



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 ENVIRONMENTAL COORDINATOR  
 450 100<sup>th</sup> Ave NE., P.O. BOX 90012  
 BELLEVUE, WA 98009-9012

## DETERMINATION OF NON-SIGNIFICANCE

**PROPONENT:** Sunset Hills Memorial Park

**LOCATION OF PROPOSAL:** 1575 145<sup>th</sup> Place SE

**NAME & DESCRIPTION OF PROPOSAL:**

Application for a Clearing and Grading permit to expand cemetery use on site. Proposal involves approximately 340 cubic yards of cut and 456 cubic yards of fill, resulting in a net 116 cubic yards of fill.

**FILE NUMBER:** 08-111810-GC

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on March 16, 2006.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on July 10, 2008.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on \_\_\_\_\_. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on \_\_\_\_\_.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

*[Handwritten Signature]*  
 Environmental Coordinator

June 26, 2008  
 Date

**OTHERS TO RECEIVE THIS DOCUMENT:**

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe

Project No. 07237

**CITY OF BELLEVUE  
ENVIRONMENTAL CHECKLIST  
SUNSET HILLS MEMORIAL PARK – OLYMPIC VIEW & HILL CREST  
February 25, 2008**

**RECEIVED**

FEB 27 2008

**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.

**PERMIT PROCESSING**

**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.

**BACKGROUND INFORMATION**

Property Owner:  
**Clark & Green Associates**

Proponent:  
**Clark & Green Associates**

Contact Person:  
**Michael A. Green**

Address:  
**150 Paularino Suite 160  
Costa Mesa, CA 92626**

Phone:  
**714-434-9803**

Proposal Title:  
**Sunset Hills Memorial Park**

Proposal Location:  
**1575 145<sup>th</sup> PI SE**

1. General Description:  
**Clearing, grading and drainage for cemetery.**
2. Acreage of site:  
**Approximately 59.3 acres.**
3. Number of dwelling units/building to be demolished:  
**None.**
4. Number of dwelling units/building to be constructed:  
**None.**
5. Square footage of buildings to be demolished:  
**N/A.**
6. Square footage of buildings to be constructed:  
**N/A.**

7. Quantity of each movement (in cubic yards)  
**340 CY Cut (Phase I – 23 CY; Phase II – 317 CY)**  
**456 CY Fill (Phase I – 229 CY; Phase II – 250 CY)**  
**Net: 116 CY Fill**

8. Proposed land use:  
**Cemetery.**

9. Design features, including building height, number of stories and proposed exterior materials:  
**Retaining walls.**

10. Other  
**None.**

Estimate date of completion of the proposal or timing of phasing:  
**Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in the Spring/Summer of 2008.**

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

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
**None to our knowledge.**

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 to our knowledge.**

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

**SEPA Determination**  
**Clearing & Grading Permit**  
**Small Commercial Building Permit**

**City of Bellevue**  
**City of Bellevue**  
**City of Bellevue**

*01. 5/1/08*

Please provide one or more of the following exhibits, if applicable to your proposal.  
Please check the appropriate box(es) for exhibits submitted with your proposal

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development Preliminary Plat Map
- Clearing and Grading Permit  
Plan of existing and proposed grading  
Development Plan
- Building permit (or Design Review)  
Site plan  
Clearing and grading plan
- Shoreline Management Permit  
Site plan

## A. ENVIRONMENTAL ELEMENTS

### 1. EARTH

- a. General description of the site (circle one). Flat, hilly, steep slopes, mountainous other.  
**Phase I - In general, the majority of the property has slopes of approximately 12% from east to west. Phase II - An average of 12% from east to west.**
- b. What is the steepest slope on the site (approximate percent slope)?  
**There are areas with slopes up to 20%. There are areas of steep slopes within the limits of the cemetery property, but beyond the limits of the currently proposed project site.**
- 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.  
**The soils on the Site are mapped in the Soil Survey of King County, Washington, and has classified the Site as Alderwood Series, slopes 6-15% (AgC), gravelly sandy loam.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**None to our knowledge.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
**The purpose of the site grading will be to adjust portions of the Site subject to development in order to provide flat gravesites and flat areas for walkways between gravesites. There will be approximately 340 CY**

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of cut, 456 CY of fill, resulting in a net 116 CY of fill. (Phase I will have 23 CY of Cut and 229 CY of fill. Phase II will have 317 CY of cut and 250 CY of fill)

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

**There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with all applicable erosion control measures, short term and long term.**

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

**Approximately 9% of phase I will be covered by impervious surfaces. Approximately 17% of phase II will be covered by impervious surfaces.**

**An average of 13% of the entire Project will be covered by impervious surface.**

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

**A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City of Bellevue.**

*FURTHER MITIGATED PER  
BCR. 23,076 "EROSION  
AND SEDIMENT CONTROL"  
DA 5/7/08*

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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 emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will be negligible.**
- b. Are there any off-site sources of emissions or odor that may affect your Proposal? If so, generally describe.  
**Off-site sources of emissions or odors are those that are typical of residential neighborhoods located adjacent to this project. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any.  
**The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.**

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### 3. WATER

#### a. Surface.

- i. 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.  
**No surface water bodies are in the immediate vicinity of the proposed Project.**
- ii. 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.**
- iii. 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.**
- iv. Will the Proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
**No.**
- v. Does the Proposal lie within a 100-year floodplain? If so, note location on the site plan.  
**No.**

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- vi. Does the Proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
**There will be no discharge of waste materials to surface waters.**

b. Ground.

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.  
**No groundwater will be withdrawn. No water will be discharged to the groundwater.**
- ii. 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.  
**No waste material is proposed to be discharged into the ground.**

c. Water Runoff (including storm water).

- i. 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.

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**Runoff will be from landscaped areas and some walkways. Runoff will be from areas to the east of the site as well as areas within the project scope area. Minimal impervious surface will be added. Collected runoff will be dispersed using dispersal trench across existing lawn and its original area of runoff discharge.**

ii. Could waste materials enter ground or surface waters? If so, generally describe.  
**No.**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.  
**Temporary runoff control proposed for during construction. Due to minimal impervious surface increase, permanent runoff control not proposed.**

#### 4. PLANTS

- a. Check or circle types of vegetation found on the site:
- deciduous tree: alder, maple, aspen, black cottonwood other: (birch, hydrangea, magnolia)
  - evergreen tree: fir, cedar, spruce, pine, other: (hemlock)
  - shrubs**
  - grass** (orchard grass)
  - pasture
  - crop or grain
  - wet soil plants: cattail, buttercup, bulrush, other:
  - water plants: water lily, eelgrass, milfoil, other:
  - other types of vegetation (holly)

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- b. What kind and amount of vegetation will be removed or altered?  
**There are no existing trees or significant shrubs that will be removed or altered. Landscaping that will be altered consist mostly of lawn.**
- c. List threatened or endangered species known to be on or near the site.  
**None known or documented within the Project area.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.  
**The proposed landscaping chosen will enhance the vegetation on the Site and match the landscaping of surrounding areas of Project.**

5. ANIMALS

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site.

birds: hawk, heron, eagle,  
songbirds, other:  
mammals: deer, bear, elk, beaver,  
small rodents, raccoon,  
other:  
fish: bass, salmon, trout,  
herring, shellfish other:  
**None.**

- b. List any threatened or endangered species known to be on or near the site.  
**None.**
- c. Is the site part of a migration route? If so, explain.  
**Western King County as well as the rest of Western Washington, is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.**

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- d. Proposed measures to preserve or enhance wildlife, if any.  
**None at this time.**

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.  
**Project will use energy for a few light posts throughout each phase of the Project.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
**No.**
- 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.  
**Energy conservation fixtures and material are encouraged in all new construction.**

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.  
**There are no known on-site environmental health hazards known to exist today and none will be generated as a direct result of this proposal.**
- i. Describe special emergency services that might be required.  
**No special emergency services will be required.**

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- ii. Proposed measures to reduce or control environmental health hazards, if any.  
**Special measures are not anticipated.**

b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
**The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets and residential developments.**
- ii. 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 impacts will result from the use of construction equipment during site development and residential construction. Construction will occur during the day-light hours, and in compliance with all noise ordinances. Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property as a cemetery.**
- iii. Proposed measures to reduce or control noise impacts, if any.  
**Construction will be performed during normal daylight hours.**

NOISE FURTHER MITIGATED  
PRM BCC 9.18  
"NOISE CONTRACT"

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**Construction equipment will be equipped with noise mufflers.**

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?  
**The Site is currently being used as a cemetery and adjacent properties are mainly residential.**
- b. Has the site been used for agriculture? If so, describe.  
**No.**
- c. Describe any structures on the site.  
**None.**
- d. Will any structures be demolished? If so, what?  
**No.**
- e. What is the current zoning classification of the site?  
**The current zoning classification is Residential, R-1.**
- f. What is the current comprehensive plan designation of the site?  
**Urban residential.**
- g. If applicable, what is the current shoreline master program designation of the site?  
**Does not apply.**
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
**North of Phase I is a steep slope area. A 50' buffer is applied to the top of the slope.**
- i. Approximately how many people would reside or work in the completed project?  
**There will be no residents with the completed project.**

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- j. Approximately how many people would the completed project displace?  
**None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any.  
**None at this time.**
- l. Proposed measures to ensure the Proposal is compatible with existing and projected land uses and plans, if any.  
**The proposed development is compatible with the prescribed land use codes and designations for this Site. Per the City Zoning Code, the development is consistent with the density requirements and land use of this property.**

9. HOUSING

- 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.  
**None.**
- c. Proposed measures to reduce or control housing impacts, if any.  
**None.**

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 maximum wall height will conform to City of Bellevue Standards.**
- b. What view in the immediate vicinity would be altered or obstructed?

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**No views will be obstructed.**

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

**The location of the structures adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction. The landscaping will be privately maintained.**

11. LIGHT AND GLARE

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

**Light and glare will be produced from sidewalk lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.**

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

**Light and glare from the Project are not likely to cause hazards or interfere with views.**

*Dr. 5/1/08*

- c. What existing off-site sources of light or glare may affect your Proposal?  
**The primary off-site source of light and glare will be from vehicles travelling along the area roadways.**
- d. Proposed measures to reduce or control light and glare impacts, if any.  
**None at this time.**

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**None.**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.  
**Project will not impact recreation.**

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.  
**None known.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**None.**

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- c. Proposed measures to reduce or control impacts, if any.  
**There are no known impacts. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.**

#### 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.  
**Access to the proposed Project will be via 145<sup>th</sup> Place SE.**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
**The nearest public transit stop is 0.1 miles away at the intersection of 145<sup>th</sup> Place SE and SE 16<sup>th</sup> Street.**
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
**The Project will not eliminate any parking spaces nor does it propose to create any parking space.**
- 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).  
**No.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
**No.**
- f. How many vehicular trips per day would be generated by the completed project?

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If known, indicate when peak volumes would occur.

**One vehicular trip per day will be produced with this project.**

- g. Proposed measures to reduce or control transportation impacts, if any.  
**N/A.**

## 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.  
**No.**
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**None.**

## 16. UTILITIES

- a. Circle utilities currently available at the site:  
**Electricity,** natural gas, **water,** refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
**No additional utilities beyond those currently serving the site will be required because of the project.**

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**B. SIGNATURE**

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

Signature:   
Richard D. Olson

DATE SUBMITTED: 2/27/08, 2008

*DA 5/2/08*