and accommodate the use of the premises as a tennis club and camp.

The subject property consists of 17.28± acres, and is situated on the west side of Majors Path, approximately 500 feet south of Little Fresh Pond Road, in the hamlet of North Sea, Town of Southampton, Suffolk County, New York.

To ensure that the DEIS will address all significant issues, the Town of Southampton Planning Board, as lead agency, has issued a Positive Declaration and has elected to conduct formal scoping pursuant to 6 NYCRR §617.8. This Draft Scope provides a description of the proposed action and the applicant's proposed content of the DEIS. This Draft Scope has been prepared in accordance with 6 NYCRR §617.8(b) and sets forth the following:

- Brief description of the proposed action
- Potentially significant adverse impacts
- Extent and quality of information needed to adequately address potentially significant adverse impacts
- Initial identification of mitigation measures
- Reasonable alternatives to be considered.

Project History and Background

The subject property has been in operation with a variety of recreational activities since the 1930s, and in 1965 is known to have been improved with numerous structures, including a dwelling, over a dozen cottages and cabins, a dining hall, stable and riding facilities, basketball court, tennis and other sports courts, ball fields, including a football field and a baseball field, and a catwalk and floating swimming raft in Little Fresh Pond. On June 8, 1995, the Town of Southampton Zoning Board of Appeals (ZBA) granted the then-owner of the property (New Horizons Camp, Inc.) variances for improvements made without a building permit (i.e., conversion of a horse stable to clubhouse, construction of tennis courts), and permitted two additional tennis courts. On December 2, 1998, the Town of Southampton Building Department issued Certificates of Occupancy/Compliance for a tennis camp, based upon the 1995 ZBA decision, for the several structures and facilities that existing on the subject property at that time.

The subject property was conveyed to the applicant (Southampton Day Camp Realty, LLC) on October 28, 2010, and, in February 2011, the applicant made an application to the ZBA for a 50-percent floor area expansion. The applicant reconsidered the request, and in August 2011, upon the request of the applicant, the Town of Southampton Building Inspector determined that no variances were needed for the then-proposed Renovation Plan, which proposed to maintain a camp use and did not involve any floor area expansion. The applicant voluntarily withdrew the ZBA application and pursued site plan approval. In September 2011, neighbors appealed the Building Inspector's determination to the ZBA claiming that the pre-existing nonconforming tennis club and tennis camp was abandoned (among other things). On March 15, 2012, the ZBA determined that the pre-existing nonconforming tennis camp and tennis club was not abandoned, but that the applicant's specific Renovation Plan constituted a change from one nonconforming use to another nonconforming use requiring a variance. On June 15, 2012, the applicant applied to the ZBA for a change from one nonconforming use (i.e., a tennis club/camp) to another nonconforming use (i.e., a tennis club and camp).

The Town of Southampton Planning Board, as lead agency, adopted a Positive Declaration on October 11, 2012, requiring the preparation of a Draft Environmental Impact Statement (DEIS) to analyze potential significant environmental impacts of the proposed change from one nonconforming use to another. Since that time, several enhancements have been made to the existing facility to improve, from an environmental (e.g., groundwater quality) perspective, the impacts of operation of the existing facility. These improvements have included the abandonment of all existing sanitary systems in accordance with Suffolk County Department of Health Services (SCDHS) protocols, and replacement of same with modern systems with septic tank pretreatment (where none existed previously) and a grease trap for kitchen waste meeting current SCDHS standards. Additionally, public water service was extended onto the subject property, replacing private wells (which remain for irrigation purposes), and all existing oil storage tanks were removed.

Other improvements have been undertaken at the subject property, which has continued to operate as a tennis club/camp, to maintain its existing structures, as well as to install a 1,445-square-foot swimming pool in place of an existing tennis court. All necessary approvals were obtained for same, which was determined to be a customary accessory structure and use to the tennis camp and tennis club. This determination by the Building Inspector was affirmed by the ZBA in its decision of December 20, 2012 (Decision No. D013123), that "the modification and replacement of a tennis court with a swimming pool ... is not an impermissible expansion of a nonconforming use or a change of use requiring a variance ... [and is] customary and incidental to Southampton Day Camp Realty's pre-existing nonconforming 'tennis club and/or tennis camp' use." Several neighbors requested a Temporary Restraining Order and preliminary Injunction to prevent the construction of a swimming pool (see *Matter of Little Fresh Pond Association, et.al. v. Town of Southampton ZBA, et.al.*, Supreme Court, Suffolk County), which was denied by the Honorable Joseph C. Pastorella, Justice of the Supreme Court, Suffolk County, on April 10, 2013. Neighbors also requested a Temporary Restraining Order and Preliminary Injunction to prevent the use of the subject property as a tennis camp and/or tennis club (see *Matter of Barona, et.al. v. Southampton Day Camp Realty, LLC, et.al.*, Supreme Court, Suffolk County), which was denied by the Honorable Joseph C. Pastorella, Justice of the Supreme Court, Suffolk County, on June 19, 2013.

During the time of the pool construction, several neighbors requested an inspection of the subject property (see *Matter of Barona, et.al. v. Southampton Day Camp Realty, LLC, et.al.*, Supreme Court, Suffolk County), which was denied by the Honorable Daniel Martin, Associate Justice of the Supreme Court, Suffolk County, on August 12, 2013. Neighbors also filed an Article 78 proceeding challenging the ZBA's decision permitting the swimming pool, which was dismissed by the Honorable Joseph C. Pastorella, Justice of the Supreme Court, Suffolk County

on February 24, 2014 (see *Matter of Little Fresh Pond Association, et.al. v. Town of Southampton ZBA, et.al.*, Supreme Court, Suffolk County).

As indicated above, the applicant has continued to operate the subject property as a tennis club/camp in accordance with all existing permits and approvals. Neighbors recently claimed that the applicant was moving forward with plans to operate a children's day camp at the site without the necessary approval(s) required for same as determined by the ZBA in its March 15, 2012 decision (see *Matter of Barona et.al. v. Southampton Day Camp Realty LLC and Southampton Country Day Camp LLC*, Supreme Court, Suffolk County). In a decision dated December 19, 2014, the Honorable Jeffrey Arlen Spinner, Justice of the Supreme Court, denied the neighbor's application. Relevant to the proposed action, the decision notes that the neighbors failed to substantiate that SDCR's use of the subject property results in increased noise, traffic, reduction of property values, or a public nuisance.

It should be noted that the scope of site and building improvements associated with the proposed action has been significantly reduced since the time that the Positive Declaration was issued, in response to changing needs of the facility, as well as concerns raised by the Town and community. These changes include, but are not limited to, the elimination of a planned swimming pool and changing sheds nearest to Little Fresh Pond and adjacent residential uses to the north; the maintenance of existing tennis courts instead of the establishment of new ballfields at the western portion of the site; and a reduction in the total area of natural vegetation to be cleared.

The specific details of the current proposed project are presented below.

Description of the Proposed Action

The proposed action involves a change from one pre-existing, non-conforming use (tennis club and/or tennis camp) to another non-conforming use (a tennis club and camp). The applicant, Southampton Day Camp Realty, LLC, is currently operating the existing tennis club/tennis camp in accordance with the existing Certificates of Occupancy and Certificates of Compliance. The applicant is seeking to clarify and codify the operations of the tennis club/tennis camp such that it allows for a change in marketing and clarifies the already allowable use for the existing tennis camp to allow facilities for a broader amount of recreational activities by campers.

The subject property is currently improved with 12 cottages, a cabin, a kitchen and dining hall, a one-and-one-half story residence, a clubhouse, a shed/shop building with caretakers' office, a basketball court, ten tennis courts, a swimming pool, parking, and decking and patios (both attached to buildings and freestanding). Certificates of Occupancy and Certificates of Compliance exist for these improvements.

As with the existing operations, the tennis club and camp will be seasonal, with overnight accommodations used by employees and camp counselors. There will be no overnight accommodations for campers. The applicant will continue to operate the camp activities for children ages 2.5 through 16, for a ten-week period, on weekdays between mid-June and late-August. The tennis club activities will continue daily for an 18-week season, from late May through early October.

The proposed action includes various improvements to the existing tennis club/tennis camp, as follows:

Cottage #4: The existing 355 square foot cottage and 85 square foot deck will be removed.

Cottage #5: The existing 358 square foot cottage and 196 square foot deck will be removed.

Cottage #12: The existing 598 square foot building and 314 square foot deck will remain and be used as a Health Center.

New Cottage: One new, 681 square foot cottage with a 152 square foot deck would be constructed to the south of existing Cottage #11.

Pump House (Well House): The existing 135 square foot pump house (well house) will be removed.

Shed: The existing 180 square foot shed will be relocated within the site.

Dining Hall: The existing 357 square foot deck at the Dining Hall will be replaced by a 700 square foot deck.

Changing Sheds: Two new changing sheds are proposed. Each shed is approximately 190 square feet, for a total of 380 square feet.

Garden Sheds: The existing garden shed (shop) and adjacent storage shed, which total 214 square feet, will be removed.

The total floor area of all existing buildings is 11,998 square feet. As noted above, the proposal includes the elimination of certain buildings and the addition of new buildings to modernize the facility. Upon implementation of the proposed action, the square footage of all buildings will be the same as that which currently exists (i.e., 11,998 square feet) such that no expansion is proposed. The area of buildings represents 1.59 percent of the total lot area.

There is no proposed increase in the total area of decks and patios on the Property. A total of 4,035 square feet of decking/patio currently exists, and, upon completion of the project, a total of 4,035 square feet of decking/patio will exist. This represents 0.54 percent of the total lot area.

The plan proposes to repair, renovate or replace sports courts on the subject property. The northerly-most tennis court, which extends approximately two feet beyond the northerly property line, will be partially removed and revegetated (such that it would no longer extend off of the site), and a 4,950 square foot basketball court will occupy the southern portion of this former tennis court area. A 2,291 square foot play area is proposed to be located between the existing clubhouse and Cottage #3. The existing tennis court located just north of the existing parking area and adjacent to an existing swimming pool and patio is proposed to be converted to two new 1,600 square foot pools with an associated patio. The existing basketball court will remain and continue to be used as a multi-purpose sports court.

There is currently 59,213 square feet of sports court area on the subject property. The seven existing tennis courts on the southerly part of the subject property will remain (where previously these courts were to be converted to other sports courts or playfields). Upon completion of the proposed repairs and site improvements, a total of 59,213 square feet of sports court area will remain (inclusive of all swimming pools and pool patios). This represents 7.87 percent of the total lot area.

The two northernmost curb cuts, which currently serve as access and parking for Cottage #11, will be eliminated, reducing the number of curb cuts from the five that currently exist to three.

The two remaining northerly curb cuts will serve as a one-way loop for the proposed shuttle bus service, which will pick-up and drop-off the campers, and incidental parent drop-off and pick-up. The northernmost curb cut to remain will serve as the ingress and the central of the three curb cuts will serve as the egress. This loop, and a proposed parking area within the loop (providing 23 spaces), will be gravel-surfaced. The southernmost curb cut that serves the southeastern parking lot will be relocated approximately 100 feet to the south to improve sight distances and safety. The existing gravel-surfaced southeastern parking lot will remain. The total number of parking spaces proposed at the property is 70. This is expected to adequately accommodate the demand for on-site parking, as some employees will reside on the grounds (seasonally) and others will travel via the vans (buses) that transport campers to-and-from the camp.

As occurs under existing conditions, shuttle buses will continue to pick up campers at designated stops throughout the community and drop campers off using the modified circular bus loop. The SDCR staff will continue to manage the routing of buses and a local bus company will be contracted to provide both buses and drivers. Additionally, along the morning route, each bus picks up a camp counselor before picking up any campers. Aside from providing transportation for some camp counselors, this ensures that the campers are supervised and entertained on their way to the camp. A similar routine is employed in the afternoon, where counselors use the bus service as transportation home, but also supervise and entertain campers along the ride. On weekends, traffic will be limited to that which is generated by seasonal staff and the tennis club activities.

The section of the DEIS entitled *Description of the Proposed Action* will provide a thorough description the proposed action, and will also include a site and project history, detailed site data; project purpose, need and benefits; required permits and approvals; and anticipated construction period and phasing.

Potentially Significant Adverse Impacts

Based upon review of the Positive Declaration issued by the Planning Board of the Town of Southampton for the original project design, potential adverse impacts to the following elements of the environment warrant evaluation in the DEIS (as specifically described in Parts 2 and 3 of the Environmental Assessment Form adopted by the Planning Board): land, open space and recreation; water resources (groundwater, surface water and stormwater runoff) and the Little Fresh Pond Critical Environmental Area; plants and animals; aesthetics and community character; transportation and public health and safety; noise; and growth and character of the neighborhood. These potential adverse impacts will be fully addressed in various DEIS sections, as briefly outlined below:

Impacts to Land, Open Space and Recreation

This section of the DEIS will assess potential impacts upon land, land use (including open space) and zoning. The soil types on the site and the associated engineering limitations would be identified using the *Soil Survey of Suffolk County*, and, as available, soil borings. A thorough assessment of the potential adverse impacts to land (e.g., from excavation, grading, erosion [including fugitive dust generation], etc.) will be provided. A construction and phasing plan would be evaluated as part of the analysis of potential impacts on land. Feasible measures to minimize potential adverse construction-related impacts, including erosion, will be identified as part of this impact evaluation.

This section of the DEIS will also present a description of existing land use(s) at the subject property and in the surrounding neighborhood. Current zoning of the subject property and the surrounding area will also be described, and a summary of relevant prior land use approvals will be presented in this section. Potential impacts of the proposed action upon land use and zoning will be evaluated, including analyses of the compatibility of the proposed land use with surrounding land uses, compliance with applicable provisions of the Town's Zoning Code, and the proposed action's consistency with relevant land use plans. As part of the analysis of potential land use impacts, the potential impacts upon open space and recreation will also be evaluated in this section of the DEIS.

Impacts to Water Resources (Groundwater, Surface Water and Stormwater Runoff) and the Little Fresh Pond Critical Environmental Area

This section of the DEIS will address the potential for adverse impacts to water resources associated with the proposed action, including potential impacts due to discharges from sanitary facilities and stormwater runoff. As part of these analyses, potential groundwater- and stormwater-related impacts to the adjoining Little Fresh Pond freshwater wetland and Critical Environmental Area would also be assessed.

Applicable stormwater regulations will be assessed, including those associated with the State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-10-001), and a stormwater management plan will be presented. The DEIS will indicate the amount of stormwater to be handled, and the means for accomplishing same. Areas to be cleared, developed with impervious surfaces, planted with fertilizer-dependent vegetation, and revegetated or preserved in a natural state will be calculated, and changes from the pre-development condition will be evaluated. Additionally, the DEIS will present consistency analyses with the findings and recommendations of relevant studies, including, but not limited to, the findings of the *Nationwide Urban Runoff Program (NURP)* and *Nonpoint Source Management Handbook*.

With respect to groundwater, the existing and proposed potable water demands (including irrigation demands) and sanitary waste generation rates will be presented, and the means of addressing each will be identified within this section of the DEIS. Consistency of the proposed action with the applicable recommendations for development as set forth within the *208 Study* will be evaluated. Additionally, the relevant requirements of Articles 6, 7 and 12 of the Suffolk County Sanitary Code will be identified, and compliance of the proposed action therewith will be evaluated.

To assess potential impacts to Little Fresh Pond, an analysis will be undertaken and presented in the DEIS that identifies the existing water quality of the pond; groundwater quality, elevations, flow direction, and its relationship to surface water; stormwater runoff patterns affecting the pond; and potential groundwater- and stormwater-related impacts of the proposed action upon Little Fresh Pond.

Stormwater discharges will be surveyed and sampled during storm events and tested for Nitrogen and Phosphorous levels. The groundwater and stormwater contributions from the site to Little Fresh Pond will be characterized, and, as part of the overall assessment of Little Fresh Pond, off-site contributors of groundwater and stormwater to Little Fresh Pond will also be identified and

characterized using publicly-available information. The results of the analysis will provide a basis for an examination of the relevance of contributions of the site to the condition of the pond, within the context of the total pollutant loading from all relevant sources identified (i.e., on-site and off-site sources). Finally, existing and proposed site conditions at the Southampton Country Day Camp property will be assessed to determine the potential for the proposed action to result in impacts to the pond associated with stormwater runoff and sanitary discharge.

With further respect to surface water, this section of the DEIS will address the relevant freshwater wetlands permitting requirements of the Town of Southampton and the New York State Department of Environmental Conservation (NYSDEC).

Impacts on Plants and Animals

The results of site investigations by a qualified biologist/ecologist or landscape architect, and an inventory of flora and fauna will be provided in the DEIS. The habitat value of the site will be assessed, and endangered, threatened and/or special concern species will be identified. A vegetation map will also be prepared. To supplement the site investigations, the New York Natural Heritage Program will be contacted regarding records of significant species.

In order to assess potential adverse ecological impacts, site data will be evaluated to determine areas of native vegetation to be removed and to remain, and an assessment of the impacts of vegetation clearing will be presented. A determination will also be made as to the habitat to be reduced or eliminated, and the impact that such habitat reduction or elimination will have on identified species. The analysis of potential ecological impact will also consider potential ecological impacts upon Little Fresh Pond Freshwater Wetland, Significant Coastal Fish and Wildlife Habitat and Critical Environmental Area. Plans for the re-vegetation of disturbed areas at the subject property will also be evaluated in this section of the DEIS.

Impacts on Aesthetics and Community Character

This section will detail the existing aesthetic condition of the subject property and the character of the surrounding community, and same will be documented in photographs. An analysis of the potential for the proposed action to result in adverse visual impacts from along Majors Path and surrounding properties will be presented. The established land use pattern in the surrounding community, and the consistency of the proposed action therewith, will also be documented in this section of the DEIS.

Impacts to Transportation and Public Health and Safety

As part of the DEIS, a Traffic Impact Study (TIS) will be prepared to address existing traffic flow, anticipated vehicular trip generation, trip distribution, roadway and intersection capacity, site access, and safety. The salient portions of the TIS will be presented within this section of the DEIS, and the TIS will be appended in its entirety. The scope of the TIS will specifically include the following:

- A search will be performed to determine the availability of traffic count data from public agencies including the New York State Department of Transportation, the Suffolk County

Department of Public Works and the Town of Southampton. The available records pertinent to the project area will be obtained.

- Machine traffic volume counts previously obtained for an earlier study at the subject property for Majors Path in the vicinity of the proposed site driveways. An Automatic Traffic Recorder (ATR) will be placed just north of the proposed northernmost site driveway and will record the daily weekday traffic volumes for two, 24-hour periods.
- Intersection turning movement counts will be collected for a one-hour period during the A.M. arrival hour of campers on a weekday morning (8:15 A.M. to 9:15 A.M.) and for a one hour period during the weekday P.M. dismissal time of campers (3:45 P.M. to 4:45 P.M.). The intersections to be examined include:
 - a) Majors Path at North Sea-Mecox Road
 - b) North Sea road at North Sea-Mecox Road
 - c) North Sea Road at Sandy Hollow Road
- An analysis of the latest three years of accident data for which information is available from the New York State Department of Transportation and Suffolk County Department of Public Works will be obtained. An accident statistical summary table will be prepared and any accident trends or problems identified on the section of Majors Path from North Sea-Mecox Road to Little Fresh Pond Road, the section of North Sea-Mecox Road from Majors Path to North Sea Road and on North Sea Road from Sandy Hollow Road to North Sea-Mecox Road, will be discussed.
- Estimates of traffic that will be generated by the proposed Southampton Country Day Camp will be provided, based on information supplied by the operator of the proposed development. These will be compared with estimates of traffic generated by existing on-site facilities.
- Estimates of traffic that the existing on-site facilities generated when in full use will be determined. The estimates will be based on records of the site's operation provided by prior operators.
- Distribution of the site-generated traffic onto the surrounding street network utilizing a trip distribution analysis which examines expected student draw from the surrounding area.
- Identification of other developments planned for the area which may impact traffic conditions in the area through discussions with the Town of Southampton.
- Examination of the ability of the Majors Path and the proposed site access driveways to accommodate the additional volumes that will be generated by the proposed Southampton Country Day Camp using the latest version of Highway Capacity Software (HCS+).
- Examination of the ability of three key intersections within ½ mile of the proposed development to accommodate the additional site generated traffic from the proposed

project using the latest version of the Highway Capacity Software (HCS+). The intersections to be examined include:

- a) Majors Path at North Sea-Mecox Road
 - b) North Sea road at North Sea-Mecox Road
 - c) North Sea Road at Sandy Hollow Road
- Examination of roadway modifications in the immediate vicinity of the site driveways, if any, necessary to accommodate site-generated traffic.
 - Examination of access to-and-from the site from the standpoint of location and design.
 - Evaluation of the proposed site plan with regard to traffic circulation, safety, maintenance, and adequacy of layout.
 - Intersection levels of service will be determined for the following intersections:
 - a) Majors Path at the Proposed Entrance Only Site Access Driveway
 - b) Majors Path at the Proposed Exit Only Site Access Driveway
 - c) Majors Path at North Sea-Mecox Road
 - d) North Sea road at North Sea-Mecox Road
 - e) North Sea Road at Sandy Hollow Road
 - The analysis performed will evaluate conditions during the Weekday A.M. arrival period (8:15 to 9:15 A.M.) and the Weekday P.M. dismissal period (3:45 to 4:45 P.M.). These periods are subject to change based on input from the applicant regarding specific site operations.
 - Capacity analyses will be performed for the above intersections for the following conditions:
 - a) Summer 2016 Build Condition
 - b) Summer 2016 Build Condition with Modifications (as necessary)

Noise Impacts

The existing noise environment at the subject property will be documented in this section of the DEIS based on the results of a noise monitoring program. Potential noise impacts associated with the proposed action (including construction-related noise impacts) would be evaluated, and consistency with the Town of Southampton Noise Ordinance and other relevant guidance by salient agencies will be assessed. As necessary, this section will include a discussion of potential noise mitigation measures.

Impacts to Growth and Character of the Neighborhood

Using the information developed in the section entitled, *Impact on Land, Open Space and Recreation*, this section will assess the potential impacts of the proposed action on land use and zoning to determine the relevance of such impacts in the context of community growth and character. Additionally, this section of the DEIS will include a list of existing community services and a discussion of existing usage and service levels for police and fire protection, ambulance services and educational facilities. Potential impacts to emergency and educational services associated with implementation of the proposed action will be evaluated. In addition, services to be provided to patrons as part of the proposed action will be discussed.

Initial Identification of Mitigation Measures

As analyses of potential impacts have not yet been performed, it is not possible to identify all proposed mitigation. Initial mitigation measures identified, and incorporated into the project plan, include the reduction in curb cuts along Majors Path from five to three; relocation of an existing curb cut along Majors Path; and the southernmost curb cut that serves the southeastern parking lot will be relocated approximately 100 feet to the south to improve sight distances and safety.

Reasonable Alternatives to be Considered

Pursuant to 6 NYCRR Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the proposed action. Thus, the DEIS will analyze the impacts of the following alternatives and quantitatively and qualitatively compare these impacts to those associated with implementation of the proposed action:

- No-Action (site remains as it currently exists)
- Residential development in accordance with the current R-20 zoning.

Organization of DEIS

Although not required as part of a Draft Scope (see 6 NYCRR §617.8[b]), the following is the proposed table of contents for the DEIS:

1.0 Executive Summary

2.0 Description of the Proposed Action

- 2.1 Introduction
- 2.2 Existing Conditions
- 2.3 Site and Project History
- 2.4 Project Description
- 2.5 Purpose, Benefit and Need
- 2.6 Construction and Phasing
- 2.7 Required Permits and Approvals

3.0 Existing Conditions, Potential Impacts and Proposed Mitigation

3.1 Land, Open Space and Recreation

- 3.1.1 Existing Conditions
- 3.1.2 Potential Impacts
- 3.1.3 Proposed Mitigation

3.2 Water Resources and the Little Fresh Pond Critical Environmental Area

- 3.2.1 Existing Conditions
- 3.2.2 Potential Impacts
- 3.2.3 Proposed Mitigation

3.3 Plants and Animals

- 3.3.1 Existing Conditions
- 3.3.2 Potential Impacts
- 3.3.3 Proposed Mitigation

3.4 Aesthetics and Community Character

- 3.4.1 Existing Conditions
- 3.4.2 Potential Impacts
- 3.4.3 Proposed Mitigation

3.5 Transportation and Public Health and Safety

- 3.5.1 Existing Conditions
- 3.5.2 Potential Impacts
- 3.5.3 Proposed Mitigation

3.6 Noise

- 3.8.1 Existing Conditions
- 3.8.2 Potential Impacts
- 3.8.3 Proposed Mitigation

3.7 Growth and Character of the Neighborhood

- 3.7.1 Existing Conditions
- 3.7.2 Potential Impacts
- 3.7.3 Proposed Mitigation

4.0 Unavoidable Adverse Impacts

- 4.1 Short-Term Impacts
- 4.2 Long-Term Impacts

- 5.0 Alternatives and Their Impacts
 - 5.1 No-Action
 - 5.2 Development in Accordance with Prevailing Zoning
- 6.0 Irretrievable and Irreversible Commitment of Resources
- 7.0 Growth-Inducing Impacts
- 8.0 Use and Conservation of Energy
- 9.0 References