



SEPA¹ Environmental Checklist

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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

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

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Cleanup Action at Newman's Chevron Site

2. Name of applicant:

Leidos, Inc.
Russell Shropshire

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

1750 Presidents Street
Reston, VA 20190
(425) 482-3323

4. Date checklist prepared:

November 13, 2025

5. Agency requesting checklist:

Washington State Department of Ecology (Ecology)

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

Implementation of the project is currently expected to occur in mid to late 2026.

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

No, there are no plans for future additions, expansion, or further activity related to or connected with this proposal.

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

The following documents were prepared per the requirements of Agreed Order No. DE 14246:

- Public Review Draft Remedial Investigation Report, dated May 26, 2023

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- Public Review Draft Feasibility Study Report, dated May 3, 2024

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

No, the applicant is not aware of any pending applications for government approvals of other proposals directly affecting the property covered by this proposal.

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

- The project will require submittal of a 30-Day Notice form to the Washington State Department of Ecology to provide notice of the intent to close at least six (6) underground storage tanks that are known to be present on the property.
- The project may require the following approvals or permits from the City of Bremerton:
 - Right-of-way use permit to conduct work in or near the Naval Avenue right-of-way
 - Demolition permit
 - Grading permit
 - Construction stormwater permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project is a cleanup action that will be performed under the direction of Ecology to address the presence of petroleum-range hydrocarbon contamination present in soil at concentrations exceeding proposed cleanup levels developed for the site.

The project involves the removal and/or regulatory closure of at least six inactive underground storage tanks and excavation of soils at or less than 15 feet below the ground surface that contain petroleum-range hydrocarbon contamination above the proposed cleanup levels.

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.

- Street Address: 2021 6th Street, Bremerton, WA 98337
- Assessor Parcel Number: Kitsap County, 3717-002-015-0106
- Ecology Cleanup Site ID: 5252

- Ecology Facility/Site ID: 1436359
- Ecology UST ID: 7972
- Latitude/Longitude: 47.56707/-122.64572
- Township/Range/Section 24N 1E 14

See attached Figure 2 and Figure 8 from the Public Review Draft Cleanup Action Plan, dated September 2025.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

The site is located at the southeast corner of the intersection of Naval Avenue and 6th Street in Bremerton, Washington. The property is approximately 0.39 acre in size, and is currently occupied by a closed gasoline service station with a building that formerly housed a convenience store. The building has an area of approximately 2,500 square feet. Two gasoline pump islands and an overhead canopy with an area of approximately 1,200 square feet remain at the site.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The site is generally flat.

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

The site is generally flat, with a gentle slope downward from the northeast to southwest. Elevation data indicate that the northeastern portion of the property has a ground surface elevation of approximately 111 feet and the southwestern portion of the site lies at an elevation of approximately 106 feet (NAVD88). The eastern half of the property is relatively flat, and most of the elevation change is in the western half, with the steepest slope on the site at approximately 5 percent.

Retaining walls are present along the southern and eastern boundaries of the site. The adjacent parcels to the south and east of the site lie at elevations approximately 5 feet lower.

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.

Soils at the site have been classified based on the results of soil borings completed in association with multiple environmental investigations that have been performed. Soil

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

borings have been completed to a maximum depth of 51.5 feet below the ground surface.

- Fill materials and recent deposits consisting of sand, silt, silty sand, and gravel in varying proportions, extending to depths of up to approximately 8 feet below the ground surface.
- Glacial lacustrine silt with clay and minor fine-grained sand, and up to several percent gravel. This interval is present up to 13 feet thick and is only present in the eastern two-thirds of the site.
- Glacial till and related material beginning at depths ranging from 8 to 16 feet below the ground surface.
- Glacial advance outwash sand, typically ranging from very fine to medium-grained, beginning at depths ranging from 17 to greater than 31.5 feet below the ground surface.

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

There are not surface indications of unstable soils in the immediate vicinity. The applicant is not aware of any history of unstable soils in the immediate vicinity.

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.

Purpose: Excavation will be required to access obsolete underground storage tanks for removal and/or regulatory closure and to remove soils contaminated by petroleum-range hydrocarbons. Backfill will be required in areas where underground storage tanks or petroleum contaminated soil are removed.

Type: Excavation will be performed by excavators or similar conventional excavation equipment. Backfill will be clean overburden soil from the site that is deemed suitable for reuse, or imported structural fill that complies with the backfill specifications for the project.

Total Area: Approximately 6,000 square feet

Approximate Quantities: Less than 3,000 cubic yards

Total Affected Area: Approximately 17,000 square feet (includes entire site area for staging of construction equipment and soil stockpiles)

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

Yes, minor soil erosion could occur during implementation of the project. Soil excavation will occur to remove and/or achieve regulatory closure of at least six (6) underground storage tanks, and to remove soil contaminated by petroleum-range hydrocarbons. During the performance of this work, excavations may remain open and/or excavated soil may be stockpiled on the site for future disposal or reuse.

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

Greater than 90 percent of the site is now covered by buildings or asphalt pavement. The project is not expected to increase the area of the site that is covered with impervious surfaces.

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

Soil erosion control best management practices, include use of soil fencing, wattles, and covering soil stockpiles will be used to reduce or control soil erosion potential.

2. Air

[Find help answering air questions](#)⁴

- 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.**

Removal and/or regulatory closure of the underground storage tanks and excavation of soil impacted by petroleum-range hydrocarbons may result in the emission of volatile petroleum-range compounds to the air. Petroleum-range contamination present at the site is weathered and generally does not contain high concentrations of more volatile petroleum constituents like benzene, toluene, ethylbenzene, or xylenes; therefore, the potential for significant emissions to air from the project is considered to be relatively low.

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

No, there are no known off-site sources of emissions or odor that would be expected to affect the project.

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

Air monitoring will be conducted during the performance of work with the potential to result in emissions of volatile petroleum-range compounds to the air. Air monitoring will include monitoring of breathing zones for workers conducting the work, and monitoring at the downgradient edge of the work area boundary to confirm protection of the public. If necessary, additional engineering controls, such as the use of odor control foam, will be utilized to reduce fugitive odors or emissions from the project.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

- 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.**

There are no surface water bodies on or in the immediate vicinity of the Site.

- 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.**

Not applicable, there are no surface water bodies on or in the immediate vicinity of the Site.

- 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.**

Not applicable, there are no surface water bodies on or in the immediate vicinity of the Site.

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

No, the project will not require surface water withdrawals or diversions.

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

No, the site lies within a 500-year flood zone, according to FEMA flood maps.

- 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.**

No, the project does not involve any discharges of waste materials to surface waters.

b. Ground:

[Find help answering ground water questions](#)⁷

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

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No, groundwater will not be withdrawn from a well for the project.

- 1. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No waste materials will be discharged into the ground in association with the Project.

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.**

Water runoff from the site is generally limited to stormwater precipitation falling on the project property. Based on the site features and local topography, stormwater from offsite is not likely to flow onto the property. Stormwater runoff on the property flows downhill to the southeast, to a stormwater catch basin located on the east side of Naval Avenue, near the southwest corner of the property. The exact point of discharge for this storm sewer is currently not known.

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

Groundwater has not been encountered during drilling activities at the Site, which have explored to maximum depths of 51.5 feet below the ground surface. Throughout the site, no petroleum impacts exceeding Ecology's MTCA Method A cleanup levels have been detected at depths greater than 26 feet below the ground surface. Therefore, contamination at the site is not considered to be a risk to groundwater.

During implementation of the project, waste materials could enter surface waters if they are introduced into the storm water sewer system.

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

The completed project will not alter or otherwise affect drainage patterns in the vicinity of the site.

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

The project is not expected to result in impacts to surface, ground, and runoff water drainage.

Best management practices for contaminant, soil erosion control, and construction stormwater control will be utilized to prevent the introduction of site contaminants

or soil to nearby storm water catch basins that could introduce these materials to surface water.

4. Plants

[Find help answering plants questions](#)

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

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

No vegetation will be removed or altered in association with the project.

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

The site is located in an urban environment. Greater than 90 percent of the site is covered by buildings or asphalt pavement. Less developed properties in the vicinity of the site were developed for residential use in the early 1900s. Therefore, no threatened or endangered plant species are expected to be present 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.

The project will not impact the existing vegetation at the site. The project does not include any proposed landscaping, use of native plants, or other measures to enhance the vegetation on the site.

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

Himalayan Blackberry may be present in a small area east of the building. No other noxious weeds or invasive species are known to be on or near the site.

5. Animals

[Find help answering animal questions](#)⁸

- a. **List any birds and other animals that 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:**

As documented within Section 4.6.1.1 of the Public Review Draft Remedial Investigation Report for this site, based on the urban setting and land use in the area within 500 feet of any portion of the site, a detailed MTCA terrestrial ecological evaluation was not required under Chapter 173-340-7490 of the Washington Administrative Code.

Therefore, preparation for the project has not included observation of birds or other animals on or near the site.

Based on the site's urban setting, animals that might be expected to be observed on or near the site would include, but may not be limited to, songbirds, Eastern gray squirrels, racoons, coyotes, and other animals that are typically found in urban areas of western Washington state.

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

Two species of federally listed endangered or threatened anadromous fish (steelhead trout and Chinook salmon) may sometimes be present in the marine waters near the site. However, the nearest marine water body (Sinclair Inlet) is located approximately 3,700 feet to the southeast of the project site, at the Puget Sound Naval Shipyard. A United States Geological Service topographical map of the Bremerton area shows no indications of streams or other surface water bodies in the project vicinity that might serve as spawning areas for these species. The potential for the project to impact these species would be limited to discharges to storm sewer lines that may drain to nearby surface waters where these species may be present.

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

- d. The site is located in an urban environment. Greater than 90 percent of the site is covered by buildings or asphalt pavement. Therefore, the site is not expected to include rare or unique habitat, wildlife corridors, or other areas that support animal migration.

- e. **Proposed measures to preserve or enhance wildlife, if any.**

Contaminant, soil erosion control, and construction stormwater control best management practices will be utilized to prevent the introduction of site contaminants or soil to nearby storm water catch basins.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

The project does not include measures to enhance wildlife.

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

Eastern gray squirrels are expected to be on or near the site and are considered an invasive species in western Washington.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

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

The completed project will have no energy needs.

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

No, the Project would not affect the potential use of solar energy by adjacent properties.

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

The project is not expected to result in significant energy impacts; therefore, no energy conservation features are included in the plans for this project.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

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

Yes, the goal of the project is to remove unused gasoline service station infrastructure, including underground storage tanks that may contain fuel residue. In addition, soil contaminated with petroleum-range hydrocarbons will be excavated and transported to an offsite disposal facility. Accessing and removing these materials will result in the potential for workers and the public to be exposed to these hazardous substances. Underground storage tank closure activities could also create the risk of chemical exposure, fire, explosion, or spill of hazardous materials.

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

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Remedial Investigation activities completed at the site in 2022 have confirmed the presence of petroleum hydrocarbon contamination in soil. Contaminants of concern that have been identified include:

- Gasoline-range organics
- Diesel-range and heavy-oil-range organics
- Benzene
- Ethylbenzene
- Xylenes
- Naphthalene

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.

The amount of contaminated soil to be excavated for the project will be dependent on the results of field screening and laboratory analytical testing performed to confirm the concentrations present and to verify that all soils shallower than 15 feet below the ground surface, that exceed cleanup levels, have been removed. This testing will be performed according to the Compliance Monitoring Plan for the project. The Compliance Monitoring Plan will be approved by Ecology.

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.

During implementation of the project, residual petroleum fuel waste from the underground storage tanks may be present at the site. In addition, petroleum contaminated soil that has been excavated and is awaiting offsite transportation and disposal may be present.

4. Describe special emergency services that might be required.

Notification to the local Fire Marshall will be made prior to activities to access any of the underground storage tanks.

An emergency response crew for confined space entry may be required if there is a need for personnel to enter one or more of the underground storage tanks.

5. Proposed measures to reduce or control environmental health hazards, if any.

Work will be performed in a manner that complies with the Compliance Monitoring Plan, Health and Safety Plan(s), and all other applicable work plans for the project.

b. Noise

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

The site is located at the intersection of 6th Street and Naval Avenue in Bremerton, Washington. In the vicinity of the site, 6th Street is a four-lane thoroughfare with two travel lanes in each direction. Naval Avenue has one lane in each direction, with a center turn lane. Therefore, traffic noise is generally present throughout the day.

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)?

Short-term: Noise that would be created by or associated with the project on a short-term basis would include: construction/demolition; and heavy machinery. These activities would be expected to take place between the hours of 7 am to 5 pm for a period of less than 30 days.

Long-term: No noise would be created by or associated with the project on a long-term basis.

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

The project is expected to be executed within a relatively short timeframe (less than 30 days). In addition, the short-term noise from the project is not expected to significantly impact the vicinity, given the normal amount of traffic noise in the area that is provided by 6th Street and Naval Avenue. Therefore, the project does not include any proposed measures to reduce or control noise impacts beyond compliance with standard City of Bremerton construction noise requirements for the site area.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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.

The property is currently occupied by a closed gasoline service station with a building that formerly housed a convenience store. The building has an area of approximately 2,500 square feet. Two gasoline pump islands and an overhead canopy with an area of approximately 1,200 square feet remain at the site.

Following completion of the environmental cleanup that will be provided by this project, it is expected that the site will be redeveloped for future commercial use. However, specifics of that anticipated redevelopment action are beyond the scope of this project.

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 because 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?

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The Project site has not been used for these purposes.

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?

No, the Project is not located near working farm or forest land.

c. Describe any structures on the site.

The property is currently occupied by a closed gasoline service station with a building that formerly housed a convenience store. The building has an area of approximately 2,500 square feet. Two gasoline pump islands and an overhead canopy with an area of approximately 1,200 square feet remain at the site.

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

It is expected that the gasoline pump islands and overhead canopy may be demolished in association with the project. It is currently not known if the convenience store building will be partially or completely demolished.

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

The site property is currently zoned General Commercial (GC), and the adjacent residential properties are zoned Low Density Residential (LDR).

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

The site is not located within the boundaries of the Urban Growth Areas for Bremerton, and there is no specific comprehensive planning designation for the site area. The general plan for GC areas is to continue with compatible and economically healthy uses.

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

The site is located approximately 3,700 feet from the nearest shore and does not have a shoreline designation.

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

No part of the site has been classified as a critical area by the city or county, and the site is not located in an environmentally or geologically sensitive area.

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

The completed project will not provide residences or work spaces.

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

The completed project will not displace any people.

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

Not applicable, the completed project will not displace any people.

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

The project will not impact the existing or project land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The project will not impact any agricultural or forest lands.

9. Housing

[Find help answering housing questions](#)¹²

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

The project will not provide any housing units.

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

The project will not eliminate any housing units.

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

The project will not impact housing.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

No structures will be constructed for the project.

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

The project will not alter views in the immediate vicinity.

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

The project will not have aesthetic impacts on the vicinity.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The project is not expected to produce light or glare. Excavation activities associated with the project are expected to typically occur between 7 am and 5 pm.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

No light or glare would be generated by the finished project.

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

No off-site sources of light or glare are expected to affect the project.

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

No light or glare impacts are expected to be produced by the project.

12. Recreation

[Find help answering recreation questions](#)

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

There are no designated recreational opportunities in the immediate vicinity.

Based on the site's location in an urban area zoned for General Commercial use, walking is a potential informal recreational opportunity in the immediate vicinity.

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

The completed project would not displace any existing recreational uses. However, construction activities during implementation of the project may require the temporary closure of the sidewalks along the northern or western boundaries of the site.

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

During construction activities associated with implementation of the project, work activities will be scheduled to minimize the need for sidewalk closures that could impact pedestrian travel in the vicinity of the site. Alternate pedestrian travel routes, such as sidewalks on the opposite side of each right-of-way, will remain open to maintain pedestrian access in the vicinity of the project.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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? If so, specifically describe.**

No. On February 20, 2025, Leidos submitted an EZ Project Form describing the proposed project to the Washington State Department of Archaeology & Historic Preservation (DAHP) concluded that the project was expected to result in no cultural resource impacts, but recommended preparation of an Inadvertent Discovery Plan for the project.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

See response to question “a” above.

- 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.**

Consultation with the Washington State DAHP. See response to question “a” above.

- 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.**

A draft Inadvertent Discovery Plan has been prepared for the project and submitted to Ecology.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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.**

The site is located at the southeast corner of the intersection of 6th Street and Naval Avenue in Bremerton, Washington.

The site can be accessed by an existing entranceway on the east side of Naval Avenue and by an existing entranceway on the south side of 6th Street. The project will not alter the access to the existing street system.

- 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?**

Public transit bus routes along 6th Street currently serve the site area. Bus stops are located near the site, approximately 100 feet to the east on the south side of 6th Street, and approximately 200 feet to the west on the north side of 6th Street.

- c. 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).**

No, the project will not require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

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

Implementation/construction of the project may result in some limited and insignificant use of water transportation via the Washington State Ferries system, for transport of workers during implementation of the project.

- e. 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?**

The completed project will not generate any vehicular trips.

- f. 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.**

No, the project does not involve the movement of agricultural or forest products and is not expected to be affected by the movement of agricultural or forest products.

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

The project consists of relatively small scale demolition and excavation activities that will occur over a short time period (<30 days); therefore, it is not expected to result in any transportation impacts.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

The project will not change land use on the site or in the vicinity in any way that would result in an increased need for public services.

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

Not applicable; the project will not result in an increased need for public services.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

The following utilities are currently available at the site: electricity, natural gas, water, refuse, service, telephone, and sanitary sewer.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- 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.

The project will not result in any changes to the utilities available at the site.

C. Signature

[Find help about who should sign](#)¹⁹

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.



Type name of signee: Russell Shropshire

Position and agency/organization: Project Manager/Leidos, Inc.

Date submitted: 11/13/2025

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)²⁰

Do not use this section 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?

- Proposed measures to avoid or reduce such increases are:

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

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

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

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

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?

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

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?

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

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

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

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