Puget Sound Industrial Center Planned Action
Modified SEPA Environmental Checklist

Purpose of checklist:

On August 1, 2012, the City of Bremerton adopted Ordinance 5189, establishing a planned action designation for the Puget Sound Industrial Center (PSIC) Subarea (formerly the South Kitsap Industrial Area (SKIA)), pursuant to the State Environmental Policy Act. Environmental review for the PSIC Subarea Plan was conducted through preparation of a Planned Action EIS (Draft EIS dated June 9, 2011 and Final EIS dated March 29, 2012).

WAC 197-11-172 establishes the procedures for project-level review within the planned action area, stating that "Review of a project proposed as a planned action is intended to be simpler and more focused than for other projects." Verification that probable significant impacts of the proposed project have been adequately addressed in the EIS is established through review of an environmental checklist. The Second Engrossed Substitute Senate Bill (2ESSB) 6406, as adopted during the 2012 Washington State legislative session, establishes that a city may utilize a modified checklist to determine consistency with a planned action ordinance. The City of Bremerton has adopted this modified checklist as part of the PSIC planned action ordinance.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations, project plans, or the PSIC Subarea EIS without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Staff will review and comment on specific items of this checklist, as appropriate.

Questions about environmental elements that were analyzed in the SKIA/PSIC Subarea Plan EIS ask for confirmation as to whether the proposed project is consistent with analysis in the EIS. In order to respond to these questions, the EIS is available online at www.sustainableskia.com or at Bremerton City Hall, 345 6th Street, Suite 600, Bremerton.

A. BACKGROUND
1. Name of proposed project:
2. Name of applicant:
3. Address and phone number of applicant and contact person:

4. Date checklist prepared:
5. Proposed timing or schedule (including phasing, if applicable):
6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
7. In addition to the SKIA/PSIC Subarea Plan EIS, list any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
8. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
9. List any government approvals or permits that will be needed for your proposal, if known.
10. Give brief, complete description of your proposal, including the square footage of proposed uses and the site area.
11. Please provide a street address or legal description to allow confirmation that the project site is located within the PSIC Subarea Plan boundary.

B. ENVIRONMENTAL ELEMENTS	**Staff Comments**
1. Earth	
a. General description of the site (circle one): Flat, rolling, hilly, other.	
b. What is the steepest slope on the site (approximate percent slope)?	
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.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	
2. Air	
a. What types of emissions are expected to result from the proposed development?	
b. Describe proposed measures to reduce or control emissions to air or to reduce greenhouse gas emissions, as applicable:	
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, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.	
2) 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.	
3) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.	

4) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.	
5) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.	
b. Ground:	
1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.	
c. Water runoff (including stormwater):	
1) Describe the source of runoff (including storm water) and 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.	
d. Describe measures, if any, beyond those described in the SKIA/PSIC Subarea Plan EIS proposed to reduce or control surface, ground, and runoff water impacts.	
4. Plants	
a. Check or circle the types of vegetation found on the site: ☐ deciduous tree: alder, maple, aspen, other ☐ evergreen tree: fir, cedar, pine, other ☐ shrubs ☐ grass ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other ☐ water plants: water lily, eelgrass, milfoil, other ☐ other types of vegetation	

b. What existing vegetation will be removed or altered? **c** Describe measures, if any, beyond those described in the SKIA/PSIC Subarea Plan EIS, proposed to address potential impacts to the vegetation.	
5. Animals	
a. What types of birds and animals are known to be on or near the site?	
b. List any threatened or endangered species known to be on or near the site.	
c Describe measures, if any, beyond those described in the SKIA/PSIC Subarea Plan EIS, proposed to address potential impacts to the fish and 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.	
b. What kinds of sustainable design features, such as measures identified in PSIC Subarea Plan Section D, are included in the plans of this proposal?	

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.	
1) Describe special emergency services that might be required.	
2) Proposed measures to reduce or control environmental health hazards, if any:	
b. Noise	
1) What type of noise exists in the area which may affect your project (example: traffic, equipment, operation, other).	
2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	
3) Proposed measures to reduce or control noise impacts, if any:	
8. Land use	
a. Describe the current use of the site and that of adjacent properties	

b. Will any structures be demolished? If so, what?	
c. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.	
d. Describe the amount of industrial, office/service, retail or other development proposed.	
e. Describe measures, if any, beyond those described in the SKIA/PSIC Subarea Plan Planned Action EIS proposed to ensure the proposal is compatible with existing and projected land uses and plans.	
9. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	
b. If applicable, has the proposal achieved compliance with Federal Aviation Administration (FAA) regulations for height of structures?	
c. Proposed measures to reduce or control aesthetic impacts, if any:	

10. Light and glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	
b. If applicable, has the proposal achieved compliance with FAA regulations for potential light and glare on the Bremerton National Airport?	
c. Are measures to control light and glare proposed or needed?	
11. 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.	
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.	
c. Proposed measures to reduce or control impacts, if any:	
12. Transportation	
a. Provide information describing the total number of trips and trip distribution pattern anticipated by the proposal. Trip generation shall be estimated according to the following methodology:	

1) Gross trip generation shall be estimated using rates published by the Institute of Traffic Engineers (ITE).[1]	
2) The gross estimate of total PM peak hour trips as described above shall be reduced by 46%[2] in order to reflect the PSIC-specific trip generation rates observed as part of the EIS process. [3]	
b. As established in Exhibit B of the planned action ordinance, multiply the number of PM peak hour trips by the reduced cost per trip specified in Table 2 of Exhibit B (approximately 20% of the cost of each trip), to arrive at the traffic mitigation cost.[4]	
c. Describe measures, if any, beyond those described in the SKIA/PSIC Subarea Plan EIS proposed to address transportation impacts of the proposal.	
13. Public services	
a. Describe the potential increased demand for police protection, and/or fire and emergency medical services resulting from the proposal.	

[1] Institute of Transportation Engineers (ITE), *Trip Generation*, 8th Edition, 2008. Future development proposals should use information from the most current edition of *Trip Generation*.

[2] Based on observed trip counts, PSIC generates 46% fewer trips than expected under the ITE Manual.

[3] Over time, the City may review and revised the trip reduction ratio in order to continue to accurately reflect PSIC trip generation rates.

[4] Development applicants will be responsible for paying 20% of the total cost of their impact on the local roadway network.

b. Describe measures, if any, beyond those described in the SKIA/PSIC Subarea Plan EIS proposed to reduce or control direct impacts on public services.	
14. Utilities	
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.	
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.	

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: .....