



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 07-132236-LI/ 07-132332-LD/ 07-132331-LS

Project Name/Address: Factoria Substation Upgrade

Planner/Phone: Mike Upston, AICP/ 425-452-2970

Minimum Comment Period: November 15, 2007

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other: Staff Report

**PUGET SOUND ENERGY
FACTORIA SUBSTATION REBUILD
BELLEVUE**

**SEPA Environmental Checklist
(WAC 197-11-960)**

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PERMIT PROCESSING

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SEPA ENVIRONMENTAL CHECKLIST
(WAC 197-11-960)

A. BACKGROUND

1. Name of proposed project, if applicable:

Factoria Substation Rebuild

2. Name of applicant:

Puget Sound Energy

3. Address and phone number of applicant and contact person:

Puget Sound Energy
P.O. Box 97034 Mail Stop EST-11W
Bellevue, Washington 98009-9734

Contacts:

Jeff McMeekin, Municipal Land Planner, PSE
Phone: (425) 462-3824
Fax: (425) 462-3355
Email: jeff.mcmeekin@pse.com

4. Date checklist prepared:

July 2007

5. Agency requesting checklist:

City of Bellevue

6. Proposed timing or schedule (include phasing, if applicable):

The proposed timing for the proposed project is provided in the table below.

Activity	Expected Completion Date
Permits Secured	February 2008
Begin Construction	April 2008
Substation in Service	August 2008

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Puget Sound Energy (PSE) does not have future plans for additions, expansion or activity related to or connected with this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Design Drawings, Landscape Plans, Erosion Control, Geotechnical Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications are pending.

10. List any government approvals or permits that will be needed for your proposal, if known.

The following permits and approvals will be required for the proposed action.

Agency	Permit/Approval
City of Bellevue	SEPA Threshold Determination
City of Bellevue	Administrative Amendment w/ Design Review
City of Bellevue	Building Permit, Mechanical Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Puget Sound Energy plans to upgrade its existing (since 1947) Factoria Substation, mostly within its existing footprint. The associated transmission lines adjacent to the site on the west property line will be modified in order to accommodate the new station.

PSE's proposal includes the following: 1) adding another transformer to the substation site in order to handle the area's increasing load, 2) adding breaker protection to improve reliability and, 3) standardizing the substation by bringing the switch gear off the nearby pole structure to inside the station. The updated substation will be more technologically advanced, have additional capacity, and increased reliability.

The existing site, including the driveway, graveled area and substation, are approximately 14,355 square feet. The proposed project will result in approximately 1,200 square feet of newly disturbed area. The site will be screened with vegetation as a part of our Landscape Plan. The existing switches that are currently installed on poles will be removed and replaced by switching inside the reconfigured substation

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and Section, Township, and Range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Factoria Substation is located at 12806 SE 32nd Street, Bellevue, WA 98004.

B. ENVIRONMENTAL ELEMENTS

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<p>1. EARTH</p> <p>a. General description of the site (check one):</p> <p><input checked="" type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input checked="" type="checkbox"/> Other _____.</p> <p>The topography within the existing substation is flat. The property slopes up to the west. The east edge of the property drops to a steep wall that connects to the Richards Road sidewalk.</p> <p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>The project does not include steep slopes. Nearby, slopes range from 6 to 15%.</p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>Everett gravelly sandy loam is found on-site.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>There are no surface indications or evidence of recent soil instability was observed in this area.</p> <p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.</p> <p>Much of the existing gravel on site will be replaced with new gravel. Over the last 60 years sediment and debris has settled in the gravel, resulting in a less permeable surface. The new gravel will allow for more infiltration into the ground. This cut and fill total will be approximately 1,300 cubic yards.</p>	

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The northwest corner of the substation will be expanded by approximately 1200 square feet. A small slope will be excavated to allow for this expansion. This will result in approximately 200 cubic yards of cut and fill.

f. Could erosion occur as a result of clearing, construction or use? If so generally describe.

During construction, temporary measures will be implemented to reduce the possibility of soil erosion, such as temporary sediment barriers and mulching. However, erosion is very unlikely, as the project will be constructed mostly within an existing development.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The impervious surface for the parcel will increase by approximately 1,200 square feet bringing the total up to approximately 15,500 square feet. The total site area is 126,253 square feet. The percent of impervious surface will be approximately 12%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth.

During construction, temporary erosion control measures will be implemented to reduce the possibility of soil erosion, such as temporary sediment barriers and mulching. However, erosion is very unlikely, as the project will be constructed mostly within an existing development.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximately quantities if known.

Construction: Construction could result in fugitive dust from trenching and backfilling operations as well as exhaust emissions generated from construction equipment.

Operations and Maintenance: Emissions may also be produced from occasional vehicular use by maintenance personnel.

b. Are there any off-site sources of emissions or odor that may effect your proposal? If so generally describe.

The substation rebuild will not be affected by off-site sources of emissions or odors.

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c. Describe proposed measures to reduce or control emissions or other impacts to air, if any.

Dust impacts will be generally limited to the construction area. Best management practices (BMPs) will be used to control dust, should it become necessary. Off-site impacts could potentially include dust along the roadways. Construction will be relatively short in duration with an overall project construction schedule of less than six months.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site including year-round and seasonal streams, saltwater, lakes, ponds, or wetlands? If yes, describe type and provide names. If appropriate, state what stream or river flows into the surface water body.

There are no surface water bodies, streams, lakes, ponds, or wetlands in the immediate vicinity of the project.

2) Will the project require any work over, in or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

The project will not require any work in or adjacent to the described waters.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There will be no fill or dredged material placed in or removed from surface water or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will be no surface water withdrawals or diversions associated with the proposed project

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project is not within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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<p>No waste material will be discharged to surface waters.</p> <p>b. Ground:</p> <p>1) Will ground water be withdrawn, or will water be discharged to ground water? Give a general description, purpose, and the approximate quantities, if known.</p> <p>No ground water will be withdrawn or water discharged to ground water as a result of this project.</p> <p>2) Describe waste material that will be discharged into the ground, if any, from septic tanks or other sources, such as domestic sewage, industrial or agricultural wastes. Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>No materials will be discharged directly into groundwater.</p> <p>c. Water Runoff: (including storm water)</p> <p>1) Describe the source of runoff, including storm water and the method of collection and disposal, if any (include quantities if known). Where will this water flow? Will this water flow into other waters? If so describe.</p> <p>During construction, there is a potential for increased runoff during storm events as a result of exposed soils associated with work and site preparation. If water is used as dust suppression, minor runoff could result.</p> <p>Straw bales, mulch, and silt fences will be installed where the construction activity disturbs existing vegetation or where additional measures are needed to protect water resources. Immediately following construction, in areas where vegetation is disturbed, the disturbed area will be reseeded and planted.</p> <p>2) Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Waste materials will not enter the ground or surface waters.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff impacts, if any.</p> <p>Erosion control methods will include the installation of BMPs, such as weed-free straw bales and filter fences.</p>	

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4. PLANTS

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation _____

b. What kind and amount of vegetation will be removed or altered?

Most of the vegetation removal will occur on the north property line where the 1200 square foot expansion will take place.

The pine trees to be removed on the east property line are to allow for improved access into the substation. They add little aesthetic value to the surrounding properties.

The following is a table showing the kind, quantity and location of vegetation to be removed.

Location	Fir	Alder	Cotton-wood	Madrona	Hemlock	Pine
North PL	8	3	1	4	1	0
East PL	0	0	0	0	0	13

c. List threatened or endangered plant species known to be on or near the site.

No known threatened and endangered plant species are expected to be in the immediate project area.

d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:

The landscape plan includes the installation of several trees, shrubs and ground covers. The plan is to plant a variety of American Arbotvitae, Pacific Wax Myrtle, Tall Oregon Grape, English Laurel, Dwarf Strawberry Bush, Heavenly Bamboo, Ocean Spray and a Hydroseed mix.

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As shown on the plan, a majority of the vegetation will be planted on the northwest corner, to improve the aesthetic value and view from the abutting condominiums.

The existing fir trees on the west property line provide a screen for the condominiums. These trees are to remain.

The proposal will comply with Bellevue's Land Use Code. Please see the attached Landscape Plan for further detail.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

b. List any threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species on or near the site.

c. Is the site part of a migration route? If so, explain.

The site is not part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

The north half of the parcel includes several hundred feet of forested buffer that will remain preserved for wildlife.

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project is required in order to meet the energy needs in the local area.

b. Would the project affect the potential use of solar energy by adjacent properties? If yes, generally describe.

The project will not affect the potential use of solar energy.

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- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The substation upgrade will result in a more efficient and reliable system.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

The project will not create any known environmental health hazards. PSE’s substations, transmission and distribution facilities are designed, constructed and operated in accordance with all applicable federal, state, and local regulations and safety codes.

Electrical transmission lines, distribution lines and substations create electric and magnetic fields (EMF). EMF also exist in nature and around all types of electrical devices and appliances. Electric fields are produced by the presence of electric charges (voltage); the movement of those charges (current) produces magnetic fields. The electrical and magnetic fields around electrical appliances and utility facilities are referred to as extremely low frequency EMF. They have a significantly lower frequency (60 cycles per second, or Hz), than radio broadcast waves (0.5 to 100 million cycles per second) or electromagnetic energy from sunshine (1,000 trillion cycles per second). Extremely low frequency EMF does not have sufficient energy to break molecular bonds or damage DNA.

Substations are not a predominant source of magnetic fields for surrounding properties. The incoming transmission lines and the outgoing distribution lines mostly influence the magnetic fields associated with substations. These power lines exist and located throughout the region and pass through the neighborhoods that the substation serves. The construction of the Laurel Substation will not significantly change the existing EMF conditions at the project site or the surrounding properties. The substation will be located adjacent to the existing transmission line located on Guide Meridian.

PSE relies on the independent scientific research community for information regarding EMF and potential health effects. The consensus of the scientific community is described in a number of reports that have been released by respected independent scientific groups representing a variety of disciplines including physics, epidemiology, and cellular biology. A review of these sources has found no causal relationship between exposure to extremely low frequency EMF associated with 60 Hz electrical facilities and adverse effects to human health. Currently the EPA or any other health agency of the state or

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federal government does not regulate electric and magnetic fields. This is consistent with the consensus of the scientific community that there is no basis from which to conclude the exposures to EMF cause adverse health effects.

The substation transformer contains synthetic or mineral oil for cooling. A Spill Prevention Concrete Curb (SPCC) facility system will be installed around the transformer to contain oil, in the unlikely event, that a transformer leaked or spilled oil. SPCC facilities consist of a concrete curb, bentonite clay-lined bottom; crush rock fill, an oil stop float valve and manual gate valve. The containment is sized to hold the entire oil content of the transformer.

1) Describe special emergency services that might be required.

No special emergency services will be required.

2) Describe proposed measures to reduce or control environmental health hazards, if any.

No measures are proposed.

b. Noise

1) What types of noise exist in the area that may affect your project?

Noise will not adversely affect the proposed project.

2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example traffic, construction)? Indicate what hours noise would come from the site.

Noise will be generated during construction primarily by the operation of heavy equipment. Construction activity is exempt from the state noise limits (WAC 173-60-050(3)(a)).

3) Describe proposed measures to reduce or control noise impacts.

Construction activity will be generally limited to daylight.

8. LAND AND SHORELAND USE

a. What is the current use of the site and adjacent properties?

Since 1947 the site has been used for an electrical substation.

The surrounding areas are primarily occupied by rural housing and office buildings.

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<p>b. Has the site been used for agriculture? If so, describe. The project site has not been used for agriculture.</p> <p>c. Describe any structures on the site. The structures on site consist of electrical equipment.</p> <p>d. Will any structures be demolished? If so what? The existing electrical equipment will be removed.</p> <p>e. What is the current zoning of the site? The parcel is in a transitional zone where the north portion of the parcel is zoned R-20 while the south portion is zoned Office.</p> <p>f. What is the current comprehensive plan designation of the site? The comprehensive plan designation for the site is Office.</p> <p>g. If applicable, what is the current shoreline master program designation of the site? Shoreline designation is not applicable to this project.</p> <p>h. Has any part of the site been classified as an "environmentally sensitive area" area? If so, specify. The site does not have any "environmentally sensitive" areas.</p> <p>i. Approximately how many people would reside or work in the completed project? During construction, approximately ten to twenty people will be employed on the project. Following construction, there will be no one residing or working in the completed project.</p> <p>j. Approximately how many people would the completed project displace? Displacement of people will not occur as a result of this project.</p> <p>k. Describe any proposed measures to avoid or reduce displacement impacts, if any: Displacement will not occur; therefore, no measures to avoid or reduce displacement have been proposed.</p>	

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<p>1. Describe any proposed measures to ensure compatibility with existing and projected land use and plans.</p> <p>The substation is an essential public facility and in this case has been there since 1947.</p> <p>9. HOUSING</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle or low income.</p> <p>No additional units will be required for the proposed project.</p> <p>b. Approximately how many units, if any would be eliminated? Indicate whether high, middle, or low income.</p> <p>No units will be eliminated as a result of the proposed project.</p> <p>c. Proposed measures to reduce or control housing impacts, if any.</p> <p>Since housing units will not be added or eliminated, no measures to reduce or control housing impacts are proposed.</p> <p>10. AESTHETICS</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior material proposed for the building?</p> <p>The tallest structure will be a 35' steel termination structure.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Views will be altered as a result of this project, mostly improved. Currently, the switchgear is located several feet in the air on a wooden-pole structure, as shown on the attached photo. The proposal is to move the switchgear to inside the station and on the ground in a metal-clad cabinet. This will result in a more aesthetically pleasing view.</p> <p>The proposed Landscape Plan will also contribute to improved aesthetics and screening.</p> <p>c. Describe any proposed measures to reduce or control aesthetic impacts.</p> <p>Proposed measures to reduce aesthetic impacts are as follows:</p> <ul style="list-style-type: none"> ✓ Relocating the switchgear from high in the air to inside the station on the ground. ✓ Reducing the number of trees to be removed by only taking the 	

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<p>potentially hazardous trees out.</p> <ul style="list-style-type: none"> ✓ Designing a Landscape Plan that provides screening making the substation blend in with its natural surroundings. <p>11. LIGHT AND GLARE</p> <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No light or glare will be produced by the proposed project.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No light or glare will be produced by the project; therefore, safety hazards or interference with views will not be a concern.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>No off-site sources of light or glare will affect the project.</p> <p>d. Describe any proposed measures to reduce or control light and glare impacts.</p> <p>There will be no impacts from light or glare as a result of this project; therefore, no measures are proposed to reduce or control light or glare.</p> <p>12. RECREATION</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>There are no recreational opportunities in the immediate vicinity.</p> <p>b. Would the proposed project displace any existing recreational uses? If so describe.</p> <p>There are no recreational opportunities; therefore, no recreational activities will be impacted.</p> <p>c. Describe any proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant.</p> <p>There are no proposed measures to reduce impacts on recreation opportunities.</p>	

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13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

The site was previously disturbed in 1947 and there are no places or objects listed that are on the or next to the site.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

There are no known listed sites adjacent to or in the project area.

- c. Describe any proposed measures to reduce or control impacts.**

There are no proposed measures to reduce or control impacts.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.**

The existing driveway and access to the site is off of S.E. 32nd St at the south end of the parcel.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

The need for public transit is not applicable to this proposal.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

No parking spaces will be created or eliminated due to this project.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, describe (indicate whether public or private).**

The project will not require any new paved roads, only replacement of those paved areas disturbed during construction.

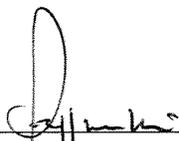
- e. Will the project use or occur in the immediate vicinity of water, rail, or air transportation? If so generally describe.**

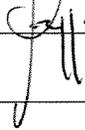
The project will not use or occur in the vicinity of water, rail, or air transportation.

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<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>No additional trips will be required during operation of the substation, except for routine inspections.</p> <p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>There are no measures to reduce the transportation impacts.</p> <p>15. PUBLIC SERVICES</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, septic system, or other).</p> <p>There will not be an increased need for public service as a result of this project.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any:</p> <p>This project will not have direct impacts on public services.</p> <p>16. UTILITIES</p> <p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse collection, telephone, sanitary sewer, septic system, or other.</p> <p>All of the above listed utilities are available within the vicinity of the proposed project.</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>None.</p>	

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted:  9-10-7