

**TRPA
GOVERNING BOARD
PACKETS**

**MAY
1988**

May 1988

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TAHOE REGIONAL PLANNING AGENCY
NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN that on May 25 and 26, 1988, commencing at 9:30 a.m. each day, at the TRPA office, 195 U.S. Highway 50, Round Hill, Zephyr Cove, Nevada, the Governing Board of the Tahoe Regional Planning Agency will conduct its regular meeting. The official agenda is attached hereto and made a part of this notice.

NOTICE IS FURTHER GIVEN that on May 25, 1988, at 8:30 a.m., in the same location, the Finance Committee of said agency will meet to discuss the following: 1) receipt of the April financial statement; 2) approval of Caltrans FY 1987-88 Overall Work Program amendment, \$10,000; 3) allocation of FY 1988-89 Local Transportation Funds, Placer County; 4) allocation of FY 1988-89 Local Transportation Funds to the City of South Lake Tahoe; 5) allocation of FY 1986-87 State Transit Assistance Funds to the City of South Lake Tahoe; 6) City of South Lake Tahoe's requests for Air Quality Mitigation Funds, \$10,000 and \$1,200; and 7) approval of FY 88-89 operating budget.

NOTICE IS FURTHER GIVEN that on May 25, 1988, during the lunch recess, the Rules Committee will meet to discuss the revision of the Agency's Rules of Procedure relating to environmental documentation and notice to affected property owners.

NOTICE IS FURTHER GIVEN that on May 25, 1988, during the lunch recess, the Legislation Committee will meet to discuss the following: 1) pending legislation in the State of California affecting TRPA; and 2) committee proposals for new legislation (state or federal).

NOTICE IS FURTHER GIVEN that on May 25 and 26, 1988, at 8:30 a.m. both days, in the same location, the Legal Committee will meet to confer with counsel on the following: 1) proposed ordinance defining "legal action;" 2) interpretation of Bitterbrush settlement and status of permits (174 residential units) (Leroy Land v. TRPA); and 3) adjustment in fee for outside counsel (Crowell, Susich, Owen & Tackes, Ltd).

Date: May 18, 1988

By:

W.A. Morgan
William A. Morgan
Executive Director

NOTE: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda.

TAHOE REGIONAL PLANNING AGENCY
GOVERNING BODY

TRPA Office 195 U.S. Highway 50
Zephyr Cove, Round Hill, Nevada

May 25, 1988 9:30 a.m.
May 26, 1988 9:30 a.m.

OFFICIAL AGENDA

- I PLEDGE OF ALLEGIANCE
- II ROLL CALL AND DETERMINATION OF QUORUM
- III APPROVAL OF MINUTES
- IV APPROVAL OF AGENDA
- V CONSENT CALENDAR (see next to last page)
- VI PROJECT REVIEW
 - A. Placer County Government Center: Criminal Justice Facility, Administrative Center, Department of Public Works, and Bus Maintenance Facility, APN 93-010-19, -35 and -36
 - B. Patrick Smielke and Bertha Diaz, Replacement of Fire-Damaged Single Family Dwelling With Newly Designed Single Family Dwelling, Special Use Determination, 244 Wassou Street, APN 123-162-11, Washoe County
- VII PUBLIC HEARING AND ADOPTION OF ORDINANCES/RESOLUTIONS
 - A. Chapter 21 (Density) and Related Amendments to Chapter 2 (Definitions) and Chapter 34 (Transfer of Development) - Public Hearing and Adoption
 - B. Chapter 22 (Height Standards) - Public Hearing and Adoption
 - C. Chapter 2 (Amendment of Definition of Basement) - Public Hearing and Adoption
 - D. Chapter 15 (Redevelopment), Chapter 15 EIS, and City of South Lake Tahoe Redevelopment Plan and EIR/EIS - Public Hearing Only
- VIII PLANNING MATTERS
 - A. Discussion and Action on Code Interpretation No. 1987-11, Banking of Development and Allocations
- IX ADMINISTRATIVE MATTERS
 - A. Assignment of Board Members to the Finance and Rules Committees in Compliance With Rules of Procedure
 - B. Status Report and Action on Consultant Review of Agency Operations

- C. Discussion and Decision on Use of Water Quality Mitigation Funds for Maintenance Equipment
- D. Discussion and Action on Use of Salt on Basin Highways

X REPORTS

- A. Finance Committee Report and Board Action on Recommendations
 - 1. Receipt of the April Financial Statement
- B. Rules Committee Report, Public Hearing, and Adoption of Resolution Amending Rules of Procedure
 - 1. Article VI (Environmental Documentation) (continue to June)
 - 2. Article XII (List of Matters Requiring Notice to Affected Property Owners)
- C. Legal Committee Report and Board Action on Recommendations
 - 1. Proposed Ordinance Defining "Legal Action"
 - 2. Interpretation of Bitterbrush Settlement and Status of Permits (174 Residential Units), (Leroy Land v. TRPA)
 - 3. Adjustment of Fee for Outside Counsel (Crowell, Susich, Owen & Tackes, Ltd.)
- D. Legislation Committee Report and Board Action on Recommendations
 - 1. Pending Legislation in the State of California Affecting TRPA
 - 2. Committee Proposals for New Legislation (State or Federal)
- E. Executive Director
 - 1. Status Report on Projects Reviewed at Staff Level and on Emergency Permits Issued by Executive Director
 - 2. Status Report on Code Interpretations Made by Executive Director
 - 3. Status Report on Dredging
 - 4. Other
- F. Agency Counsel
- G. Governing Board Members

XI PUBLIC INTEREST COMMENTS

XII ADJOURNMENT

CONSENT CALENDAR

<u>Item</u>	<u>Recommended Action</u>
1. David McClure, Tahoe Vista Storage, Allocation of Commercial Floor Space for Wholesale and Distribution Storage Building, APN 112-110-02 and -26, Placer County	Approval With Findings and Conditions
2. Kingsbury Middle School, Portable Classroom, 1900 Echo Drive, APN 07-050-06, Douglas County	Approval With Findings and Conditions
3. Hancock/Burgess/Adams, New Single Use Residential Pier, 9261 Westlake Boulevard, APN 17-021-17, El Dorado County	Approval With Findings and Conditions
4. Franklin/Sells, Land Capability Challenge, 613 Eagle, Incline Village, APN 131-213-07, Washoe County	Approval With Findings and Conditions
5. Finke/Lien, Settlement of Enforcement Action, Single Family Dwelling Addition, 557 McDonald Drive, APN 124-085-16, Washoe County	Approval With Findings and Conditions
6. Woods Commercial Warehouse, New Commercial Building, City of South Lake Tahoe, APN 23-201-60, El Dorado County	Approval With Findings and Conditions
7. Willey Creek Development, Commercial Building Revisions (Formerly Blankenship Office Building), City of South Lake Tahoe, APN 31-290-05 and -22, El Dorado County	Approval With Findings and Conditions
8. Tahoe City Public Utility District, Bicycle Trail, Phase V, Sugar Pine Point State Park, APN 15-020-02, 16-011-03 and -04, El Dorado County	Approval With Findings and Conditions
9. Caltrans FY 1987-88 Overall Work Program Amendment, \$10,000	Adoption of Resolution
10. Allocation of FY 1988-89 Local Transportation Funds, Placer County	Adoption of Resolution
11. Allocation of FY 1988-89 Local Transportation Funds to the City of South Lake Tahoe	Adoption of Resolution
12. Allocation of FY 1986-87 State Transit Assistance Funds to the City of South Lake Tahoe	Adoption of Resolution

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| 13. City of South Lake Tahoe's Request for Air Quality Mitigation Funds, \$10,000 | Approval |
| 14. City of South Lake Tahoe's Request for Air Quality Mitigation Funds, \$1,200 | Approval |

These consent calendar items are expected to be routine and noncontroversial. They will be acted upon by the Governing Board at one time without discussion. If any Governing Board member or noticed affected property owner requests that an item be removed from the consent calendar, it will be taken up separately under the appropriate agenda category.

Four of the members of the governing body from each State constitute a quorum for the transaction of the business of the agency. The voting procedure shall be as follows:

(1) For adopting, amending or repealing environmental threshold carrying capacities, the regional plan, and ordinances, rules and regulations, and for granting variances from the ordinances, rules and regulations, the vote of at least four of the members of each State agreeing with the vote of at least four members of the other State shall be required to take action. If there is no vote of at least four of the members from one State agreeing with the vote of at least four of the members of the other State on the actions specified in this paragraph, an action of rejection shall be deemed to have been taken.

(2) For approving a project, the affirmative vote of at least five members from the State in which the project is located and the affirmative vote of at least nine members of the governing body are required. If at least five members of the governing body from the State in which the project is located and at least nine members of the entire governing body do not vote in favor of the project, upon a motion for approval, an action of rejection shall be deemed to have been taken. A decision by the agency to approve a project shall be supported by a statement of findings, adopted by the agency, which indicates that the project complies with the regional plan and with applicable ordinances, rules and regulations of the agency.

(3) For routine business and for directing the agency's staff on litigation and enforcement actions, at least eight members of the governing body must agree to take action. If at least eight votes in favor of such action are not cast, an action of rejection shall be deemed to have been taken.

TAHOE REGIONAL PLANNING AGENCY
STAFF SUMMARY

Project Name: Tahoe Vista Storage

Application Type: Commercial - Wholesale and Distribution Storage Building

Applicant: David McClure

Location: 7008 North Avenue, Placer County

Assessor's Parcel Number/Project Number: 112-110-02 and 26

Project Description: The applicant proposes to construct a 5,500 square foot wholesale and distribution storage building and a 3,350 square foot asphalt driveway and parking lot. The proposed project will utilize 4,500 square feet of commercial floor area with the remaining footprint of the building to house two elevators and six stairways. The project will be used as a wholesale warehouse storage facility for the applicant and other nearby commercial businesses. The estimated construction cost of the project is \$127,600.

Site Description: The project area consists of two separate undeveloped parcels totalling approximately 35,625 square feet. The subject property is a flat lot with sparse manzanita and pine tree cover. The existing surrounding land uses are predominately commercial and public service facilities.

Review Per Code:

Chapter 4 - Project Review	Chapter 30 - Design Standards
Chapter 5 - Environmental Documentation	Chapter 32 - Regional Plan and Thresholds
Chapter 6 - Required Findings	Chapter 33 - Allocations
Chapter 12 - Regional Plan Maps	Chapter 38 - Tracking
Chapter 13 - Plan Area Statements	Chapter 62 - Construction Schedules
Chapter 18 - Permissible Uses	Chapter 64 - Grading Standards
Chapter 22 - Height Standards	Chapter 81 - Water Quality Control
Chapter 25 - Best Management Practices	Chapter 82 - Water Quality Mitigation
Chapter 27 - Basic Service Requirements	Chapter 91 - Air Quality Mitigation

Staff Analysis:

- A. Environmental Documentation: The applicant has completed an Initial Environmental Checklist (IEC) in order to assess the potential environmental impacts of the project. No significant environmental impacts were identified and staff has concluded that the project will not have a significant effect on the environment. A copy of the completed IEC will be made available at the Governing Board hearing and at TRPA. A sample IEC is attached to each Governing Board packet for reference.

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Consent Calendar Item 1.

B. Plan Area Statement:

The project is located within Plan Area Statement 022, Tahoe Vista Commercial, Special Area #1. Warehousing is an allowed use in this Plan Area. The Land Use Classification is Tourist and the Management Strategy is Redirection. Agency staff has reviewed the subject Plan Area Statement and has identified the following item (underlined) as being applicable to the project. Following the item is a brief statement addressing consistency.

1. Special Policies:

Wholesale/storage, light industrial and other similar uses should be limited to the National Avenue area off Highway 28 (Special Area #1). Heavy equipment traffic should be mitigated as to be compatible with residential uses.

The proposed project, located adjacent to National Avenue, will provide a storage facility for existing commercial uses situated within the area.

C. Land Capability District/Land Coverage:

1. Land Capability District:

The land capability of the project area is class 5. The total project area is approximately 35,625 square feet.

2. Existing Coverage:

Buildings	0 square feet
Pavement	0 square feet
Other	0 square feet
Total	0 square feet

3. Proposed Coverage:

Buildings	5,500 square feet
Paving	3,350 square feet
Water Tanks	50 square feet
Total	8,900 square feet

4. Allowed Coverage:

Class 5 Area (25%)	8,906 square feet
Total	8,906 square feet

- D. Structure Height: The proposed structure has a flat roof with no mid point calculations.

Proposed Maximum Height - 24 feet
Allowed Maximum Height - 24 feet

- E. Other Agency Approvals:

Placer County
Design Review Approval, November 13, 1987

- F. Required Findings: The following is a list of the required findings as set forth in Chapter 6 the TRPA Code of Ordinances. Following each finding, Agency staff has briefly summarized the evidence on which the required finding may be made.

1. The project is consistent with and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and Maps, the Code and other TRPA plans and programs.
 - a. Land Use: The proposed project is consistent with the applicable Plan Area Statement, including planning considerations and special policies. An allocation for 4,500 square feet of commercial floor area has been recommended for this project by Placer County as required by the TRPA Code. In addition, a water quality mitigation fee of \$2,581 shall be paid by the applicant to offset any water quality impacts that may result from the new coverage, and all required water quality improvements (temporary and permanent) shall be included in the project.
 - b. Transportation: The project based on staff's review of the TRPA trip table and information provided by the applicant will generate 42 Daily Vehicle Trip Ends. This is considered an insignificant increase in terms of localized impacts. In order to offset the regional and cumulative air quality impacts of the project an air quality mitigation fee of \$2,250 based on \$.50 per square foot for new commercial floor area shall be required.
 - c. Conservation: The project complies with all land capability and coverage requirements, includes provisions for landscaping and protection of existing vegetation, and complies with all applicable standards pertaining to scenic quality and energy conservation.
 - d. Recreation: The project will not impact recreation in the Tahoe Basin and is consistent with the Recreation Element of the Regional Plan.

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Consent Calendar Item 1.

- e. Public Services and Facilities: The project can be adequately served by existing public services and facilities as indicated on the Initial Environmental Checklist and supporting documentation.
- f. Implementation: The project has a commercial floor area allocation, as required, and is consistent with the Implementation Element of the Regional Plan.

2. The project will not cause the environmental threshold carrying capacities to be exceeded.

The basis for which this finding can be made is provided on the checklist entitled "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Governing Board hearing and at TRPA. A sample checklist is attached to each Governing Board hearing packet for reference.

3. Wherever Federal, State, or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the TRPA Compact, the project meets or exceeds such standards.

The basis for which this finding can be made is provided in the checklist entitled "Checklist: Article V(g) Findings" in accordance with Chapter 6, Subsection 6.3.B of the TRPA Code of Ordinances. All responses contained on said checklist indicate compliance with the environmental threshold carrying capacities. A copy of the completed checklist will be made available at the Governing Board hearing and at TRPA. A sample checklist is attached to each Governing Board hearing packet for reference.

Required Actions and Findings: Agency staff recommends that, the Governing Board approve the project by making the following motions and findings:

- I. A motion, based upon the staff summary, for a finding of no significant environmental effect with direction to staff to prepare the necessary certification documents to be included with the permit and for the following findings:
 - 1. The project is consistent with, and will not adversely affect implementation of the Regional Plan, including all applicable Goals and Policies, Plan Area Statements and maps, the Code of Ordinances and other TRPA plans and programs.

2. The project will not cause the environmental threshold carrying capacities to be exceeded.
 3. Wherever Federal, State, or local air and water quality standards applicable for the Region, whichever are strictest, must be attained and maintained pursuant to Article V(d) of the TRPA Compact the project meets or exceeds such standards.
- II. A motion to approve the project, based upon the staff summary, subject to the following conditions:
1. The Standard Conditions of Approval listed in Attachment Q.
 2. The following special conditions:
 - a. The applicant shall submit a construction completion schedule to TRPA prior to commencement of construction. Said schedule shall include completion dates for BMP installations for the entire project area.
 - b. Any normal construction activities creating noise in excess of the TRPA noise standards shall be considered exempt from said standards provided all such work is conducted between the hours of 8:00 a.m. and 6:30 p.m.
 - c. The applicant shall provide evidence prior to commencement of construction that APNs 112-110-02 and 112-110-26 comprising the project area have been legally merged (consolidated).
 - d. The applicant shall submit cost estimates for installation of all required water quality improvements (BMPs) for the entire project area.
 - e. The amount of the security required under Condition I.2 of the Standard Conditions of Approval (Attachment Q) shall be determined upon the applicants submittal of the required BMP cost estimate.
 - f. Prior to commencement of construction, the applicant shall provide a landscape plan and fertilizer management plan in accordance with the standards required in Section 30.7 and 81.7 of the TRPA Code of Ordinances for TRPA review and approval.
 - g. Any proposed signage shall require TRPA review and approval.

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- h. The applicant shall provide three (3) sets of final construction plans in accordance with Condition I.1 of the Standard Conditions of Approval (Attachment Q) prior to commencement of construction. The final construction plans shall include detailed floor plans.
- i. Prior to commencement of construction, the applicant shall pay a water quality mitigation fee of \$2,581 to offset the water quality impacts of creating 8,900 square feet of new land coverage.
- j. Prior to commencement of construction, the applicant shall pay an air quality mitigation fee of \$2,250 to offset the regional and cumulative air quality impacts of the project based on \$.50 per square foot of additional commercial floor area.
- k. The applicant shall provide evidence that all basic service requirements for minimum fire flow will be met or exceeded in accordance with Section 27.3.B, Table 27-1 of the TRPA Code prior to commencement of construction.
- l. The project is allocated 4,500 square feet of commercial floor area and is limited to that amount.
- m. Elevators and stairwells shall account for no less than 1,000 square feet of floor area within the interior of the building.
- n. The proposed building shall be used for wholesale and distribution storage purposes only.

RECEIVED

BY _____

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TAHOE REGIONAL PLANNING AGENCY

ENVIRONMENTAL CHECK LIST FOR THE INITIAL DETERMINATION OF ENVIRONMENTAL IMPACT

TAHOE REGIONAL PLANNING AGENCY

I PROJECT NAME OR IDENTIFICATION Tahoe Vista Storage

II ENVIRONMENTAL IMPACTS - The following questionnaire will be completed by the applicant based on evidence submitted with the application. All "yes" and "no, with mitigation" answers will require further written comments. See Section III of this questionnaire.

1. Land.	Will the proposal result in:	Yes	No	No, With Mitigation	Data Insufficient
a.	Compaction or covering of the soil beyond the limits prescribed in the land capability system?	___	<u>X</u>	___	___
b.	A change in the topography or ground surface relief features of site inconsistent with the natural surrounding conditions?	___	<u>X</u>	___	___
c.	Unstable earth conditions during or after completion of the proposal?	___	<u>X</u>	___	___
d.	Changes in the soil or geologic substructures?	___	<u>X</u>	___	___
e.	The continuation of or increase in wind or water erosion of soils, either on or off the site?	___	<u>X</u>	___	___
f.	Changes in deposition or erosion of beach sand, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of a lake?	___	<u>X</u>	___	___
g.	Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	___	<u>X</u>	___	___

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
2. <u>Air.</u> Will the proposal result in:				
a. Substantial air emissions or deterioration of ambient air quality?	___	<u>X</u>	___	___
b. The creation of objectionable odors?	___	<u>X</u>	___	___
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	___	<u>X</u>	___	___
3. <u>Water.</u> Will the proposal result in:				
a. Changes in currents, or the course or direction of water movements?	___	<u>X</u>	___	___
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff so that a 2 yr. 6 hr. storm runoff cannot be contained on the site?	___	<u>X</u>	___	___
c. Alterations to the course or flow of 100 year flood waters?	___	<u>X</u>	___	___
d. Change in the amount of surface water in any water body?	___	<u>X</u>	___	___
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	___	<u>X</u>	___	___
f. Alteration of the direction or rate of flow of ground waters?	___	<u>X</u>	___	___
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	___	<u>X</u>	___	___
h. Substantial reduction in the amount of water otherwise available for public water supplies?	___	<u>X</u>	___	___

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
i. Exposure of people or property to water related hazards such as flooding and/or wave action from 100 year storm occurrence or seiches?	—	<u>X</u>	—	—
4. <u>Plant Life.</u> Will the proposal result in:				
a. Removal of native vegetation in excess of the area utilized for the actual development permitted by the land capability system?	—	<u>X</u>	—	—
b. Removal of riparian vegetation or other vegetation associated with critical wildlife habitat?	—	<u>X</u>	—	—
c. Introduction of new vegetation that will require excessive fertilizer or water, or will provide a barrier to the normal replenishment of existing species?	—	<u>X</u>	—	—
d. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	—	<u>X</u>	—	—
e. Reduction of the numbers of any unique, rare or endangered species of plants?	—	<u>X</u>	—	—
5. <u>Animal Life.</u> Will the proposal result in:				
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	—	<u>X</u>	—	—
b. Reduction of the number of any unique, rare or endangered species of animals?	—	<u>X</u>	—	—
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	<u>X</u>	—	—

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
d. Deterioration to existing fish or wildlife habitat?	___	<u>X</u>	___	___
6. <u>Noise</u> . Will the proposal result in:				
a. Increases in existing noise levels?	___	<u>X</u>	___	___
b. Exposure of people to severe noise levels?	___	<u>X</u>	___	___
7. <u>Light and Glare</u> . Will the proposal produce new light or glare inconsistent with the surrounding area?	___	<u>X</u>	___	___
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	___	<u>X</u>	___	___
9. <u>Natural Resources</u> . Will the proposal result in:				
a. Increase in the rate of use of any natural resources?	___	<u>X</u>	___	___
b. Substantial depletion of any non-renewable natural resource?	___	<u>X</u>	___	___
10. <u>Risk of Upset</u> . Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	___	<u>X</u>	___	___
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population planned for the Region?	___	<u>X</u>	___	___
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	___	<u>X</u>	___	___
13. <u>Transportation/Circulation</u> . Will the proposal result in:				

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
a. Generation of 100 or more vehicle trips or in excess of 1% of the remaining road capacity?	___	<u>X</u>	___	___
b. Effects on existing parking facilities, or demand for new parking?	___	<u>X</u>	___	___
c. Substantial impact upon existing transportation systems?	___	<u>X</u>	___	___
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	<u>X</u>	___	___
e. Alterations to waterborne, rail or air traffic?	___	<u>X</u>	___	___
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	<u>X</u>	___	___
14. <u>Public Services.</u> Will the proposal have an unplanned effect upon, or result in a need for new or altered governmental services in any of the following areas:				
a. Fire protection?	___	<u>X</u>	___	___
b. Police protection?	___	<u>X</u>	___	___
c. Schools?	___	<u>X</u>	___	___
d. Parks or other recreational facilities?	___	<u>X</u>	___	___
e. Maintenance of public facilities, including roads?	___	<u>X</u>	___	___
f. Other governmental services?	___	<u>X</u>	___	___
15. <u>Energy.</u> Will the proposal result in:				
a. Use of substantial amounts of fuel or energy?	___	<u>X</u>	___	___

	<u>Yes</u>	<u>No</u>	<u>No, With Mitigation</u>	<u>Data Insufficient</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	<u>X</u>	___	___
16. <u>Utilities.</u> Except for planned improvements, will the proposal result in a need for new systems, or substantial alterations to the following utilities:				
a. Power or natural gas?	___	<u>X</u>	___	___
b. Communications systems?	___	<u>X</u>	___	___
c. Water?	___	<u>X</u>	___	___
d. Sewer or septic tanks?	___	<u>X</u>	___	___
e. Storm water drainage?	___	<u>X</u>	___	___
f. Solid waste and disposal?	___	<u>X</u>	___	___
17. <u>Human Health.</u> Will the proposal result in:				
a. Creation of any health hazard or potential health hazard (excluding mental health)?	___	<u>X</u>	___	___
b. Exposure of people to potential health hazards?	___	<u>X</u>	___	___
18. <u>Aesthetics.</u> Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to the public view?	___	<u>X</u>	___	___
19. <u>Recreation.</u> Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	___	<u>X</u>	___	___
20. <u>Archeological/Historical.</u> Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	___	<u>X</u>	___	___