



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 15-127153-LB
Project Name/Address: Sunset Hills Funeral Home
1215 145th Place SE
Planner: Carol Hamlin
Phone Number: (425)-452-2731

Minimum Comment Period: June 16, 2016, 5PM

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the 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 City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations 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." Giving 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 Planner in the Permit Center 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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

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

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: SCI (Service Corporation International)

Proponent: Arlie Moses (Owner's Representative)

Contact Person: Rebekah Weston

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 1800 112th Ave NE, Suite 220-E, Bellevue, WA 98004

Phone: (425) 451-4009

Proposal Title: Sunset Hills Funeral Home

Proposal Location: 1215 145th Pl SE, Bellevue WA 98005

(Street address and nearest cross street or intersection) Provide a legal description if available.

See attached sheet.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: New construction of a 21,150 SF Funeral Home along the processional drive and associated parking areas, utility improvements including stormwater management, and landscaping on proposed funeral home lot - See attached Vicinity Map. Demolition of existing building and parking lot to convert to burial areas.
2. Acreage of site: 2.92 ac
3. Number of dwelling units/buildings to be demolished: 1
4. Number of dwelling units/buildings to be constructed: 1
5. Square footage of buildings to be demolished: 9,312 SF
6. Square footage of buildings to be constructed: 21,150 SF
7. Quantity of earth movement (in cubic yards): 8,200 CY Net Cut
8. Proposed land use: Mortuary/Funeral Home
9. Design features, including building height, number of stories and proposed exterior materials:
Building Height 24'-8" at top of hill, 38' at bottom (approx.); 29'-9" above avg. finish grade (30' max per Chart 20.20.010); Proposed Exterior Materials - Marble/Granite; Parklex (or sim.); Metal Roof. 3 stories.
10. Other +

Estimated date of completion of the proposal or timing of phasing:

Conditional Use Permit - April 2016

Construction completion - September 2017 to 2018 (estimated)

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

No.

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

None known.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue Conditional Use Permit Approval, Building Permit, and SEPA Determination of Nonsignificance.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check 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 & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 12% +/-

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Organic-laden topsoil over brown gravelly sand with some silt which in turn overlay gray compact silty sand with gravel. Glacial till underlies the surface soils at a depth of about 3 feet.

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

No.

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

2,320 CY Fill and 10,520 CY Cut. Quantities are for permitting only.

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

No

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

The combined project will have approx. 72% pervious (8.41 ac/11.63 ac) and 28% impervious.

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

Proposed measures will be per City standard details as they apply. Catch basin protection, silt fence, construction entrance, etc. will be provided.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, some dust may be locally present during the excavation (which will probably only be for a couple of weeks). There will be some emissions from construction vehicles. After the project is complete, emissions will be minimal from the proposed funeral home (i.e. typ. commercial construction)

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

No off-site sources of emissions or odors have been identified.

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

During construction, mitigation measures for the project impacts to air quality and GHG emissions could include, but are not limited to the following: spraying water when necessary during operations to reduce emissions; covering dirt, gravel, and debris piles as needed; covering open bodied trucks; sweeping streets as required.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Concrete lined pond with overflow to storm drain system that eventually will flow to a tributary of East Creek or to Kelsey Creek. The site has two basins - north goes to Kelsey Creek, south goes to East Creek basin.

- (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.

No. The pond will be drained for construction and removed.

- (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.

None.

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

No.

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

No per FEMA Firmette downloaded on 8/26/2015. Zone X

- (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.

None.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

None anticipated.

- (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.

None known.

c. Water Runoff (Including storm water)

- (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.

Runoff will be collected via tightlined downspouts for the roof. Parking lot runoff will be routed to a bioretention pond and treated per the City of Bellevue current stormwater technical manual. The pump discharge from the pond will be in accordance with the City of Bellevue flow control standards for the 2-yr, 10-yr, and 100-yr durations from WWHM (0.06 cfs, 0.12 cfs, and 0.26 cfs). There are two existing discharge locations - northerly through the adjacent apartments (1-1/2" force main connection), and southerly through the condominiums (4-inch gravity pipe).

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

Vehicular waste such as oil from construction vehicles could enter the ground or be transported via surface runoff. Best management practices will be used for construction vehicles.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Standard city approved temporary erosion and sediment control will be used during the demolition.

4. Plants

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, 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?

Some trees may need to be removed. The trees will be retained, if possible. Plantings/replacement will be provided based on City of Bellevue Tree retention requirements.

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

None known.

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

The parking lot will be planted trees and the larger bioretention area will enhance vegetation and habitat functions for the site.

5. ANIMALS

- a. Check or 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, other: raccoon
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

The project is located within the Pacific Flyway as is the entire Pacific Northwest. The site is an urbanized site where migratory birds are minimal due to the cemetery have wide open green grassed areas.

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

Proposed measures to preserve or enhance wildlife, if any: Trees will be added to the site and the bioretention area will create a habitat area.

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 need? Describe whether it will be used for heating, manufacturing, etc.

Electrical and natural gas will be used for HVAC needs.

- 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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

Use energy efficient light fixtures and HVAC controls.

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.

Yes. An accidental leak of petroleum products (i.e. gasoline, diesel fuel, hydraulic fluid, grease, etc.) from construction equipment could occur but is not likely. These substances can be toxic to downstream aquatic systems, and to humans upon prolonged skin contact, and can pose a fire hazard. There may be some intermittent dust and vehicle exhaust that may generate particulate matter and odors, and construction equipment would generate diesel engine exhaust. The duration of the construction equipment will be intermittent throughout the project and will be limited to a few trucks at a time.

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

The need for special emergency services is not anticipated.

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

The contractor will submit spill prevention/dust control plans if required by the City.

b. Noise

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

Existing noise emanates from Kamber Road and 145 PI SE.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short-term basis, noise will be generated from the construction equipment (e.g. truck traffic hauling materials to and from the site; back hoe, generators; excavator, and concrete truck.

On a long-term basis, the completed project is not expected to change the amount of existing traffic in the area (i.e. only 9 additional peak p.m. trips), and therefore is not expected to significantly change noise levels in the long term.

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

Development activity will be according to the City of Bellevue Zoning Code Chapter 9.18 hours of 7:00 a.m. and 6:00 p.m. on weekdays, and 9:00 a.m. and 6:00 p.m. on Saturdays which are not legal holidays. Sundays and legal holidays are not permitted to have construction noise.

8. Land and Shoreline Use

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

The current use of the site is for mortuary/cemetery/crematory. The properties to the north and south are condominiums (residential). The cemetery extends to the west of the proposed project. 145th PI SE is to the east.

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

No.

- c. Describe any structures on the site.

There is a well house on the project site. There is an existing funeral home considered as part of the project site. There are several buildings adjacent to (but on the cemetery property) the project site parcels (see the vicinity map).

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

Existing funeral home.

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

R-20

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

Multi-family

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

No applicable.

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

No. None per City maps or on King County IMAP.

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

18 staff

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

None.

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

Not applicable.

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

The project will follow the existing zoning code requirements.

9. Housing

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

None.

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:

Not applicable.

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?

Building Height 24'-8" at top of hill, 38' at bottom (approx.); 29'-9" above avg. finish grade (30' max per Chart 20.20.010); Proposed Exterior Materials - Marble/Granite; Parklex (or sim); Metal Roof Building. 3 stories.

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

None.

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

None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Lighting will be provided per the City requirements.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Cutoff fixtures will be used for the exterior lighting/security lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
It was noticed that the public walks through the cemetery.
- 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:
None.

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.
No.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No landmarks or evidence of historic, archaeological, scientific or cultural importance are known to be on or next to the site.
- c. Proposed measures to reduce or control impacts, if any:
None.

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.
145th PI SE, Kamber Road. See site plans and vicinity map.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. Bus Route 245 and 271 have two stops within 1/4 mile.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
62 new stalls provided.

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. Driveway improvement only.

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? If known, indicate when peak volumes would occur.

105 daily trips; AM peak-hour - 7 trips; PM peak-hour - 22 trips

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

None.

15. Public Services

a. Would the project result in an increased need for the 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:

No measures proposed.

16. Utilities

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

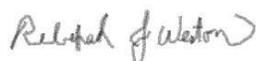
Electricity, natural gas, water, telephone, sanitary sewer, and storm system

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.

Water - City of Bellevue; Sanitary Sewer - City of Bellevue; Natural Gas/Electricity - PSE; Telephone - Comcast (assumed)

Signature

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



Signature.....Date Submitted.....04/13/2016

Legal Description:

Proposed Funeral Home Lot (1575 145th PL SE 98005 –Parcel No. 883890-0075 (2.92 ac))

UPPER & RENICKS BELT LINE ADD LOT 17 TGW POR TR T WLY OF 145TH PL SE & NWLY OF 141 ST PL SE LESS CO RD & LESS POR FOR RD PER REC #20060919002102

Existing Parking Lot to be converted to burial area (1575 145th PL SE 98005 – Parcel No. 032405-9081 (6.84 ac)):

NE 1/4 OF SE 1/4 OF NW 1/4 LESS W 135 FT OF E 300 FT OF S 135 FT OF N 185 FT LESS POR PLATTED GARDEN OF FAITH & LESS POR PLATTED HERITAGE GARDEN & LESS POR PLATTED GARDEN OF MEMORIES

Existing Funeral Home to be demolished (1215 145th PL SE 98005 - Parcel No. 032405-9128 (0.42 ac)):

W 135 FT OF E 300 FT OF S 135 FT OF N 185 FT OF NE 1/4 OF SE 1/4 OF NW ¼

U-shaped driveway at top of hill (Parcel No. 032405-9058 (1.45 ac)):

E 34 FT & S 30 FT & W 10 FT OF N 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4









Sunset Hills Funeral Home - View looking East - REVIEW COPY



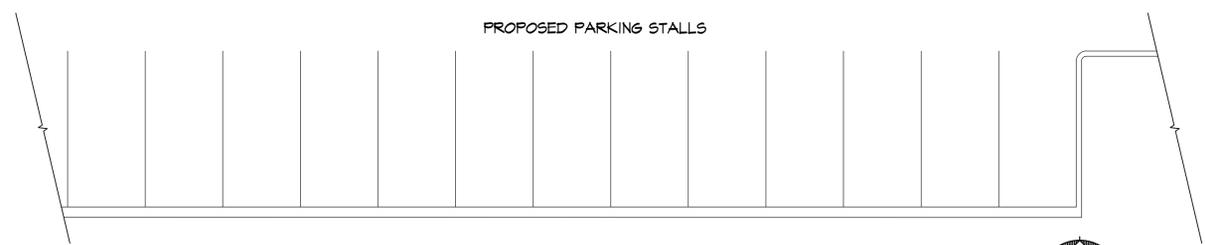
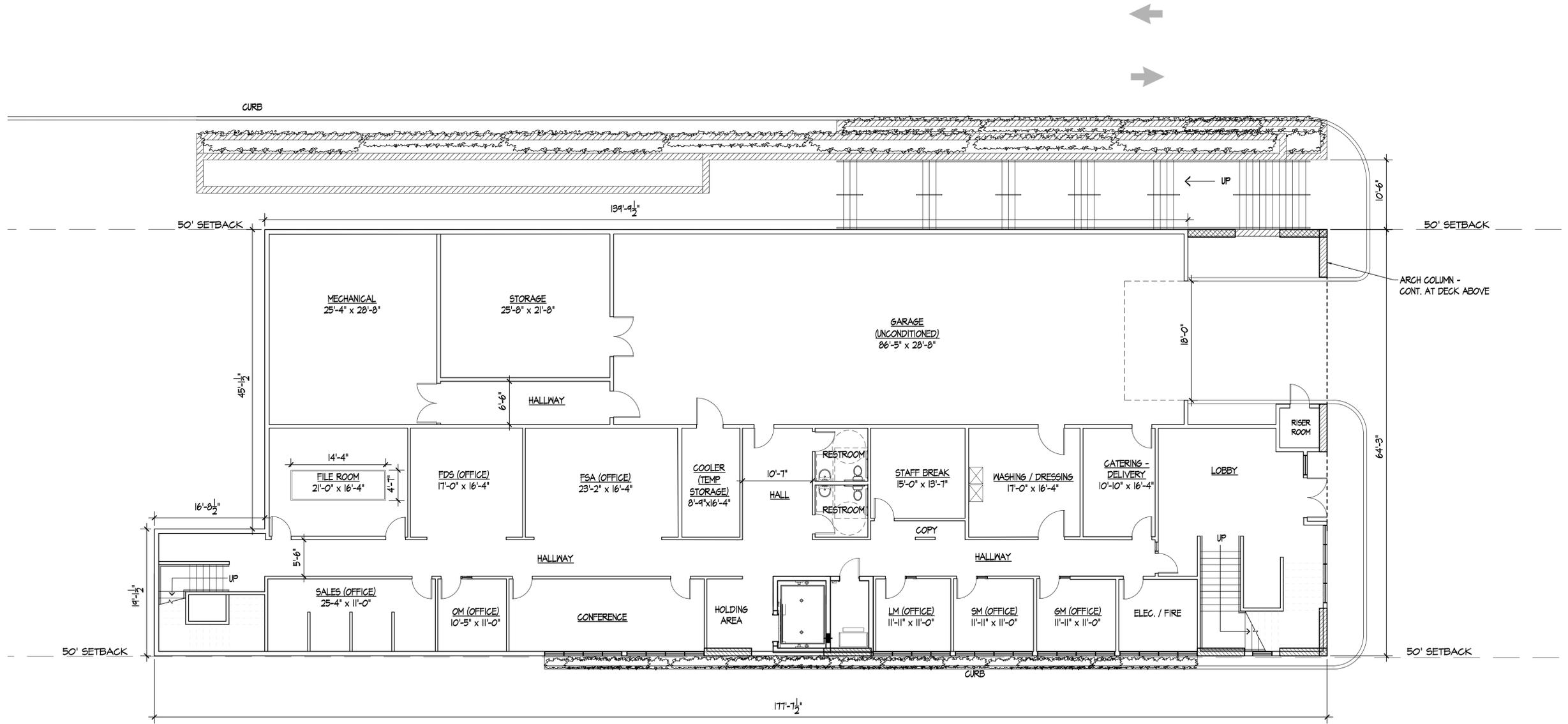
Sunset Hills Funeral Home - Entry View REVIEW COPY

SCI MANAGEMENT
SUNSET HILLS
FUNERAL HOME

1215 145TH PL SE
BELLEVUE, WA 98005



2813 ROCKEFELLER AVE
EVERETT, WA 98201
PHONE: 425.317.8017
FAX: 425.317.8489



(P) LOWER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

7,200 SF GROSS FLOOR AREA CONDITIONED SPACE
2,480 SF GFA UNCONDITIONED GARAGE SPACE



SCALE: AS NOTED
ISSUE DATE: 05/27/16
DRAWN: TG/SM
CHECKED: SA

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CONDITIONAL USE PERMIT

REV.	DATE	DESCRIPTION

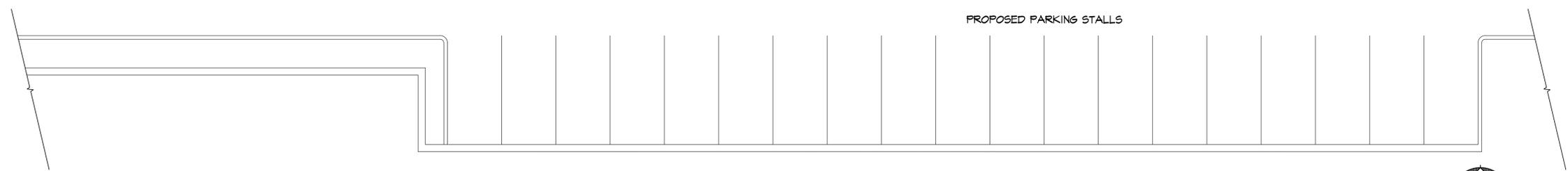
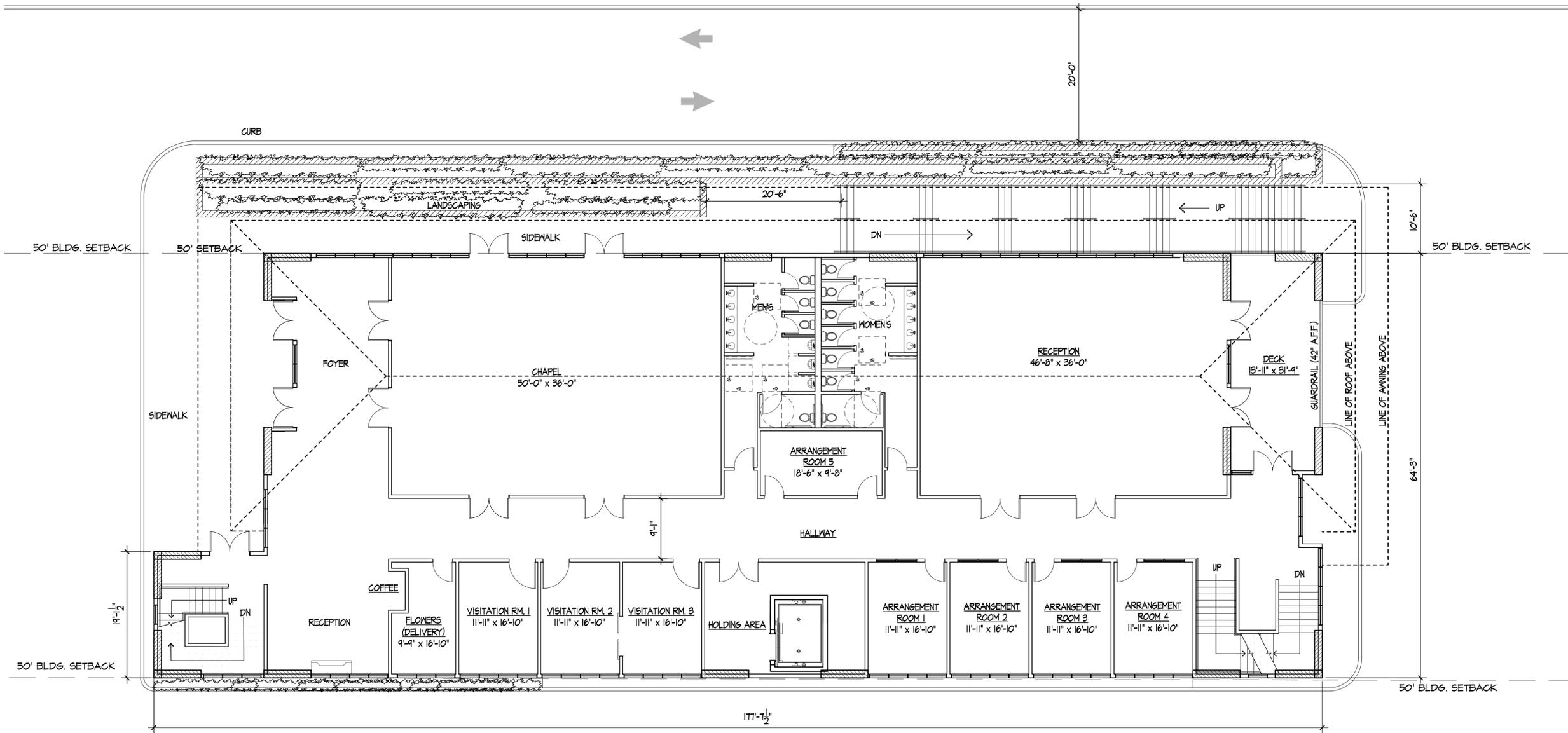
PROPOSED
LOWER LEVEL
FLOOR PLAN

SCI MANAGEMENT
SUNSET HILLS
FUNERAL HOME

1215 145TH PL SE
BELLEVUE, WA 98005



2813 ROCKEFELLER AVE
EVERETT, WA 98201
PHONE: 425.317.8017
FAX: 425.317.8489



(P) MAIN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"
9,842 SF GROSS FLOOR AREA CONDITIONED SPACE



SCALE: AS NOTED
ISSUE DATE: 05/27/16
DRAWN: TG/SM
CHECKED: SA

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CONDITIONAL USE PERMIT

REV.	DATE	DESCRIPTION

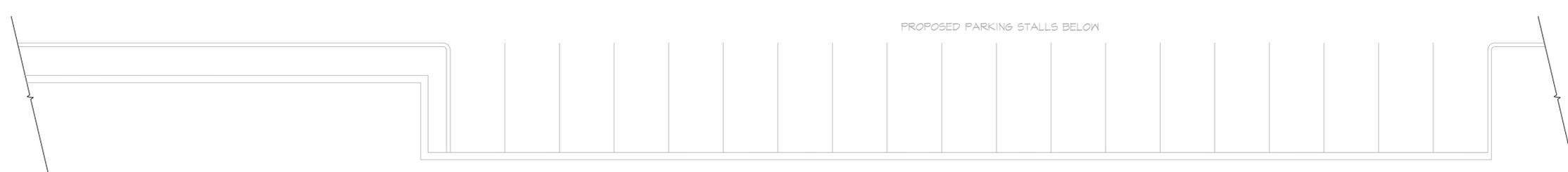
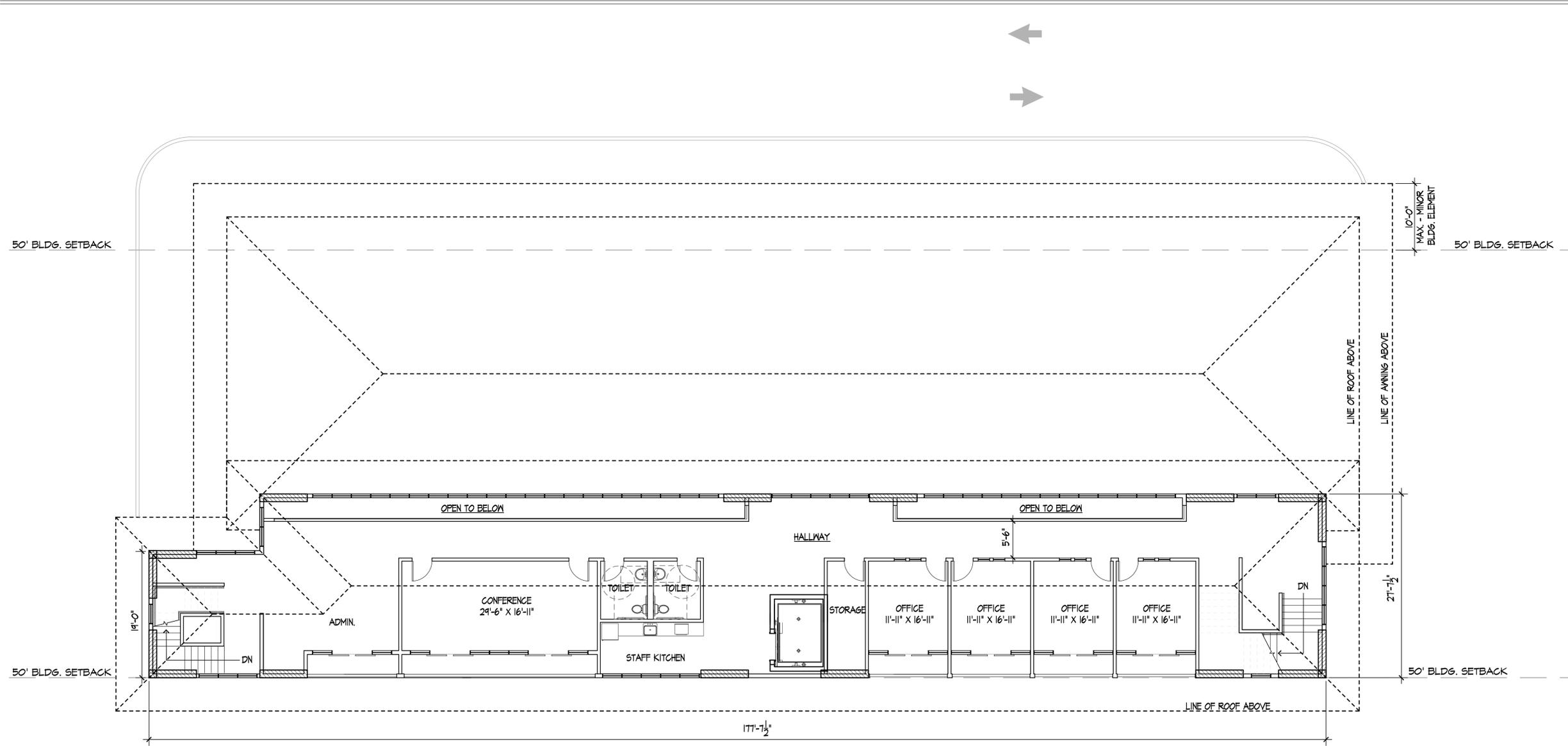
PROPOSED
MAIN LEVEL
FLOOR PLAN

SCI MANAGEMENT
SUNSET HILLS
FUNERAL HOME

1215 145TH PL SE
BELLEVUE, WA 98005



2813 ROCKEFELLER AVE
EVERETT, WA 98201
PHONE: 425.317.8017
FAX: 425.317.8489



(P) UPPER LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"
4,108 SF GROSS FLOOR AREA CONDITIONED SPACE



SCALE: AS NOTED
ISSUE DATE: 05/27/16
DRAWN: TG/SM
CHECKED: SA

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CONDITIONAL USE PERMIT

REV.	DATE	DESCRIPTION

PROPOSED
UPPER LEVEL
FLOOR PLAN