

**2700 Westchester Avenue Redevelopment
Town/Village of Harrison
Westchester County, New York
Draft Environmental Impact Statement Scoping Outline**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed 2700 Westchester Avenue Redevelopment in the Town/Village of Harrison, NY. This Scoping Document contains the items described in paragraphs (e)(1) through (7) of Section 617.8 and paragraphs (b)(1) through (7) of Section 617.9 of the State Environmental Quality Review Act (SEQRA) regulations.

Lead Agency: Town/Village of Harrison Planning Board

Project Name: 2700 Westchester Avenue Redevelopment

Site Location: 2500-2700 Westchester Avenue, Harrison, New York (Tax Parcel 0611.3)

Project Sponsor: 2500/2700 Westchester Avenue Owner SPE LLC

A. DESCRIPTION OF THE PROPOSED ACTION

2500/2700 Westchester Avenue Owner SPE LLC (the "Applicant"), proposes to construct 69 new high-end townhomes (the "Proposed Project") on a 24.6 acre property located at 2500-2700 Westchester Avenue in the Town/Village of Harrison, New York (the "Project Site"). The Project Site is located in the SB-0 "Special Business" Zoning District and is currently improved with two office buildings (2500 and 2700 Westchester Avenue) that were constructed in the 1980s, with associated paved surface parking lots and vegetation/landscaping. The existing 2700 Westchester Avenue building (the "2700 Building") would be demolished to accommodate the new development. The existing 2500 Westchester Avenue building (the "2500 Building") and associated parking would remain in its present condition, creating a true mixed-use community on the Project Site.

The proposed townhouse development would be located in largely the same area as the current development on the 2700 Lot and would incorporate landscaping and modern stormwater management improvements. The proposed townhomes would be 3-stories and would include 324 parking spaces. To accommodate the Proposed Project, the Applicant has petitioned the Harrison Town/Village Board (the "Town Board") to amend the Harrison Zoning Ordinance (the "Zoning Ordinance") to allow by Special Exception Use the existing SB-0 Multi-Family Residential use and is also seeking Special Exception Use approval from the Planning Board and Town Board.

B. SCOPING

Pursuant to Part 617.8, the Lead Agency is conducting scoping, the primary goals of which are to focus the EIS on potentially significant adverse impacts, and to eliminate consideration of those impacts that are not significant or irrelevant. This Scope has been prepared in accordance with Part 617.8(e) and sets forth the following:

- A. Brief description of the Proposed Action
- B. Potentially significant adverse impacts
- C. Extent and quality of information needed to adequately address potentially significant adverse impacts as well as the methodologies required for obtaining this information.
- D. Initial identification of mitigation measures
- E. Reasonable alternatives to be considered
- F. Information that should be included in an appendix rather than the body of the DEIS
- G. Issues raised during scoping and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review

C. POTENTIAL ENVIRONMENTAL IMPACTS

The SEQRA Determination of Significance adopted by the Planning Board identified potential environmental impacts in the following areas based on the Full EAF (“FEAF”) prepared for the Proposed Project by the Applicant, dated March 9, 2021 as well as by the supplementary submissions made to the Planning Board. These potential adverse impacts identified by the Lead Agency in the Positive Declaration will be addressed in various sections of the DEIS as outlined below.

D. GENERAL GUIDELINES

The DEIS is intended to convey general and technical information regarding the potential environmental impacts of the Proposed Project to the Town/Village of Harrison Planning Board (as Lead Agency) as well as the other agencies involved in the review of the Proposed Project. The DEIS is also intended to convey the same information to the interested public. Enough detail should be provided in each subject area to ensure that most readers of the document will understand, and be able to make decisions based upon, the information provided.

Narrative discussions should be accompanied by appropriate tables, charts, graphs, and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion should merely summarize and highlight the information presented graphically. Plans and maps showing the Project Sites and Proposed Project should include adjacent properties (if appropriate), neighboring uses and structures, and roads.

E. REQUIRED ELEMENTS

The DEIS shall contain an analysis of environmental impacts in the subject areas outlined below and shall identify significant adverse environmental effects that cannot be avoided if the Proposed Action is implemented. Information for each of the subject areas shall be provided in individual chapters describing existing conditions, conditions in the future without the Proposed Action (the

“No Build Condition”), potential impacts of the Proposed Action, and mitigation measures for significant adverse impacts identified. Each chapter shall include a brief introduction identifying the major topics to be considered, relevant methodology used, and thresholds for determining if significant adverse impacts exist. The current conditions on the Project Sites shall be considered the existing conditions throughout the technical analyses. The analysis of the future without the Proposed Action should be based upon conditions projected in the “Build Year” (i.e., 2024) for the Proposed Project. An Executive Summary describing the Proposed Action, significant adverse impacts, and mitigation measures identified shall also be included.

F. ORGANIZATION AND EXPECTED CONTENT OF THE DEIS

COVER SHEET AND GENERAL INFORMATION

Introductory Material - Cover Sheet that includes:

- A. Title (i.e., Draft Environmental Impact Statement).
- B. Identification of the Proposed Action, including name and location.
- C. Identification of the Town/Village of Harrison Planning Board as the Lead Agency for the project, including the name of the contact person.
- D. Website/URL where SEQRA documents are located
- E. Date submitted and any revision dates
- F. Date of acceptance of the DEIS
- G. Date, time and location of public hearing on the DEIS
- H. Deadline by which comments on the DEIS are due
- I. Name and address of sponsor of Proposed Action, and the name, address and email address for a contact person representing the sponsor
- J. The name and address of the primary preparer(s) of the DEIS and a list of consultants involved with the Project for the applicant
- K. Table of Contents
- L. List of Exhibits
- M. List of Tables
- N. List of Appendices

EXECUTIVE SUMMARY

The executive summary should provide the reader with a clear and cogent understanding of the information found elsewhere in the main body of the DEIS and should be organized as follows:

- A. Brief but complete description of the Proposed Action, including the Proposed Zoning text and map amendments.
- B. List of local, County, State and other approvals required.
- C. List of Interested and Involved Agencies.

- D. Summary of significant impacts identified in each subject area.
- E. Summary of mitigation measures proposed for significant project impacts.
- F. Description of alternatives analyzed.

CHAPTER 1: PROJECT DESCRIPTION

With text accompanied by photographs, maps sketches and/or architectural renderings, as necessary, this section of the DEIS shall provide a full and clear description of the Proposed Action.

PROJECT SITE

Identification and description of regional context and area location, tax map designation, site access, abutting land uses and zoning categories. This section shall include a description of the uses and facilities currently located on the Project Site and a site survey. This section shall generally describe site character and environmental conditions, including topography, vegetation, wetlands, etc.

PROPOSED PROJECT

Include a detailed discussion of the proposed townhouse project, the Proposed Zoning and the proposed site plans for the development including:

- A. New buildings and architecture/design
- B. Number, layout, and anticipated occupancy of residential units
- C. Green design and sustainability components
- D. Site roadways, access, circulation, and connectivity
- E. Off-street parking and loading
- F. Tree preservation, landscaping, and buffers
- G. Natural resources and wetlands
- H. Stormwater management
- I. Recreation and open space
- J. Utilities
- K. Construction staging plan

PROPOSED ZONING

Description of the Proposed Zoning petitioned for by the Applicant to allow the Proposed Project.

STATEMENT OF PROJECT PURPOSE AND NEED

Description of the Applicant's needs and objectives for the Proposed Project.

REVIEWS AND APPROVALS

A complete list of the required reviews and approvals, and all Involved and Interested Agencies that will receive the DEIS.

CHAPTER 2: LAND USE, ZONING, AND PUBLIC POLICY**A. Introduction****B. Land Use**

1. Existing Conditions. Describe existing land use conditions on the Project Site and in the surrounding study area. The study area for the land use survey shall include land uses within ¼ mile of the project boundaries. Include mapping and photographs of the subject land uses.
2. Future Conditions without the Proposed Action
3. Potential Impacts. Describe the relationship and compatibility of the Proposed Action with adjoining uses.
4. Proposed Mitigation.

C. Zoning

1. Existing Conditions. Describe the existing SB-0 zoning for the Project Site. Include information on allowed uses, building bulk, setbacks, etc.
2. Future Conditions without the Proposed Action
3. Potential Impacts. Describe the elements of the Proposed Zoning text amendment, including:
 - a. Permitting the SB-0 multifamily use on the Project Site.
 - b. Making provisions for parking and access in cases of previously developed parcels.
4. Proposed Mitigation.

D. Public Policy

1. Existing Conditions. Outline relevant policies and key provisions of the following documents with respect to the Project Site and adjacent properties:
 - a. Town/Village of Harrison Comprehensive Plan
 - b. Westchester 2025
2. Future Conditions without the Proposed Action
3. Potential Impacts. Assess the compatibility of the Proposed Action with the relevant policies and key provisions of the documents listed above.
4. Proposed Mitigation

CHAPTER 3: VISUAL AND COMMUNITY CHARACTER**A. Introduction.**

- B. Existing Conditions. Describe through text and photographs the visual character of the Project Site within the context of its surrounding area. Include a description of prevalent land uses, topography, and vegetative cover. Discuss existing heights and character of buildings on the Project Site and within a ¼ mile radius. Discuss elevation of Project Site

compared to surrounding areas. Assess potential visibility of the Project Site from the following neighborhoods:

1. Westchester Avenue
2. Brook Lane (Rye Brook)
3. Knightsbridge Manor

C. Future Conditions without the Proposed Action

D. Potential Impacts. Describe and visually demonstrate the changes to the views into the Project Site from publicly accessible vantage points within the above neighborhoods using a combination of photographs depicting the existing conditions, simulations depicting the proposed future conditions, line of sight drawings, cross-sections, and perspective renderings, as appropriate. Assessment of impacts shall be based on the NYSDEC Program Policy document “Assessing and Mitigating Visual and Aesthetic Impacts” last revised December 13, 2019.

E. Proposed Mitigation. Discuss invasive species removal and landscaping program. Qualitatively discuss proposed lighting program.

CHAPTER 4: GEOLOGY, SOILS, TOPOGRAPHY

A. Introduction.

B. Existing Conditions. Include description and mapping of:

1. Geology. Identify the major geologic conditions on the property. Describe the depth to bedrock on the Project Site.
2. Soils. Identify the soil conditions and surficial rock conditions on the property, focusing on suitability of the property for development and stormwater management purposes. The United States Department of Agriculture (USDA) Web Soil Survey will be used to identify the general soil types on natural areas on the site, and the characteristics of such soils.
3. Topography. Describe the topography of the site and include site-specific topographic survey with information about the following slope categories: 0-15 percent, 15-25 percent, and greater than 25 percent.

C. Future Conditions without the Proposed Action

D. Potential Impacts

1. Preparation of grading plans and analyses of:
 - a. Soil erosion
 - b. Slope stabilization and
 - c. Extent of rock removal, if required.
2. Estimate of cuts and fills.

E. Proposed Mitigation

CHAPTER 5: SOCIOECONOMIC AND FISCAL IMPACTS

- A. Introduction
- B. Existing Conditions
 - 1. Discussion of demographic characteristics in the Town of Harrison such as income, employment, age, etc.
 - 2. Describe existing property tax revenue generated by the Project Site for the various taxing jurisdictions.
 - 3. Discuss existing housing trends in the Town/Village of Harrison and Westchester County.
- C. Future Conditions without the Proposed Action
- D. Potential Impacts
 - 1. Discuss anticipated project population and resulting increase in Town/Village population.
 - 2. Summarize results of Market Study conducted for the Proposed Project.
 - 3. Provide an analysis of anticipated property tax revenue generated by the Proposed Project.
- E. Proposed Mitigation

CHAPTER 6: COMMUNITY FACILITIES

- A. Introduction
- B. Police Services
 - 1. Existing Conditions
 - a. Identify the staff size and organization of the Police Department.
 - b. Identify the number of calls for service per year and the service ratio.
 - c. Identify the location of police station in relation to the Project Site.
 - d. Identify average response time to the Project Site.
 - 2. Future Conditions without the Proposed Action
 - 3. Potential Impacts
 - a. Evaluate potential increase in demand for police services.
 - b. Identify concerns of the Police Department (if any).
 - 4. Proposed Mitigation
- C. Fire Services
 - 1. Existing Conditions
 - a. Identify Fire Department that serves the Project Site.
 - b. Identify the staff size and organization of the Fire Department.

- c. Identify Fire Department apparatus and equipment.
 - d. Identify the number of calls for service per year and service ratio.
 - e. Identify the average response time to the Project Site and location of fire stations.
 - 2. Future Conditions without the Proposed Action
 - 3. Potential Impacts
 - a. Evaluate the potential increase in demand for fire services.
 - b. Identify project-specific concerns from the Fire Department (if any).
 - c. Describe emergency Fire Department access to the Project Site.
 - d. Identify on-site fire protection measures (i.e. sprinklers, hydrants).
 - 4. Proposed Mitigation
- D. EMS
 - 1. Existing Conditions
 - a. Identify EMS service provider.
 - b. Identify the staff size and organization of the EMS service provider.
 - c. Identify EMS apparatus and equipment.
 - d. Identify the number of calls for service per year and service ratio.
 - e. Identify the average response time to the Project Site.
 - 2. Future Conditions without the Proposed Action
 - 3. Potential Impacts
 - a. Evaluate the potential increased demand for EMS services.
 - b. Identify project-specific concerns from the EMS service provider (if any).
 - 4. Proposed Mitigation
- E. Recreation and Open Space
 - 1. Existing Conditions
 - a. Describe existing public recreation and open space facilities in the Town/Village of Harrison
 - 2. Future Conditions without the Proposed Action
 - 3. Potential Impacts
 - a. Discuss potential impacts to public recreation and open space for the proposed action.
 - 4. Proposed Mitigation
- F. Solid Waste and Recycling
 - 1. Existing Conditions

- a. Describe how solid waste and recycling are collected and disposed of in the Town.
 2. Future Conditions without the Proposed Action
 3. Potential Impacts
 - a. Describe how solid waste and recycling will be collected and disposed of for the proposed action.
 4. Proposed Mitigation
- G. Schools
1. Existing Conditions.
 - a. Describe location, capacity, and enrollment of existing schools in the Harrison School District that would serve the Project Site.
 2. Future Conditions without the Proposed Action, including anticipated enrollment trends and planned facility improvements.
 3. Potential Impacts.
 - a. Estimate the public-school child generation from the proposed residential uses by use of accepted school child multipliers (i.e. Rutgers CUPR, ACS PUMA cross tabs, and/or case study data from existing developments within the Town/Village of Harrison and demographically similar communities in Westchester County).
 - b. Apply the annual programmatic expenditure per student as borne by property taxes net of state aid (based on the average of all grades and special needs) to the number of anticipated students that may live at the Project Site to determine the estimated annual costs to the school district that would be borne by property tax payers. Evaluate the impacts of projected enrollment increases from the project on the Harrison School District's school facilities and budgets. Consider long term cumulative impacts of enrollment increases within the district. Communicate with the school district and evaluate the potential for improvements to district facilities as a result of the project. Impacts on property tax revenues to the School District and other taxing jurisdictions should take into consideration the need for capital improvements resulting from the proposed project, if any.
 4. Proposed Mitigation

CHAPTER 7: INFRASTRUCTURE AND UTILITIES

- A. Introduction
- B. Water Supply
 1. Existing Conditions
 - a. Identify water district that serves the Project Site.
 2. Future Conditions without the Proposed Action.

3. Potential Impacts
 - a. Description of the proposed on-site water improvements.
 - b. Estimates of projected water usage, including irrigation and fire demands.
 - c. Discuss net difference in water use of the Proposed Project as compared to full occupancy of the 2700 Building.
 - d. Analysis of the ability of existing water infrastructure to accommodate projected domestic and fire flows.
 4. Proposed Mitigation
- C. Sanitary Sewerage
1. Existing Conditions
 - a. Identify sewer district that serves the Project Site.
 - b. Description of existing Westchester Joint Water Works (WJWW) and County sewer lines on-site and within adjacent roadways, including interconnections with adjacent sites and associated easements.
 - c. Description of WJWW water system and County sewage treatment system capacities.
 - d. Discussion of the Town/Village of Harrison Sanitary Sewer and Inflow and Infiltration (I& I) study in relation to the proposed project.
 2. Future Condition without the Proposed Action.
 3. Potential Impacts
 - a. Description of the proposed sanitary sewer improvement on the Project Site.
 - b. Estimates of sewage generation.
 - c. Discuss net difference in sewage generation of the Proposed Project as compared to full occupancy of the 2700 Building.
 - d. Analysis of the ability of existing sewer infrastructure to accommodate projected sewage generation.
 4. Proposed Mitigation
- D. Other Utilities and Services (Gas, Electric and Telecommunications)
1. Existing Conditions
 2. Potential Impacts
 3. Proposed Mitigation

CHAPTER 8: STORMWATER MANAGEMENT

- A. Introduction
- B. Existing Conditions

1. Description of existing drainage patterns and on-site facilities;
 2. Identification of discharge points for existing on-site drainage; and
 3. Calculation of pre-development stormwater flow volumes and peak discharge rates for the 1, 10, and 100-year storm events as required by the New York State Department of Environmental Conservation (NYSDEC) and the Town/Village of Harrison.
- C. Potential Impacts
1. Analysis of stormwater impacts from the proposed development, including calculation of post-development runoff quantity for the 1, 10, 100-year storms.
 2. Description of the proposed stormwater management facilities.
- D. Proposed Mitigation

CHAPTER 9: SURFACE WATER, WETLANDS, AND FLOODPLAINS

- A. Existing Conditions
1. Identification of surface water, wetlands, or floodplains on or adjacent to the Project Site.
 2. Description and functional analysis of on-site wetland and/or wetland buffers.
- B. Future Conditions Without the Proposed Action
- C. Potential Impacts
1. Description of potential direct and indirect impacts to on-site watercourses, wetlands, or regulated buffer areas.
 2. Description of disturbance to previously disturbed portions of wetland buffers.
 3. Describe indirect (and direct) improvements to surface water / wetland quality
- D. Proposed Mitigation
1. Describe results of recent Town-sponsored study of Blind Brook in vicinity of Project Site.

CHAPTER 10: TRAFFIC AND TRANSPORTATION

- A. Introduction
- B. Existing Conditions
1. Discuss property location and access.
 2. Inventory of existing road conditions in the vicinity of the Project Site, including:
 - a. Pavement width/conditions;
 - b. Number of lanes, directions;
 - c. Posted speed limits;
 - d. Roadway classifications;

- e. On-street parking;
 - f. Traffic controls;
 - g. Description of existing bus service and bus stop locations; and
 - h. Identify pedestrian facilities in the vicinity of the Project Site.
 - 3. Determination of existing traffic volumes in the weekday AM and PM and Saturday peak hours, and existing levels of service during these peak hours for each of the following intersections:
 - a. Site Driveway & Westchester Avenue Westbound
 - b. Webb Avenue & Westchester Avenue
 - c. Westchester Avenue Westbound & NYS Rt. 120 (Purchase Street)
 - d. Westchester Avenue Eastbound & NYS Rt. 120 (Purchase Street)
 - 4. Manual turning movement counts will be collected between 7AM and 9AM during a typical weekday morning, between 4PM and 6PM during a typical weekday afternoon, and between 12PM and 2PM during a typical Saturday afternoon. Peak hour volumes from the turning movement counts will be compared to available record data. Adjustments to these counts will be made to reflect non-Covid-19 conditions as well as school related traffic volumes.
 - 5. Analysis of available traffic accident reports for the past three years for the above intersections and the road segments between these intersections.
- C. Future Conditions without the Proposed Action.
- 1. Consider the traffic generated by the currently permitted full occupancy of the 2700 office building.
 - 2. Calculate background traffic volume for the design year of 2024, including other development projects recently approved or under construction, but not yet occupied and generating traffic.
- D. Potential Impacts
- 1. Estimate project generated peak-hour traffic and anticipated distribution patterns.
 - 2. Analysis of the traffic impacts of the proposed development.
 - 3. Level of service analysis with No-Build and Build (including project generated traffic) conditions including a level of service and delay summary table for all conditions.
 - 4. Analysis of access and sight distance requirements at the existing site access driveway to be used by the new development.
 - 5. Analysis of projected parking demand and proposed parking spaces.
 - 6. Qualitative description of future pedestrian facilities.
- E. Proposed Mitigation

CHAPTER 11: HAZARDOUS MATERIALS

- A. Introduction
- B. Existing Conditions
 - 1. Describe results of a Phase I Environmental Site Assessment.
 - 2. Describe mitigation measures required base on Phase I.
 - 3. Discuss the potential for the building to contain hazardous materials (i.e., asbestos, lead-based paint, PCBs, universal waste)
- C. Potential Impacts
 - 1. Describe anticipated protocol for appropriately handling the conditions discussed above.
 - 2. Describe contingency plans that will be in place in the event unforeseen conditions are encountered on the Project Site or within the building.
- D. Proposed Mitigation

CHAPTER 12: CONSTRUCTION

- A. Introduction
- B. Potential Impacts
- C. Description of anticipated construction activities including site preparation, earthwork, removal of materials off-site, stockpiling, and rock removal, if necessary.
- D. Analysis of construction impacts including:
 - 1. Identification of types of construction equipment;
 - 2. Duration and phasing;
 - 3. Numbers and timing of workers and worker parking;
 - 4. Sediment and Erosion control;
 - 5. Duration and hours of operation;
 - 6. Construction staging; and
 - 7. Identification of potential impacts from construction activities such as noise, air quality, stormwater and traffic, including impacts of truck traffic during various times of day.
- E. Mitigation Measures

CHAPTER 13: ALTERNATIVES

Pursuant to Part 617, the DEIS must contain a description and evaluation of reasonable alternatives to the Proposed Action that are feasible for the applicant to pursue, taking into account the objectives and capabilities of the Applicant.

Provide a narrative description and qualitative analysis of each impact issue for each alternative identified below. Provide a comparative analysis for each potential impact area to allow the Town to evaluate the Proposed Action in relation to potential alternatives. Summarize the comparative analysis in tabular format.

The DEIS will include and analyze the following Alternatives:

- A. **Alternative A: No Build.** No changes to the existing Project Site. The existing office buildings would remain.
- B. **Alternative B. Renovation.** Existing office building would be renovated.
- C. **Alternative C: New Multi-family Construction Under SB-0.** A new multifamily apartment building would be constructed, consistent with the SB-0 Zoning regulations.

CHAPTER 14: CUMULATIVE IMPACTS OF PROPOSED ZONING

This Chapter shall identify the Sites to which the Proposed Zoning would apply, assess the potential for the Proposed Zoning to influence the development potential of those Sites, and analyze, at a generic level, the potential impacts of development that may occur outside of the Project Site as a result of the Proposed Zoning.

CHAPTER 15: OTHER REQUIRED ANALYSES

- A. Use & Conservation of Energy
- B. Growth Inducing Aspects
- C. Irreversible and Irretrievable Commitment of Resources
- D. Unavoidable Adverse Impacts

APPENDICES

Certain procedural documentation, as well as technical studies summarized or referenced in the DEIS should be provided in full in an appendix to the DEIS:

- A. SEQRA Documentation: FEAF, Positive Declaration, Final Scoping Document
- B. Official Correspondence related to DEIS
- C. Proposed Zoning Amendments
- D. Preliminary SWPPP
- E. Traffic Impact Study
- F. Phase I ESA

G. ENVIRONMENTAL CATEGORIES NOT REQUIRING FURTHER ANALYSIS

For the reasons set forth below, the following environmental categories do not require further analysis in the DEIS.

- A. Air Quality: The Proposed Project would not contain a large source of air emissions, such as a commercial or industrial use. Further, the Proposed Project would generate a relatively small number of vehicular trips to the roadway network and those trips would be more than offset by removing the potential vehicular trips associated with the existing office building. Therefore, the Proposed Project would not have an adverse impact on air quality.
- B. Noise: The Proposed Project would not contain a large commercial or industrial source of noise. HVAC systems for the Proposed Project would be subject to the Town of Harrison's noise code and would, therefore, not have an adverse impact.
- C. Plants and Animals: The Proposed Project would be almost exclusively confined to areas of the Site currently improved with building or parking lot. No threatened or endangered species, or species of special concern, are known to occur on or proximate to the Project Site. Therefore, the Proposed Project would not have an adverse impact on plants or animals.
- D. Cultural Resources: According to the NYS OPRHP's CRIS database, there are no known architectural (historic) or archaeological resources on or proximate to the Project Site and the Project Site is not considered sensitive for the presence of archaeological resources.

H. ISSUES NOT INCORPORATED INTO THE SCOPE

Pursuant to §617.8(e)(7), the DEIS scoping document shall include a brief description of the prominent issues that were considered in the review of the environmental assessment form or raised during scoping, or both, and determined to be neither relevant nor environmentally significant or that have been adequately addressed in a prior environmental review and the reasons why those issues were not included in the final scope.