



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 450 110th Ave NE
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: City of Bellevue, Development Services Department

LOCATION OF PROPOSAL: Citywide

DESCRIPTION OF PROPOSAL: Development of this Permanent Land Use Code Amendment (LUCA) addressing Homeless Shelter permitting is following the adoption process for a development regulation under the State Growth Management Act (GMA) and is being integrated with review required under the State Environmental Policy Act. The staff report analyzing the LUCA against decision criteria for amendment to the text of the Land Use Code and summarizing the environmental effects of the proposal is attached. This LUCA is intended to advance Council's adopted 2014 Diversity Advantage Plan that "supports the establishment of a year-round shelter on the Eastside." A copy of the initial draft of the homeless shelter permitting LUCA and the associated Environmental Checklist is included with this notice. This integrated SEPA/GMA action also incorporates by reference the materials included at the following link: <https://bellevuewa.gov/discover-bellevue/about-us/hot-topics-initiatives/homelessness-in-Bellevue>

FILE NUMBERS: 18-111012-AD **PLANNER:** Toni Pratt, Senior Planner, 425.452.5374

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 Development Services Department. 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 _____.
- This DNS is issued after using the DNS process in WAC 197-11-310. This DNS is only appealable as part of the City's action on the amendment to the Land Use Code. In order to comply with requirements of SEPA and the State of Washington Growth Management Act for coordination of hearings, any appeal of the SEPA threshold determination herein will be considered by the Growth Management Hearings Board along with an appeal of the City Council's action. For information on how to appeal a proposal, visit the Permit Center at City Hall or call (425) 452-4188.
- 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 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating 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.

Carey Steward
 Environmental Coordinator

5/24/2018
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



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SEPA Environmental Checklist

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses 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 and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

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 City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background

1. Name of proposed project, if applicable:
Permanent Homeless Shelter Land Use Code Amendment (LUCA).
2. Name of applicant:
City of Bellevue
3. Address and phone number of applicant and contact person:
Carol Helland, Code and Policy Director, 425.452.2724
4. Date checklist prepared:
April 16, 2018
5. Agency requesting checklist:
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable):
Adoption of the Permanent Homeless Shelter LUCA is scheduled prior to the expiration of the Interim Official Controls Ordinance 6398) on August 7, 2018.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The City anticipates submittal of a development application, upon formal adoption by City Council of the Permanent Homeless Shelter LUCA.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A non-project Environment Checklist in support of the Permanent Homeless Shelter LUCA is included in Section D.
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.
N/A
10. List any government approvals or permits that will be needed for your proposal, if known.
Adoption by the City Council of the Permanent Homeless Shelter Land Use Code Amendment (18-111012 AD).
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.)

On August 7, 2017, the City Council adopted Ordinance 6368 which imposed Interim Official Controls (IOC) to amend the Land Use Code to subject homeless shelters to the Conditional Use provisions specified in LUC Part 20.30B. The IOC also identified general development

requirements for land use districts where homeless shelters are currently permitted. The IOC was recently extended by the City Council on January 22, 2018, for another six months via Ordinance 6398 with expiration occurring on August 7, 2018. The extension was necessary so that staff may begin development of permanent homeless regulations via the Land Use Code Amendment (LUCA) process. Development of this LUCA under the State Growth Management Act (GMA) is integrated with review required under the State Environmental Policy Act and is intended to advance Council's adopted 2014 Diversity Advantage Plan that "supports the establishment of a year-round shelter on the Eastside."

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.

Citywide

B. ENVIRONMENTAL ELEMENTS

No discussion of the individual elements is required for GMA actions per WAC 197-11-235(5).

C. Signature

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

Signature: Carol Helland

Name of signee: Carol Helland

Position and Agency/Organization: Code and Policy Director

Date Submitted: April 16, 2018

Supplemental Sheet For Nonproject Actions [\[help\]](#)
(IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

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

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

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

The proposal would not increase discharges to water, toxic releases or production of noise. The proposal would allow overnight homeless shelters to be permitted through a Conditional Use Permit or development agreement process. Any future project action to construct an overnight homeless shelter would be required to comply with all applicable Bellevue City Codes and ordinances. Specifically, future development proposals would be required to submit an Utility Extension (UE) agreement to review storm water discharges with the City's Utility Department. Water and sewer review will also take place under the UE permit process.

Proposed measures to avoid or reduce such increases are:

Adoption of the Permanent Homeless Shelter LUCA will not impact discharges to water, release of toxic substances or noise as noted above.

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

The LUCA will not be detrimental to plants, animals, and fish. Any future project action to construct an overnight homeless shelter would be required to comply with all applicable Bellevue City Codes and ordinances. Specifically, future development proposals would be required to submit information regarding existing site conditions for plants and animals per the City's Land Use Code and Environmental review procedures.

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

Adoption of the Permanent Homeless Shelter LUCA will not affect plants, animals and fish.

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

The LUCA will have no effect on energy or natural resources. A future development proposal would be required, via the City's Land Use Code and environmental procedures to reduce or mitigate impacts to natural resources. Additionally, any future project action to construct an overnight homeless shelter would be required to comply with all applicable Bellevue City Codes and ordinances.

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

A future development proposal may explore green building

development such as solar panels, green roofs for building cooling, etc. to fulfill this requirement.

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

The Permanent Homeless Shelter LUCA will not affect environmentally sensitive areas. A future development proposal would be required to submit information on how they will reduce or mitigate impacts to these areas. Additionally, any future project action to construct an overnight homeless shelter would be required to comply with all applicable Bellevue City Codes and ordinances.

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

A future development proposal will need to comply with the Land Use Code and the City's environmental procedures to protect future development site that might contain critical areas.

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

The Permanent Homeless Shelter LUCA will not affect land and shoreline use. However, the LUCA will designate the appropriate land use districts for a permanent homeless shelter. Any future project action to construct an overnight homeless shelter would be required to comply with all applicable Bellevue City Codes and ordinances.

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

Currently the Interim Official Controls, as adopted by via Ordinance 6398, identifies land use districts for homeless shelters where Hotel/Motel and Transient Lodging Uses are allowed subject to a Conditional Use permit as identified in LUC Part 20.30B.

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

The Permanent Homeless Shelter LUCA will not affect transportation. A future development proposal would be required to submit information on how they will reduce or mitigate impacts to traffic and public services. Additionally, any future project action to construct an overnight homeless shelter would be required to comply with all applicable Bellevue City Codes and ordinances.

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

A future development for a homeless shelter will be required to comply with the Land Use and Transportation Codes in effect at the time of adoption.

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

The Permanent Homeless Shelter LUCA will not conflict with the local, state or federal laws for protection of the environment as noted above.