



CITY OF BREMERTON
DEPARTMENT OF COMMUNITY DEVELOPMENT
345 - 6TH STREET, SUITE 600
BREMERTON, WA 98337-1873

PHONE: (360) 473-5275
FAX: (360) 473-5278

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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 or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Gorst Creek Watershed Plan
2. Name of applicant: City of Bremerton
3. Address and phone number of applicant and contact person:
Heather Kauer, Assistant Director
Planning and Community Development Department
City of Bremerton
345 6th Street
Bremerton, WA 98337
(360) 473-5275
4. Date checklist prepared: 10/10/12
5. Agency requesting checklist: City of Bremerton

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

The current project schedule anticipates a Draft Watershed Framework Plan, Gorst Urban Growth Area (UGA) Subarea Plan/Regulations, and Draft Environmental Impact Statement (EIS) preparation in spring 2013. A Preferred Plan and Final EIS are anticipated in fall 2013, and Planned Action Ordinance in December 2013. The EIS is intended to facilitate a Planned Action for the Gorst UGA.

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

Yes, development may occur in accordance with the Gorst Watershed and UGA Plans and Regulations and in accordance with the EIS and Planned Action Ordinance. Proposals in the range of the Planned Action would not require a SEPA Threshold Determination.

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

An inventory was developed for the study area in August 2011 (See Appendix A). A Watershed Characterization report (City of Bremerton, May 2012) has been prepared in conjunction with the Washington State Departments of Ecology and Fish and Wildlife to evaluate water quality and habitat related issues as they relate to land use planning. An Environmental Impact Statement (EIS) is being initiated for the study area as indicated in the associated scoping notice. Topics for analysis in the EIS are proposed to include: Natural Environment (geology/soils, water resources including surface water, groundwater, and stormwater, air quality, plants and animals), Noise, Hazardous Materials, Land Use Patterns/Plans and Policies, Socioeconomics, Aesthetics, Cultural Resources, Transportation and Public Services and Utilities.

The City prepared the South Kitsap Industrial Area Subarea Plan and Planned Action EIS in 2012. A small portion of the SKIA area lies in the watershed.

In addition, Kitsap County recently completed the Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand Final EIS (August 2012) which addressed the Gorst UGA and other UGAs. It contains analysis relevant to the "No Action" alternative.

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.

None known. Subsequent land development and construction projects undertaken within the watershed must conform to and comply with all applicable City and County land use and environmental regulations.

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

Adoption of a Gorst Creek Watershed Framework Plan, Gorst UGA Sub Area Plan and Regulations by the City of Bremerton City Council and Kitsap County Board of County Commissioners will be required. Actual construction and development will occur under separate permits.

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. (Lead agencies may modify this form to include additional specific information on project description.)

The City of Bremerton, in partnership with Kitsap County and other state, federal, and tribal agencies, is in the process of preparing a proposed Gorst Creek Watershed Plan, including a framework plan for the watershed as a whole and a subarea plan for the Gorst UGA. Also under preparation are implementing land use and environmental regulations. It is also anticipated that a capital facilities plan (CFP) will be prepared to support the plan and to implement infrastructure. The plan and regulations will undergo public review and refinement through late 2013.

This plan will create a land use framework and implementing development, design, and street standards to establish a cohesive vision for a livable district and to encourage investment in the Gorst UGA. Concepts include a range of permitted land uses with emphasis on residential, retail and commercial uses. The subarea plan and implementing zoning are anticipated to serve as pre-annexation planning and zoning pursuant to RCW 35.13.177.

The Watershed Framework Plan and Gorst UGA Subarea Plan will promote and realize urban and rural sustainable growth initiatives and objectives based on the findings of the Watershed Characterization report (City of Bremerton, May 2012). Sustainable land development by its nature generates lessened environmental impacts relative to low-density suburban development patterns. Measures are intended to implement low-impact development techniques to preserve and restore water quality processes; to encourage development in areas identified as having lower impacts on habitat and/or water quality processes; to encourage new investment in the UGA; to encourage clustered residential development and mixed-use development particularly in the UGA; and to increase opportunities for public visual and physical access to the Sinclair Inlet.

The City is also proposing to adopt a Planned Action Ordinance. A Planned Action Ordinance, if adopted pursuant to WAC 197-11-164 to 172, would indicate that the completed EIS adequately addresses significant impacts of the proposed action, and that future projects consistent with the analyzed projects and parameters of the Planned Action Ordinance would not require future SEPA threshold determinations or EISs. The proposed Planned Action would apply to the Gorst UGA only.

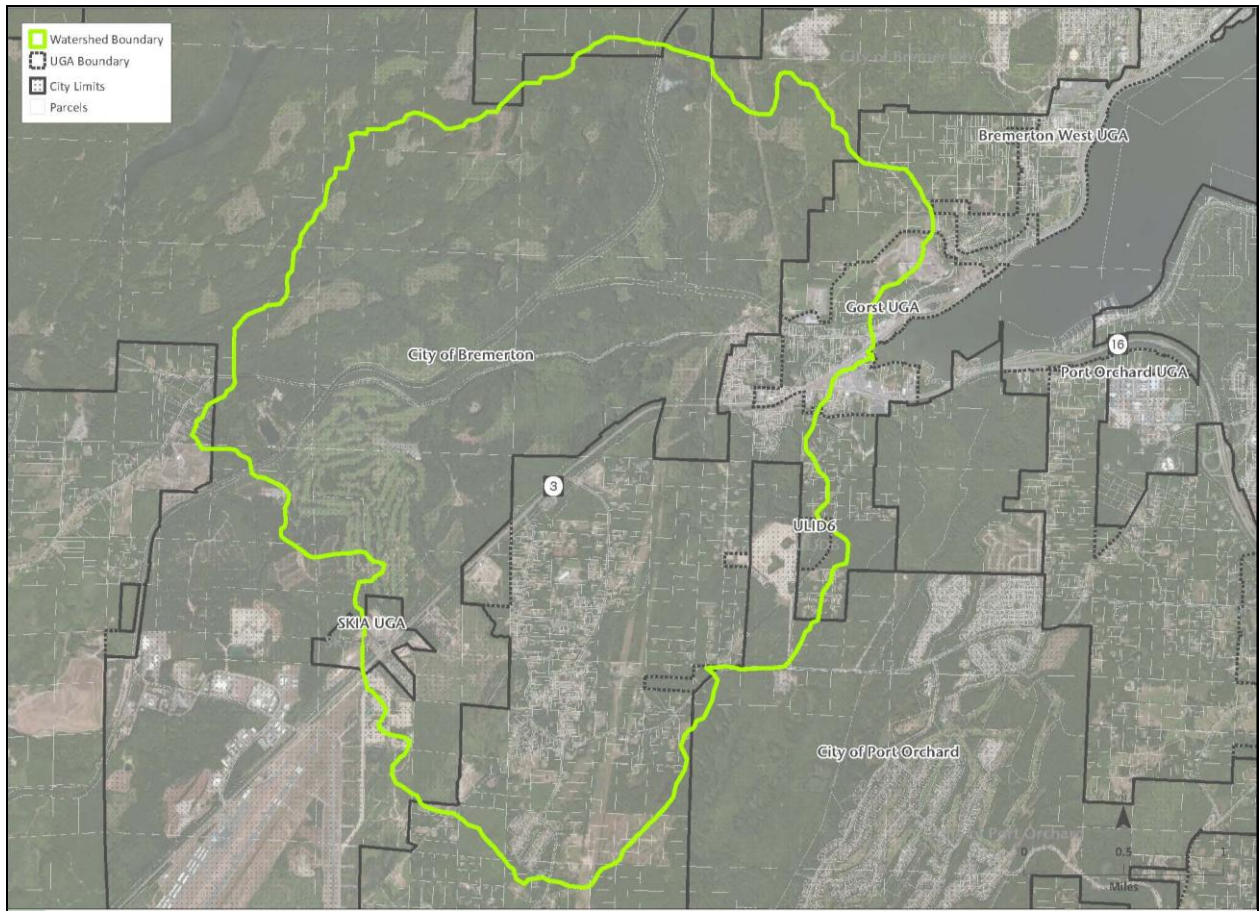
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). 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 Gorst Creek Watershed and Gorst UGA together comprise the planning boundaries, and encompass over 6,000 acres in the southwestern portion of Kitsap County. Several jurisdictional boundaries cross into the watershed: about 3,600 acres encompass Bremerton City Limits, most of which is zoned as utility lands, about 335 acres are in the Gorst UGA, nearly 180 acres are in the McCormick Woods area of the City of Port Orchard, and the balance of about

TO BE COMPLETED BY APPLICANT

1,940 acres are rural, unincorporated land. See Exhibit 1.

Exhibit 1 Gorst Creek Watershed Aerial



Source: Parametrix, Washington State Department of Ecology, Kitsap County, BERK 2012

B. ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site (**circle one**): Flat, rolling, hilly, steep slopes, mountainous, other...

A majority of the study area consists of lands less than 15% slopes, but there are steep slopes (15%+) in the northern Gorst UGA, in the northwest portion of the watershed, as well as the southeast portion of the watershed. (See Appendix A: Map Plate LU-3.)

- b. What is the steepest slope on the site (approximate percent slope)?

Areas of steep slopes generally range from 15-30%.

- 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.

Soils vary within the watershed (see Appendix A: Map Plates WC-4 and WC-5). Limited agricultural use is present within the area as detailed in Appendix A, Map Plate WC-1.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Some unstable slopes exist within the watershed and Gorst UGA. Critical areas ordinances will prevent or limit future development in areas deemed unsuitable. (See Appendix A: Map Plate LU-3.)

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Development proposals within the study area are anticipated to follow adoption of the plan and associated development regulations. Development applications that require grading or import or export of fill would be required to provide information on quantities of cut and fill, sources of imported material, and disposal sites for exported material. This information is evaluated for conformance to applicable regulations and accepted engineering and environmental practice.

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

Development that is proposed within the study area following adoption of the plan and associated development regulations will be evaluated for consistency with best management practices (BMPs) for minimizing and containing erosion on project sites, and will be subject to stormwater regulations and National Pollutant Discharge Elimination System (NPDES) standards.

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

The impervious surface coverage for development that is

proposed within the study area following adoption of the plan and associated development regulations will be evaluated for consistency with applicable standards. Existing impervious surfaces have been mapped and are shown on Appendix A, Map Plate WC-2.

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

The EIS will include a description of the study area geology, soil types, and known and mapped hazards based on available literature and previous development studies. It will describe general risks associated with geologic hazards, expected constructability given soil conditions, and the degree and nature of potential impacts that could result from alternatives. The ability of adopted regulations and codes to serve as mitigation measures will be described, e.g. critical areas, grading, and building codes, together with any proposed land use plan regulations.

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 approximate quantities if known.

Short-term air emissions including construction equipment exhaust and fugitive dust may occur during the construction phase for new development. Long-term, the plan and associated development regulations may allow higher residential densities and commercial uses within the Gorst UGA portion of the study area than is allowed under current regulations. Higher densities may result in higher traffic generation with attendant increases of vehicle exhaust. However, the intent of the plan is to encourage a mixture of residential, employment, and commercial uses to reduce the need for daily-needs vehicle trips and create opportunities for living and working in close proximity.

b. Are there any off-site sources of emissions or odor that may affect your proposal?

If so, generally describe.

There are no known sources of emissions or odor in the vicinity of the study area that may affect the plan.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

City and County stormwater best management practices would limit generation of airborne dust. Development is also subject to applicable federal and State air quality regulations. The EIS will address potential impacts and associated mitigation measures to reduce potential air quality impacts. Steps are anticipated to include: Identify how new development and associated traffic could affect air emissions, including greenhouse gases. Summarize existing air quality conditions and compare City, County, and regional transportation plans and growth levels and potential

Vehicle Miles Traveled (VMT) by alternative based on the transportation model. Prepare a focused review of greenhouse gas emissions using the King County greenhouse gas method.

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.

Appendix A, Map Plate WC-3, details water bodies in the watershed including wetlands and streams. The primary saltwater/freshwater interface is the mouth of Gorst Creek where it flows into Sinclair Inlet.

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

Future development allowed by the plan and regulations may in some cases occur within 200 feet of water. However, development would be required to meet appropriate shoreline and critical area regulations including buffers. Buffers would depend on the type of water body or wetland and its ecological function. Surface water features and potential impacts and mitigation measures will be evaluated in the EIS.

- 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.

Future development or activities allowed by the plan and regulations may propose fill and dredge, however, only under circumstances allowed by critical area and shoreline regulations (e.g. for restoration purposes). Such applications would be evaluated for conformance to applicable regulations at the time submitted. Surface water features and potential impacts and mitigation measures will be evaluated in the EIS.

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

No surface water withdrawals or diversion are anticipated to occur as a result of the proposed plan. Development applications proposing surface water withdrawals or diversions will be evaluated for conformance to applicable regulations at the time of submittal. Surface water features and potential impacts and mitigation measures will be evaluated in the EIS.

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

Portions of the basin lie within the 100 year floodplain as shown on Appendix A, Map Plate LU-8.

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.

Development applications proposing discharge of waste material to surface water will be evaluated for conformance to applicable local, State, and federal regulations at the time of submittal. Surface water features and potential impacts and mitigation measures will be evaluated in the EIS.

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.

It is anticipated that new development that occurs within the study area will be connected to municipal water sources. Infiltration and other stormwater management measures will be evaluated in the EIS.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). 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.

Within the city limits and UGA new development would be connected to the municipal sewer system if practical. In the watershed, unincorporated rural areas may have onsite septic systems or other wastewater systems.

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.

The Gorst UGA portion of the study area is extensively developed in its current condition. Other portions of the watershed are less developed. Stormwater runoff and mitigation will be evaluated in the EIS.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Future development may include uses that generate waste; however, stormwater control and treatment, erosion control, and other best management practices would be required. The EIS will address surface waters, potential impacts and mitigation measures.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Mitigation measures regarding impacts to surface and groundwater will be addressed in the EIS.

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, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Land cover is forested in the upper watershed, but mixed forest, grasslands, urban residential, or commercial industrial in the lower reaches. Impervious surfaces are high near the lower reaches and mouth of Gorst Creek - mostly greater than 80% to 90% impervious (See Appendix A, Map WC-2). See habitat discussion in Section B.5.a below.

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

Vegetation may be removed or altered in association with development occurring within the study area or as part of critical area restoration projects.

The study area includes a variety of native, invasive, and ornamental plant species. Native species providing habitat and critical area protections are primarily located adjacent to wetlands, creeks and the undeveloped forested watershed area, and on undeveloped or unmaintained parcels within the study area. Ornamental plantings such as grasses, shrubs, and trees may be found on developed residential and commercial parcels, in public park areas, and along public streets.

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

None are known to occur in the study area.

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

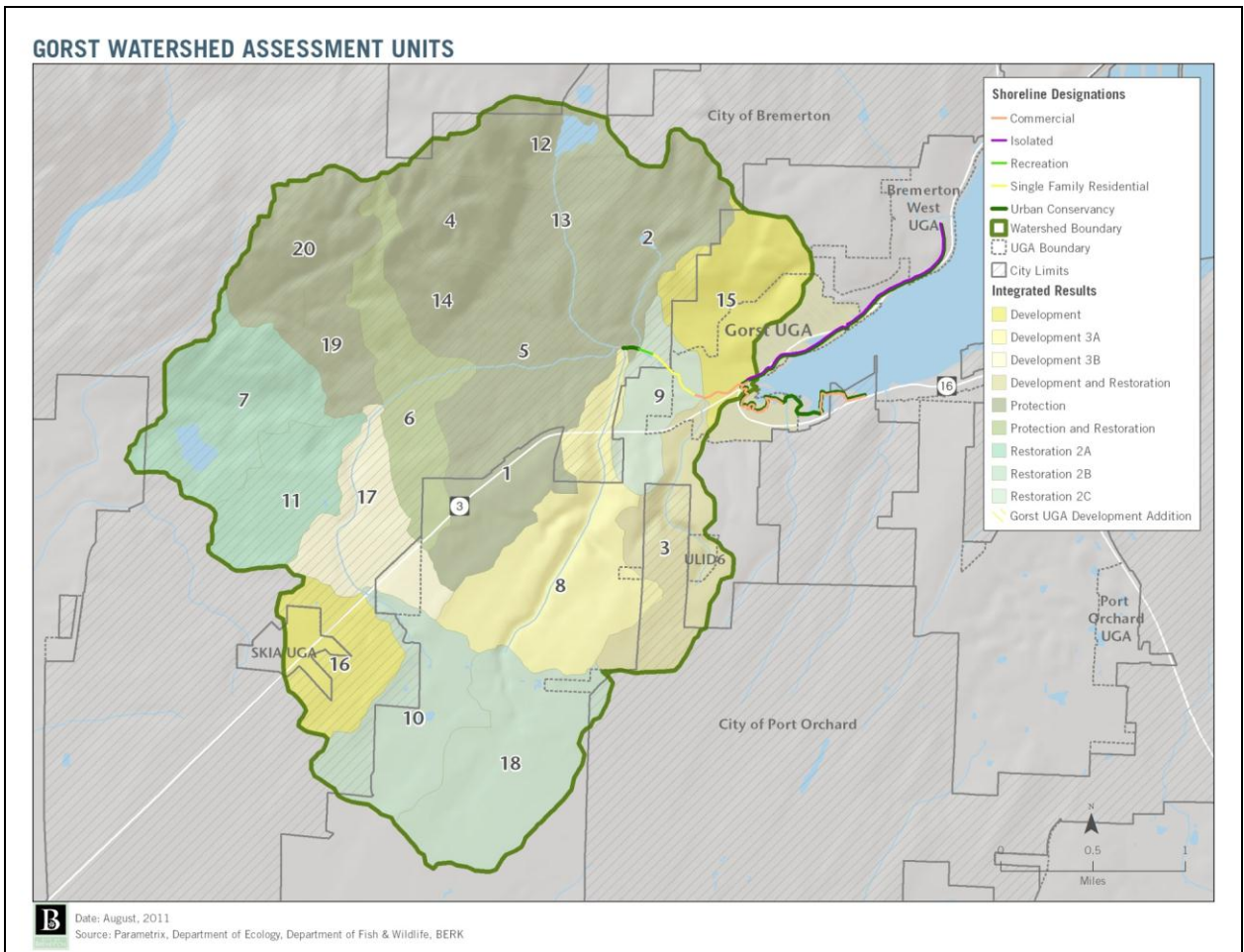
The EIS will address plants, potential impacts, and mitigation measures including existing and proposed regulations addressing areas of protection, restoration, and development.

The intent of the proposal is to enhance protection for existing sensitive areas where those areas are identified by watershed characterization modeling as being high priority restoration and protection areas. Generally, these areas occur within the central to northern portions of the watershed, and include the northern tributaries to Gorst Creek, as well as much of the land within the city of Bremerton's ownership and managed for forest production.

Use of the Department of Ecology's Watershed Characterization model outputs for the Gorst Creek Watershed is intended to provide the scientific basis for land use alternatives to be analyzed as a part of this programmatic action. The model identifies areas on the

landscape that are high priority protection and restoration areas, as well as those areas that may accept additional development densities without exacerbating environmental degradation within the watershed. (See Exhibit 2.) This programmatic approach does not replace the use of existing critical areas ordinances, shoreline designations, or the use of standard construction best management practices, or the application of additional codes and policies, but it may produce additional protection for those areas designated high priority protection and restoration by the watershed characterization results.

Exhibit 2 Integrated Watershed, Shoreline, and UGA Results



Source: Parametrix, Washington State Department of Ecology, Washington State Department of Fish and Wildlife, BERK 2012

5. Animals

a. Check 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:

The most important fish and wildlife habitats in the Gorst Creek Watershed are:

- The streams that support trout and anadromous salmonids;
- The estuary that supports waterfowl, shorebirds, great blue herons, bald eagles, juvenile salmon, and other species; and
- The large contiguous area of managed forest on the north side of the Gorst Creek Watershed that is owned and managed by the City of Bremerton.

The forest on the north side of the Gorst Creek Watershed is especially valuable for three reasons. First, it is protected in public ownership and lies in a large contiguous area of open space that contains two other large tracts of publicly owned forest: Green Mountain and Tahuya State Forests. Relative to other open-space blocks in the Puget Trough Ecoregion, the size of this entire open-space block (106,400 acres) is exceptional—it is the largest open space block in the Puget Trough Ecoregion of the Puget Sound Basin. For the conservation of wildlife, size matters. In fact, the area of contiguous habitat may be the single most important variable determining the long-term viability of wildlife populations (Diamond 1975; Soule and Simberloff 1986). Second, the large forested area on the north side covers roughly half of the Gorst Creek Watershed; therefore, this area has a significant beneficial effect on the freshwater habitats of trout and anadromous salmonids. And third, the beneficial effects of this forest sustain water flow and water quality processes within the watershed and contribute to the overall quality of habitats in the Gorst Creek estuary.

The 2003 Kitsap Salmonid Refugia Report stated that without the hatchery influence, portions of the Gorst Creek Watershed would likely qualify as class B refugia. Although this class B refugia has been altered from natural conditions, at least some salmonid populations appear to be self-sustaining and resilient. Hence, the Kitsap Salmonid Refugia Report suggests that the Gorst Creek Watershed has the potential to contribute to the recovery of federally threatened Chinook and steelhead salmon. Gorst Creek may be too small for self-sustaining wild runs of Chinook or steelhead, but it could potentially support these species irregularly as a refuge. The Gorst Creek drainage was classified as a Tier 1 (high priority) watershed by the East Kitsap Peninsula Lead Entity (2004). Tier 1 is the highest priority for funding for salmon conservation and restoration through the Salmon Recovery Funding Board program. Future development in the watershed should not interfere with future efforts to restore in-channel and riparian habitats and build self-sustaining salmonid populations.

The current degraded condition of the estuary's shorelines belies the estuary's value for wildlife. Compared to other shorelines in the Central Puget Sound sub-basin, the 2 miles of marine shoreline along the Gorst Creek estuary have an average index score at the 65th percentile and portions of that shoreline scored even higher—at the 83rd percentile. PSNERP gave their lowest recommendation for the drift cells in the estuary—"enhance low." Shorelines given this recommendation have the lowest priority for restoration relative to other shorelines in Puget Sound. However, "enhance low" sites are places where strategic actions may enhance significant existing functions such as habitat for salmon, shellfish, and waterfowl. Although the Gorst Creek estuary does provide some wildlife habitat, the function and extent of that habitat is likely a shadow of its historical extent (see Collins and Sheikh 2005).

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

Streams in the watershed support federally threatened Chinook and steelhead salmon. Gorst Creek supports Chinook, chum, coho, steelhead and cutthroat (WDFW 2009; Appendix A, Map FP-1). Gorst Creek is classified by Kitsap County as a Type F (fish-bearing) stream (KCDCCD 2011). Thirteen Type F tributary streams including Parish Creek, Heins Creek, and an unnamed stream (LMK 122) are located within the watershed. The upper reaches of these tributaries are of high ecological function and generally undisturbed by development; with the exception of the upper reach of Gorst Creek immediately south of Highway 3. This reach was destroyed in the 1960's when an approximately 720-foot long, 24-inch diameter culvert was placed in the stream channel and backfilled with solid waste to create a landfill. The City's Gorst Creek Salmon Rearing Facility, jointly operated with the Suquamish Tribe, WDFW, and Kitsap Poggie Club, is located in the watershed.

Gorst estuary provides significant shoreline functions to Sinclair Inlet and Puget Sound. The estuary receives freshwater flows from Gorst Creek, as well as several small independent drainages nearby. A small unnamed stream just east of Gorst enters Sinclair Inlet through a steep ravine, with a passage barrier at SR-16. This stream supports Coho and may be associated with a small pocket estuary (See Appendix A, Map FP-1).

Bald eagles are known in the study area (see Appendix A, Map WC-6).

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

The streams in the watershed support anadromous fish migration. The Gorst Creek and Sinclair Inlet estuary is part of the Pacific Flyway. Birds in the study area include eagles, osprey, and other waterfowl. See Appendix A, Maps WC-6 and WC-7. See also B.4.a above.

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

The EIS will address wildlife, potential impacts, and mitigation measures including existing and proposed regulations addressing areas of protection, restoration, and development.

By analyzing existing conditions of water flow processes within the Gorst Creek Watershed, per the Watershed Characterization model, these considerations will form the technical basis for developing land use alternatives that are predicated on model results and that protect and restore areas within the landscape that are deemed important to sustaining water flow in the Gorst Creek watershed.

The intent of the proposal is to support the development of land use codes and policies that are consistent with existing and future sustainable ecological conditions in the watershed with respect to water flow processes as determined by the watershed characterization model.

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.**

Future site-specific development may use wood, electric, natural gas, oil, or solar energy sources.

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

The proposal will not directly affect the potential use of solar energy by adjacent properties. However, the proposal may allow building heights taller than those allowed today in the Gorst UGA. The EIS will address Aesthetics.

- 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:

Compact developments (e.g. clustering in the watershed and UGA and mixed uses or multifamily developments in the UGA) can conserve energy and resources, relative to what would be expended by and needed for low density development patterns.

Developments will meet building and electrical codes that are intended to promote energy conservation.

Energy and natural resource impacts are anticipated to be adequately addressed by current regulations and will not be further evaluated in the EIS. Beneficial effects may be expected with the proposed plan that will promote sustainable development practices.

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.

New development of specific parcels will be subject to City and County zoning for allowable uses and activities, and City and County codes for handling hazardous materials. Based on historic information regarding historic uses in the study area, the EIS will assess potential soil contamination and hazardous materials.

- 1) Describe special emergency services that might be required.

Increased intensity of land use in the study area that may occur following adoption of the plan and associated development regulations may increase the overall demand for police and fire services. No change in the type of special emergency services is anticipated to result from adoption of the plan relative to the type of emergency services required by existing permitted land uses. The EIS will address public services.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Future site-specific activities will comply with City and County building, fire, and land use codes, as well as State and federal hazardous materials regulations. The EIS will assess potential soil contamination and hazardous materials.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic and railroad noise exists in the area. Additional noise associated with a number of local businesses (light industrial use) may also occur.

- 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.

Land development that may occur following adoption of the plan and associated development regulations would create short-term noise impacts to land uses in the vicinity.

- 3) Proposed measures to reduce or control noise impacts, if any:

The EIS will describe the overall noise character of the study area, and the existing ambient noise levels and potential increases in noise levels due to increases in all forms of transportation - airport, trains, trucks, and other vehicles. Mitigation measures such as setbacks, building and energy codes and airport noise abatement practices will be described.

8. Land and shoreline use

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

The Gorst Creek Watershed contains urban and rural lands, and one mineral resource property inside the Gorst UGA. Low, Medium, and High Intensity Uses are generally located in UGA (Appendix A, Map WC-1). The study area is mostly forested in the watershed except for golf course and rural homes. Within the UGA, highway commercial and industrial uses lie along SR 3 and SR 16, with residential existing along West Belfair Valley Road, Sam Christopherson Avenue West, and portions of West Frontage Road near Feigley Road West.

- b. Has the site been used for agriculture? If so, describe.

Portions of the watershed, particularly rural areas may have small farms. No areas are considered agricultural lands of long-term commercial significance.

- c. Describe any structures on the site.

There are homes throughout the study area, concentrated in the UGA and in the rural lands. The City's utility lands are largely forested with no homes. There are structures associated with the Golf Club and the South Kitsap Industrial Area as well.

- d. Will any structures be demolished? If so, what?

Redevelopment or expansions that are consistent with the plan and regulations may replace or alter current structures and uses should property owners decide to make an application.

- e. What is the current zoning classification of the site?

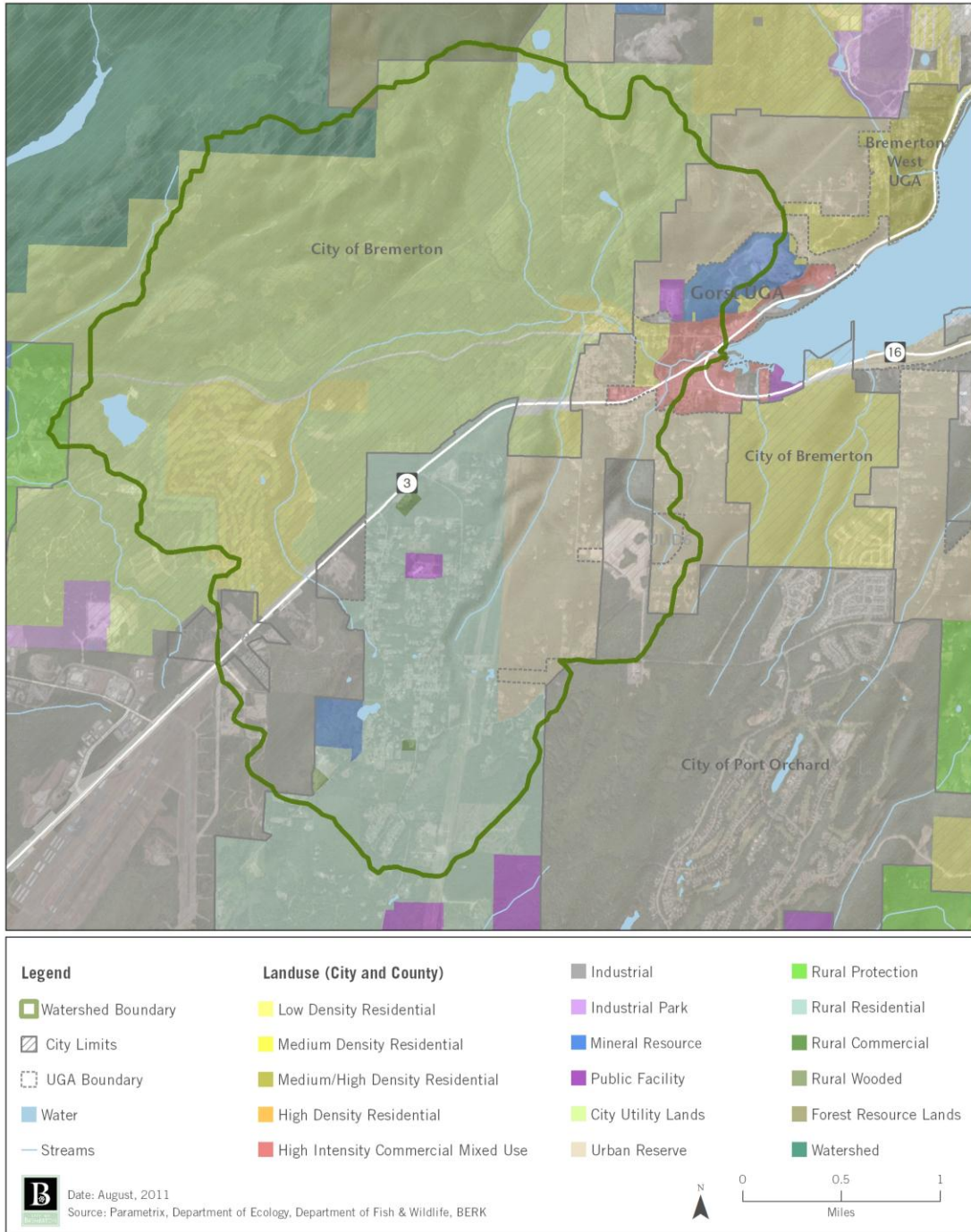
Within the Gorst UGA, the predominant Kitsap County zoning categories are Highway/Tourist Commercial and Industrial; there are pockets of Urban Low Residential and Urban Restricted zoning. In the watershed, City owned lands are zoned "City Utility" encompassing forested areas and the golf course. There are "Industrial" zoned lands in the South Kitsap Industrial Area (SKIA), and "Rural Residential" and "Urban Reserve" zoned lands in the south-central and northeast portion of the watershed. The Port Orchard City Limits encompass a

master planned community called McCormick Woods/ULID 6 used for low-density residential development and open space.

f. What is the current comprehensive plan designation of the site?

Comprehensive Plan designations are similar to zoning classifications and are shown in Exhibit 3 below.

Exhibit 3. Gorst Watershed Planning Area: Land Use



Source: City of Bremerton, Kitsap County, Parametrix, BERK 2012

g. If applicable, what is the current shoreline master program designation of the site?

The City and County have considered environmental conditions and appropriate upland and aquatic land uses and activities in their pending Shoreline Master Program (SMP) updates. Until the City of Bremerton annexes the area in the Gorst UGA, the Kitsap County SMP will govern. Proposed City shoreline designations include

- Urban Conservancy in the inner marine shoreline along the water
- Commercial or Isolated in the outer marine shoreline area in largely developed areas
- Aquatic Conservancy applied to the Marine waters (not mapped below) , and
- Single Family, Recreation, and Urban Conservancy along Gorst Creek

Kitsap County proposes a similar shoreline environment approach as the City, except that the full marine shoreline north of the SR 3 and SR 16 interchange is shown as High Intensity. South of the interchange, the marine shoreline would be classified as Urban Conservancy in the inner jurisdiction along the water and High Intensity in the outer jurisdictional area. Gorst Creek would be classified as High Intensity and Urban Conservancy.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Critical areas in the study area include wetlands, fish and wildlife habitat including streams and marine shorelines, flood hazard areas, geologically hazardous areas, and wellhead protection areas. See Appendix A, Maps FP-1, LU-3, LU-7, LU-8, WC-3, and WC-5 through 8.

i. Approximately how many people would reside or work in the completed project?

A preliminary land capacity analysis within the Gorst UGA shows a potential job increase of about 310 to 1,080 jobs, encompassing the County's land capacity analysis estimate showing about 742 new jobs. (City of Bremerton, September 2012).

j. Approximately how many people would the completed project displace?

The plan and regulations are intended rather to allow for managed growth consistent with environmental conditions. Similar to current zoning allowances, property owners may choose to develop or redevelop their properties.

k. Proposed measures to avoid or reduce displacement impacts, if any:

See B.8.j above.

l. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any:

The EIS will address land use patterns and plans and policies. Topics would include: Compare and evaluate the proposed amount, types, scale and pattern of uses under each alternative in comparison with the existing land use pattern. Evaluate the alternatives for consistency with state, regional, countywide, and city plans and policies. The plan and regulations are anticipated to include polices and standards that would ensure compatibility of uses and promote quality construction and design.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

It is anticipated that the proposed plan and associated development regulations will increase the overall residential capacity of the study area over the current regulatory conditions. Preliminary land capacity analysis shows a potential for 82 to over 920 dwelling units, depending on density assumptions in mixed use zones and future use of the mining property over a 20-year period. The market segments served by new residential development are not known at this time as development would be privately initiated.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Increasing the development potential of certain properties may increase the potential for redevelopment and, if residential, the loss or replacement of existing housing stock. Most existing residential uses are assumed to serve low- to middle-income households.

- c. Proposed measures to reduce or control housing impacts, if any:

The Land Use section of the EIS will address land use patterns and socioeconomics, including dwellings. No additional housing topics will be evaluated in the EIS.

Any housing proposed for the study area will be in compliance with the City of Bremerton and Kitsap County land use and development codes.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The EIS will describe the overall aesthetic character of the study area in terms of the quality of the urban environment, the design and character of existing buildings, and building height, bulk and scale. The evaluation will consider the nature and magnitude of change envisioned by the plan, considering proposed design standards.

- b. What views in the immediate vicinity would be altered or obstructed?

See 10a above.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

See 10a above. As mentioned above, the proposed regulations are anticipated to include new design guidelines and standards for new construction. It is expected that the new standards will provide better clarity and certainty regarding the appearance and visual compatibility of new construction.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Ambient light and glare are produced from a number of different sources, including exterior building illumination, business

identification signs, vehicle headlights, and street lamps. Vehicle headlights are not within the scope of City or County regulations.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The City's and County's existing general development standards (BMC 20.44.110 and KCC 17.382.030.C) require exterior lighting to be contained within the property.

c. What existing off-site sources of light or glare may affect your proposal?

Existing sources of light in the vicinity of the study area, such as street and building lights, are not anticipated to affect future land uses within the study area.

d. Proposed measures to reduce or control light and glare impacts, if any:

Current codes will continue to apply to the study area to limit light trespass. Accordingly significant impacts are not anticipated, and light and glare will not be studied further in the EIS.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Waterfront access including the Sinclair Inlet Trail (part of the larger Mosquito Fleet Trail System) exists within the study area. Appendix A, Plate LU-4 details dedicated open space/greenspace areas within the study area.

Parks and recreation facilities and services will be addressed in the EIS. The EIS will examine existing conditions and levels of service based upon City and County plans, and estimated needs and demand for service and projected levels of service under each alternative.

b. Would the proposed project displace any existing recreational uses? If so, describe.

See 12a above.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

See 12a above.

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 EIS will address potential affects to archaeological and historic resources in the study area. The cultural resources assessment will address existing conditions and potential future conditions based on the area redeveloping and complying with local, State, and federal regulations. A literature search will be conducted for the study area as a whole, with limited site-level reconnaissance. The investigation will focus on potentially eligible historic buildings and structures within the study area. Contact will be made with local tribes in conjunction with the City and County, to help identify any Traditional Cultural Properties located within the study area. Information gathered from the site visit and tribal consultation will be included in the EIS.

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

See 13a above. Due to the proximity of the shoreline, it is possible that there are archaeological resources, though the shoreline area in the UGA has been highly disturbed.

c. Proposed measures to reduce or control impacts, if any:

See 13a above.

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 EIS will include a review of the characteristics and operations of the existing transportation system within the study area. Potential impacts of the alternatives on the transportation system will be evaluated and compared.

Roadways within the study area are shown in Appendix A, Plate LU-9. Recent analysis (Kitsap County 2012) indicates that Level of Service calculations forecast congested conditions based on current traffic volumes and continued congestion for future conditions, both with and without development.

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

The study area is not currently served by public transit. The nearest transit facility is the West Bremerton Transfer Center at 5th and Auto Center Way, served by Kitsap Transit routes 24 and 26.

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

The number of parking spaces will depend on the ultimate land use. Parking will be provided based on the current City and County codes or amendments to the code that may be considered in the proposed plan and regulations.

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

An extension of the existing public roadway network may be required to serve the study area. Improvements to existing streets and roadways will be based on the traffic analysis to be completed.

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

The study area includes rail transportation, but it is used for federal military purposes. Air transportation exists nearby in the SKIA.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Project trip generation will be based on the ultimate land use plan and will be calculated by the Kitsap County Travel Demand Model which focuses on the PM peak hour.

g. Proposed measures to reduce or control transportation impacts, if any:

The Kitsap County UGA Remand Final SEIS (August 2012) identified roadway improvements for the Preferred Alternative. Roadway improvements in the vicinity of the study area included widening Belfair Valley Road between the Masson County Line and Bremerton City Limits to 4 lanes undivided and from the Bremerton City Limits to Sam Christopherson Avenue W to 4 lanes undivided. Other possible measures could include intersection traffic control improvements such as signalization or minor intersection capacity improvements. The EIS will identify potential mitigation measures associated with proposed alternatives.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Increased growth in the study area would increase demand for public services. The EIS will review existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for police and fire protection, parks and recreation, and schools.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

See B.15a above.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

The EIS will review existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for water and wastewater as well as stormwater. Existing utility systems are shown on Appendix A, Map Plates LU-5,6 and 7 and SW-1 and SW-2.

Private utility companies (e.g. power, gas, and communications) serving the study area have procedures and regulations in place such as advanced planning, monitoring, permit coordination, and others. Impacts to these utilities can be mitigated to a level of non-significance. Apart from water, wastewater, and stormwater, no further review of utilities will be conducted in the EIS.

- 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.

See B.16a above.

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: _____

Prepared by Bill Webb, AECOM and Lisa Grueter, BERK

Date Submitted: _____10/10/2012_____

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Please see Part B, Sections 2, 3, and 7.

Proposed measures to avoid or reduce such increases are:

Please see Part B, Sections 2, 3, and 7.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Please see Part B, Sections 4 and 5.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Please see Part B, Sections 4 and 5.

3. How would the proposal be likely to deplete energy or natural resources?

Please see Part B, Section 6.

Proposed measures to protect or conserve energy and natural resources are:

Please see Part B, Section 6.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Please see Part B, Sections 3, 4, 5, 8, 12, and 13.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Please see Part B, Sections 3, 4, 5, 8, 12, and 13.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Please see Part B, Section 8.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Please see Part B, Section 8.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Please see Part B, Sections 14, 15, and 16.

Proposed measures to reduce or respond to such demand(s) are:

Please see Part B, Sections 14, 15, and 16.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no known conflicts with state or federal laws, such laws will continue to apply. The proposed plan and regulations will address compatibility with other local laws and initiatives.

REFERENCES

City of Bremerton. May 2012. Gorst Creek Watershed Characterization Report. Washington Department of Ecology and the Washington Department of Fish and Wildlife in collaboration with Parametrix, Bellevue, Washington.

City of Bremerton. August 2012. Gorst Creek Watershed Plan Land Use, Environmental & Infrastructure Analysis. Prepared by AECOM, BERK, and Parametrix.

Diamond, J.M. 1975. The island dilemma: Lessons of modern biogeographic studies for the design of natural reserves. *Biological Conservation* 7:129-146.

East Kitsap Peninsula Lead Entity. 2004. Salmon recovery strategy. Final Draft. Kitsap County Department of Community Development, Port Orchard, WA.

Kitsap County. August 2012. Kitsap County Urban Growth Area (UGA) Sizing and Composition Remand Final Supplemental Environmental Impact Statement.

Kitsap County. 2007. Kitsap County Buildable Lands Report 2000-2005. Prepared by Mark Personius and Kitsap County Department of Community Development, Port Orchard, Washington.

May, C.W., and G. Peterson. 2003. 2003 Kitsap salmonid refugia report: Landscape assessment and conservation prioritization of freshwater and nearshore salmonid habitat in Kitsap County. Prepared for Kitsap County, Port Orchard, WA. October 31, 2003.

Parametrix. 2011. Technical Memorandum. Existing Conditions Inventory: Gorst Creek Watershed Comprehensive Plan. Prepared by David Dinkuhn, P.E. Prepared for: City of Bremerton.

Soule, M.E., and D. Simberloff. 1986. What do genetics and ecology tell us about the design of nature reserves? *Biological Conservation* 35:19-40.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

APPENDIX A - Inventory and Map Folio