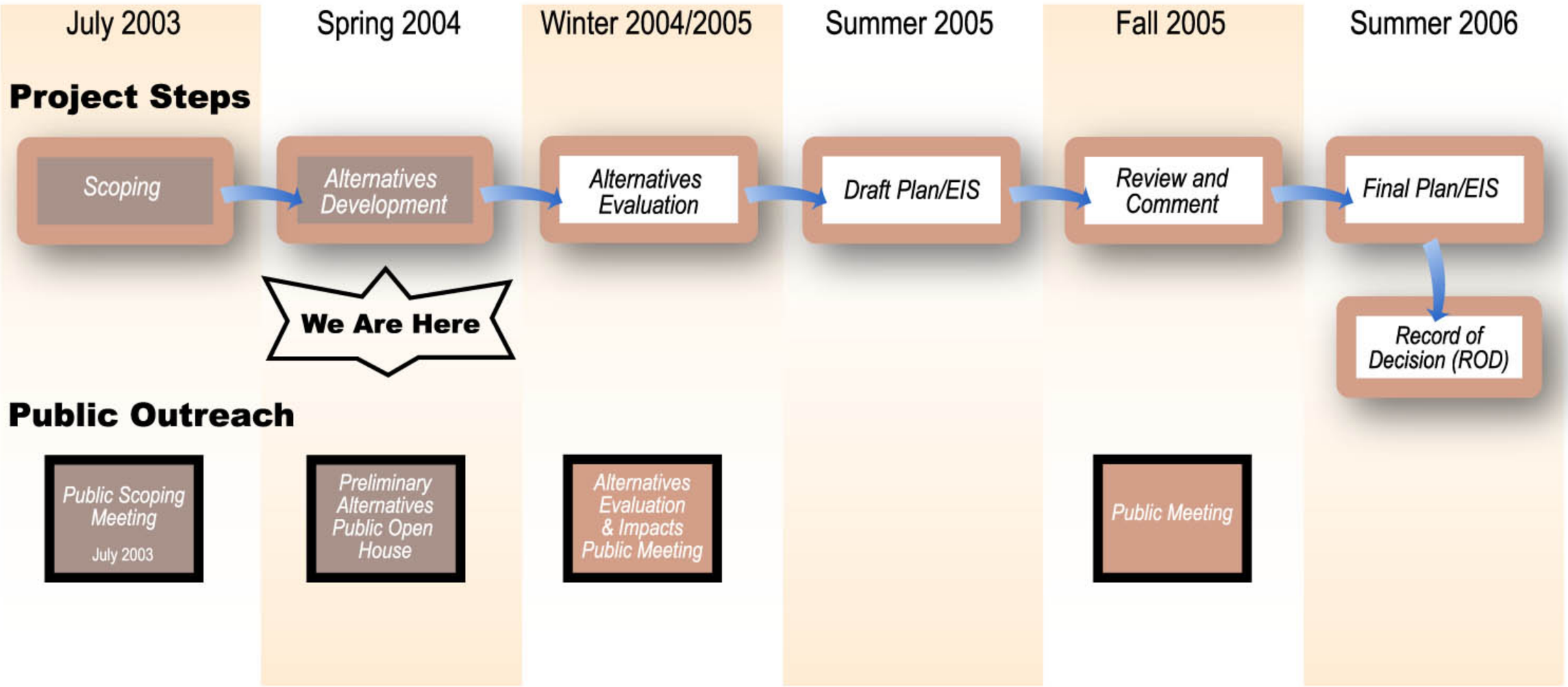## Phases in the Planning and Environmental Impact Statement (EIS) Process