

City of Bremerton
Department of Community Development
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ENVIRONMENTAL CHECKLIST
UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable: 2019 Comprehensive Plan Amendment Docket (and associated Zoning Code changes)

2. Name of applicant: City of Bremerton

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

Allison Satter, Senior Planner, (360)473-5845

City of Bremerton DCD

345 6th Street, Suite 100 (mailing) Suite 600 (physical)

Bremerton, WA 98337

4. Date checklist prepared: August 8, 2019

5. Agency requesting checklist: City of Bremerton

6. Proposed timing or schedule (including phasing, if applicable): Proposal is a legislative action.

- The Planning Commission is to hold a public hearing on September 16, 2019 for the Comprehensive Plan amendments and associated Zoning Code changes and an anticipated City Council public hearing and adoption before years end (anticipated date in November or December 2019).
- A map change in the Comprehensive Plan will require a Zoning Code Map change via a Rezone application which is processed through a Hearing Examiner Public Hearing to provide a recommendation to City Council; that is anticipated to happen prior to the City Council decision in Nov/Dec. 2019 to be adopted concurrently within Comprehensive Plan amendments.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No

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

- Draft and Final EIS prepared for the 1986 Bremerton Comprehensive Plan
- Draft and Final SEIS prepared for the 1985 Revised Bremerton Comprehensive Plan
- Draft and Final SEIS prepared for the 2003-2004 Bremerton Comprehensive Plan Update
- 2016 SEPA DNS & Addendum prepared for the 2016 Bremerton Comprehensive Plan Update utilizing the previous environmental documents.
- Environmental Checklist developed by the applicant dated March 25, 2019 regarding the Rezone/Comp Plan Map change request (known as **Attachment A** to this Review).

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.

10. List any government approvals or permits that will be needed for your proposal, if known. This is a City of Bremerton legislative action; therefore Planning Commission reviews and provides a recommendation and City Council action is required. For the Rezone the Hearing Examiner reviews and provides a recommendation and City Council action is required. It is the City's anticipation that the Planning Commission Public Hearing and Hearing Examiner Public Hearing for the Rezone will be completed prior to the City Council's public hearing.

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.)

Amend the City of Bremerton Comprehensive Plan and associated Zoning Code (Bremerton Municipal Code Title 20) by making the following changes.

1. Amendment #1: Revise the Land Use Elements Multifamily Residential designation including increasing the allowed permissible density within this district. In addition to revising the Comprehensive Plan for this topic, Zoning Code amendments also need to be adopted to be concurrent with any Comprehensive Plan amendments. Proposed Zoning Code amendments include modifications the Multiple Residential (MR) code in BMC 20.79 to be consistent with the change to the density.
2. Amendment #2: Public Request: Revise Land Use Map and Zoning Map (rezone) for approximately 23 acres area on Werner Road from Industrial (I) to Low Density Residential (LDR) (site address includes 9000 Werner Road). Please note that an additional environmental checklist is being provided with this packet (**Attachment A**), as this is the Environmental Checklist that the applicant filled out for this proposal. This City produced Checklist (this document) will address cumulative impacts for both proposals, but there is further information in **Attachment A: Environmental Checklist from Harbor Custom Homes**.

Please note that for this report, each amendment will be called as it relates above: "Amendment #1" - the Multifamily Residential amendments and "Amendment #2" - the Werner Road Rezone.

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.

This is a non-project action. The proposal is a legislative action having citywide applicability. For the Map change/rezone (Amendment #2), maps have been included to show the area proposed to be changed as **Attachment B** but includes 9000 W. Werner Road (specific parcel numbers are: 202401-4-002-2003, 202401-4-001-2004, 4597-000-001-0000, 4597-000-076-0000, 4597-000-085-0009, 4597-000-096-0006, 4597-000-099-0003, 4597-000-104-0006, 4597-000-107-0003, 4597-000-108-0002, 4597-000-112-0204, 4597-000-193-0008, 4597-000-217-0000)

B. ENVIRONMENTAL ELEMENTS (Please see **Attachment A**, which is the Applicant's Environmental Review Checklist for Amendment #2 (Werner Road Rezone) for specifics on the site conditions. The City's analysis within this document will address the revisions to the zone/map and will be general with site conditions. Specific review of the site conditions will be reviewed when a Land Use permit is submitted to develop the land).

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Amendment #1 is a Citywide non-project action.

Amendment #2 (rezone) has significant topography from the existing abandoned mining activity on the property including steep and hilly slopes. The proposed new boundary of the rezone

concur the reclamation plan for existing mining site with residential uses at the top of the slope and the slope area remaining Industrially zoned (and the existing mine will remain Industrial zoned).

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

N/A, Citywide non-project action

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A, Citywide non-project action

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

N/A, Citywide non-project action

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action.

For the proposed rezone (Amendment #2) in Industrial Zones the Bremerton Municipal Code (BMC 20.94.060) does not limit the amount of impervious surfaces; if the rezone from Industrial to Low Density Residential was approved, BMC 20.60.060 regulates the LDR zone to have a 60% maximum lot coverage therefore there could be a reduction in impervious surfaces.

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

N/A, Citywide non-project action

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

3. Water

a. Surface Water:

- 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.

N/A, Citywide non-project action

For Amendment #2 (Werner Road Rezone), there is a wetland in the vicinity. **Attachment A** includes the Wetland Delineation Report for a 240 residential single-family home development that was approved adjacent to the proposal (directly to the east). This Wetland Report does discuss the site conditions in the immediate area. The 240 residential home development is owned by the same property owner as the proposed rezone property.

- 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.

N/A, Citywide non-project action

- 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.

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

- 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.

N/A, Citywide non-project action

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A, Citywide non-project action

- 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.

N/A, Citywide non-project action

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.

N/A, Citywide non-project action

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

N/A, Citywide non-project action

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A, Citywide non-project action

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

N/A, Citywide non-project action

4. Plants

a. Check the 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

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

___ other types of vegetation

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), there are no known threatened or endanger species know to be on or near the site.

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

N/A, Citywide non-project action

e. List all noxious weeds and invasive species known to be on or near the site.

N/A, Citywide non-project action.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

N/A, Citywide non-project action. The City contains a wide range of wildlife species within its boundaries.

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

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), there are no known threatened or endanger species know to be on or near the site.

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

e. List any invasive animal species known to be on or near the site.

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), there is blackberries and scotch broom on site.

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.

N/A, Citywide non-project action

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

N/A, Citywide non-project action

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:

N/A, Citywide non-project action

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.

N/A, Citywide non-project action

1) Describe any known or possible contamination at the site from present or past uses.

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone) none known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A, Citywide non-project action

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A, Citywide non-project action

4) Describe special emergency services that might be required.

N/A, Citywide non-project action

5) Proposed measures to reduce or control environmental health hazards, if any:
N/A, Citywide non-project action

b. Noise

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

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.
N/A, Citywide non-project action

3) Proposed measures to reduce or control noise impacts, if any:
N/A, Citywide non-project action

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
N/A, Citywide non-project action. For Amendment #2 (Werner Rezone) the site and surrounding property are currently residential and industrial (include an active mining operation to the northwest, Ueland).

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), it was not active farmlands or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), no.

c. Describe any structures on the site.
N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), there are no structures in the area proposed for rezone from Industrial to Low Density Residential.

d. Will any structures be demolished? If so, what?
N/A, Citywide non-project action. For Amendment #2 (Werner Rezone) no structures will be demolished.

e. What is the current zoning classification of the site?
N/A, Citywide non-project action. For Amendment #2 (Werner Rezone) the Zoning classification is Industrial (regulated by BMC 20.96), and the proposed classification after rezone process is for it to be Low Density Residential (R-10) regulated by BMC 20.60.

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

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone) the Comprehensive Plan designation is Industrial, and the proposed classification after the Comprehensive Plan amendment process will be for it to be Low Density Residential (LDR).

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

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), no.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone) there is geological hazardous areas onsite and there is a wetland near the proposed area for rezone.

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A, Citywide non-project action. For Amendment #2, the area proposed to be rezoned from Industrial to Low Density Residential is proposed will be compatible with existing and projected land uses. The area proposed to be rezoned from Industrial to Low Density Residential is located on top of the slope where there is an existing 240 residential home project being currently constructed (residential on the top of the hill and Industrial uses on the slopes and at the bottom of the hill). This rezone to a residential district would be more compatible with that adjacent development. The area that contains an abandoned mining site would remain as Industrial zoned.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A, Citywide non-project action

9. Housing

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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?

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

11. Light and glare

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

12. Recreation

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone), there are no structures within the proposed rezone area.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A, Citywide non-project action, For Amendment #2 (Werner Rezone), this is a proposal to change the map with no specific project, however no landmarks, features, or other evidence of Indian or historic use or occupation is known on site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A, Citywide non-project action

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A, Citywide non-project action

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A, Citywide non-project action. For Amendment #2, the rezone is located off Werner Road via Loxie Eagan Blvd.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A, Citywide non-project action. For Amendment #2 (Werner Rezone) there are bus stops at Werner & Nollwood lane (1/2 mile from entrance of site).

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

N/A, Citywide non-project action

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

N/A, Citywide non-project action

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

N/A, Citywide non-project action

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A, Citywide non-project action

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A, Citywide non-project action

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

N/A, Citywide non-project action

15. Public services

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

N/A, Citywide non-project action. The City's level of services can accommodate the change in land uses allowed if Amendment #2 was accepted (from Industrial uses to residential uses).

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

N/A, Citywide non-project action

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____


N/A, Citywide non-project action.

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.

N/A, Citywide non-project action

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: 
Name of signee Allison Satter
Position and Agency/Organization Senior Planner
Date Submitted: August 8, 2019

D. supplemental sheet for nonproject 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?

The adoption of the Comprehensive Plan Amendments will have no additional adverse impacts in the discharge to water, emissions to the air, increased toxic or hazardous wastes, or increases in the production of noise. It is anticipated that if the Rezone from Industrial to Low Density Residential was approved, it would result in less potential for hazardous discharges, noise and other environmental constraints.

Proposed measures to avoid or reduce such increases are:

The Zoning Code and other sections of the city code will regulate proposals to ensure that future development does not have adverse impacts to water, air, toxic and hazardous waste, and the production of noise. Any future project actions that exceed threshold requirements will be required to undergo environmental review procedures.

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

The adoption of the Comprehensive Plan amendments will have no additional adverse impacts to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Adopted critical areas regulations and shoreline master program will ensure that future development will not have impacts on plants, animals, fish, or marine life.

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

The adoption of the Comprehensive Plan amendments will have no additional adverse impacts to energy or natural resource consumption.

Proposed measures to protect or conserve energy and natural resources are:
None are necessary or proposed.

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?

The adoption of the Comprehensive Plan amendments will have no additional adverse impacts on environmentally sensitive areas or areas designated for governmental protection. The Zoning Code regulates development of property within the City of Bremerton. Development must meet all the environmental protection standards in the Zoning Code, critical area regulations, and the Shoreline Master Program.

Proposed measures to protect such resources or to avoid or reduce impacts are:
No additional measures are necessary; these regulations and other adopted city codes will ensure that impacts are minimized.

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?

The adoption of the Comprehensive Plan amendments will not affect regulations regarding shoreline uses. The proposed amendments are consistent with the 2016 Comprehensive Plan and the 2013 Shoreline Master Program and the additional supporting environmental documents that was prepared for that action. The proposed Rezone (Amendment #2) will change the allowed uses within the zone (existing Industrial uses are permitted, and if the area is rezoned to Low Density Residential, residential uses would now be the permitted use (and Industrial will be prohibited)).

Please note that the City is concerned to reduce Industrial lands as the City acknowledges the importance of maintain Industrial designated areas and the difficulties of designating Industrial Lands throughout existing built environments. There needs to be ample areas for the City and County to reserve for potential industrial uses in the future. However, throughout this analysis and site visits, the City identifies that the proposed rezone of 23 acres from Industrial lands to Low Density Residential zone helps provides a better transition from potential industrial use to the under-construction neighborhood directly east of this site. As the current zoning is, the area proposed to be rezoned could be an industrial use directly adjacent to a 240-lot project (single-family homes – currently under development). The proposal is for this area on top of the hill to be rezoned to be match the adjacent plat (residential). The boundary of the rezone generally matches the existing topography. The slopes and the area at the bottom of the hill will remain

Industrial. As it is more difficult to develop industrial uses on a slope, this will help provide a natural buffer from residential uses on the top of the hill and the Industrial uses at the bottom of the topography. The City is supportive of said proposal due to the logical proposed boundary and the minimum area is being proposed for rezone. The City finds that we still have sufficient area of existing Industrial zoned lands including, 3000+ acres of the Puget Sound Industrial Area Manufacturing and Industrial Center (MIC), and approximately 370 acres remaining of Industrial designated areas within the City (that are not part of the MIC). These numbers have discounted the 23 acre reduction that is proposed in this rezone (the City currently has about 390 acres of Industrial land (not including the 3000+ acres within the existing MIC)).

Proposed measures to avoid or reduce shoreline and land use impacts are:
No additional measures are necessary.

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

The adoption of the Comprehensive Plan amendments will not affect regulations regarding transportation or public services and utilities. The proposed amendments are consistent with the 2016 Comprehensive Plan and the additional supporting environmental documents that was prepared for that action. Werner Road can accommodate Industrial and Residential uses, however as site specific Land Use proposal come to fruition, additional traffic mitigations may be required at that point.

Proposed measures to reduce or respond to such demand(s) are:
Mitigation measures have been previously identified in the SEIS that were developed for the Comprehensive Plan (December 2004) and remain applicable through the 2016 Comprehensive Plan update.

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

The adoption of the Comprehensive Plan amendments will not conflict with any local, state, or federal laws for the protection of the environment.