



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.

Project Name/Address:

Planner:

Minimum Comment Period:

Materials included in this Notice:

Blue Bulletin
Checklist
Vicinity Map
Plans
Other:

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



SEPA Environmental Checklist

Project Proposals

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

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "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. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

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.

Background

1. Name of proposed project, if applicable Skagit Key Remodel
2. Name of applicant Mark Alkhazov
3. Contact person Mark Alkhazov Phone _____
4. Contact person address 56 Skagit Key
5. Date this checklist was prepared 5 September 2023
6. Agency requesting the checklist City of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

No phasing, project to be completed upon receipt of permits.

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

No, the plan includes an addition to the existing single-family residence.

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

Critical Areas Report by Wet.land, 20 August 2021

10. 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

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

Permits with the City of Bellevue pending.

23 117570 BR

12. Give a 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.)

A two story addition will be added to the rear of the house, partially occurring within a stream buffer.

SHORELINE BUFFER ON FRONT WEST SIDE OF PROPERTY. SHORELINE BUFFER DOES NOT EXTEND INTO THE WORK, THEREFORE NOT APPLICABLE.

13. 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 the 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.

56 Skagit Key, Bellevue

Environmental Elements

Earth

1. General description of the site:

- Flat
- Rolling
- Hilly
- Steep Slopes
- Mountainous
- Other _____

2. What is the steepest slope on the site (approximate percent slope)? 5-10+

3. 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.

In the test plot onsite, the A horizon is silt loam over a B horizon of fine sand.

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

No.

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

No import or export of fill material proposed.

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

Np

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

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

BMPs will be in place during construction.

Air

- 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.

Exhaust from construction equipment will occur during construction. No emissions will occur post-construction.

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

No.

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

Not applicable.

Water

1. Surface Water

- a. 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.

Coal creek occurs at the east end of the Site. This is a fish-bearing Type F stream that occurs on a developed Site. Coal Creek connects to Lake Washington approximately 1,300 feet downstream of the Site.

- b. 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.

Work will occur within 200' of Coal Creek.

- c. 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 the fill material.

No fill will be placed in Coal Creek.

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

Not applicable.

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

- f. 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.

2. Ground Water

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

No.

- b. 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.

Not applicable.

3. Water Runoff (including stormwater)

- a. 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.

Roof runoff will be directed into the existing infrastructure onsite. No stormwater will directly enter Coal Creek.

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

No.

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

No.

- d. Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None.

Plants

1. 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, bulrush, skunk cabbage, other _____
- water plants: water lily, eelgrass, milfoil, other _____
- other types of vegetation Horsetail, landscaping

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

Lawn

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

No federally listed species occur on the Site.

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

Enhancement plantings will be added along the stream within the buffer of only native woody species.

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

Field bindweed (*Convolvulus arvensis*), Himalayan blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*)

Animals

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

Birds: hawk, heron, eagle, songbirds, other ducks

Mammals: deer, bear, elk, beaver, other _____

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

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

Bull trout and steelhead are known within Coal Creek.
No federally listed species occur on the Site.

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

No.

4. Proposed measures to preserve or enhance wildlife, if any.

None.

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

None.

Energy and Natural Resources

1. 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.

Existing energy to feed the house will be used for the proposed addition.

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

No.

3. 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.

None.

Environmental Health

- 1. 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.

None.

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

Not applicable.

- b. 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.

Not applicable.

- c. 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.

None.

d. Describe special emergency services that might be required.

Not applicable.

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

None.

2. Noise

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

None.

b. 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.

None.

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

Not applicable.

Land and Shoreline Uses

1. 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.

Single-family residence. The proposal will not affect land uses on the property or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Not applicable.

- a. 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?

Not applicable.

3. Describe any structures on the site.

The property includes a single-family residence and in-ground pool.

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

Some of the existing house will be demolished for the proposed addition.

5. What is the current zoning classification of the site? R-2.5

6. What is the current comprehensive plan designation of the site? SF-M

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

Shoreline Residential - Canal

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

Coal Creek

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

10. Approximately how many people would the completed project displace? 0

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

Not applicable.

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

None.

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

Not applicable.

Housing

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

1, existing single-family house

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

0

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

None

Aesthetics

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

Height will not exceed current building height.

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

None.

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

None.

Light and Glare

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

None.

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

No.

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

No.

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

None.

Recreation

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

None.

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

No.

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

Not applicable.

Historic and Cultural Preservation

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

No.

- 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.

No.

- 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.

None.

4. 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.

Not applicable.

Transportation

1. 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.

Skagit Key

2. 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?

A bus stop is located 0.3-miles away at 119th Ave SE and Coal Creek Parkway SE.

3. 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.

4. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

2-4, no more than existing vehicular trips.

5. 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

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

None.

Public Service

1. 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.

No.

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

None.

Utilities

1. Check the utilities currently available at the site:

- Electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system
- other


2. 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 new utilities needed.

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.

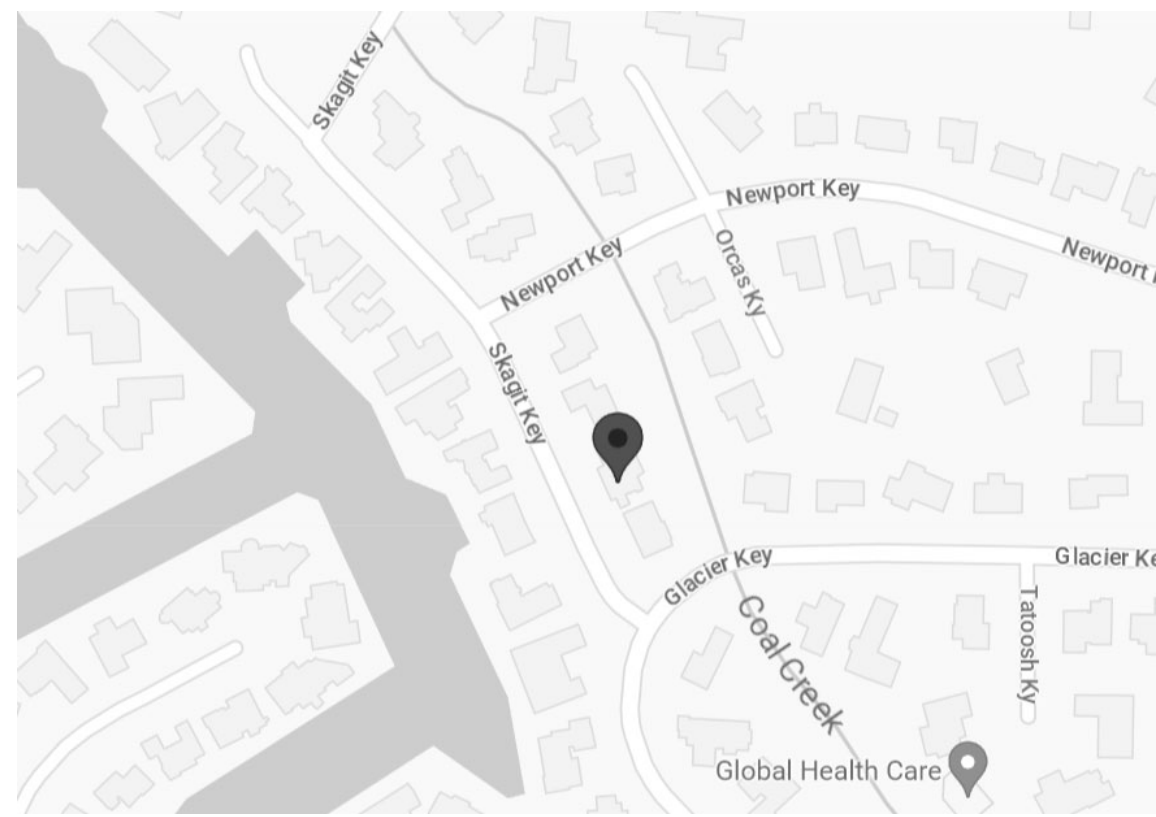
Signature Jennifer Marriott

 Digitally signed by Jennifer Marriott
Date: 2023.12.06 15:12:02 -08'00'

Name of signee Jennifer Marriott

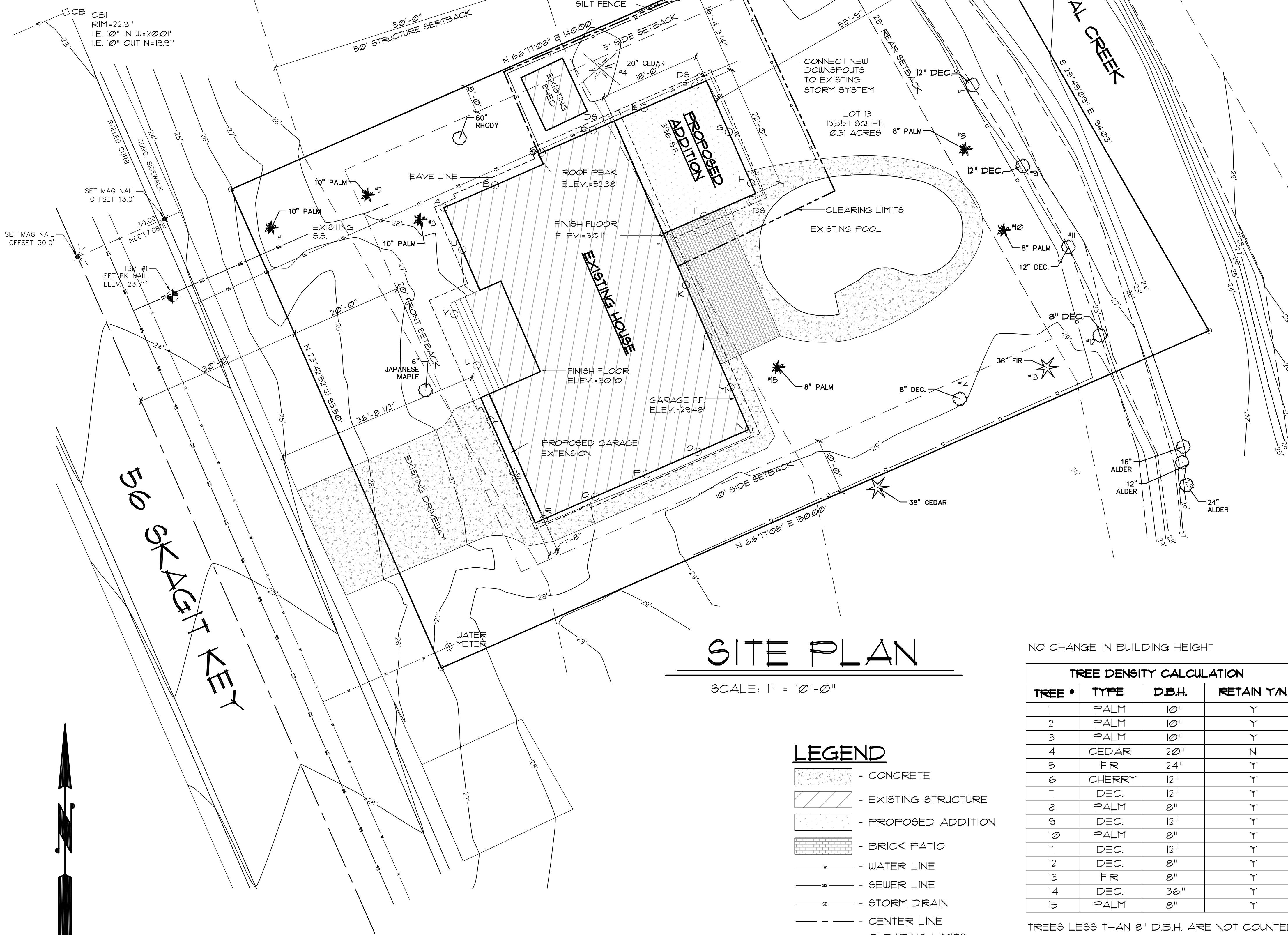
Position and Agency/Organization Wet.land, LLC - senior scientist

Date Submitted 12/6/2023



VICINITY MAP

N.T.S.



SITE PLAN

SCALE: 1" = 10'-0"

LEGEND

- CONCRETE
- EXISTING STRUCTURE
- PROPOSED ADDITION
- BRICK PATIO
- WATER LINE
- SEWER LINE
- STORM DRAIN
- CENTER LINE
- CLEARING LIMITS
- SILT FENCE

NO CHANGE IN BUILDING HEIGHT

TREE DENSITY CALCULATION			
TREE #	TYPE	D.B.H.	RETAIN Y/N
1	PALM	10"	Y
2	PALM	10"	Y
3	PALM	10"	Y
4	CEDAR	20"	N
5	FIR	24"	Y
6	CHERRY	12"	Y
7	DEC.	12"	Y
8	PALM	8"	Y
9	DEC.	12"	Y
10	PALM	8"	Y
11	DEC.	12"	Y
12	DEC.	8"	Y
13	FIR	8"	Y
14	DEC.	36"	Y
15	PALM	8"	Y

TREES LESS THAN 8" D.B.H. ARE NOT COUNTED
 TOTAL = TOTAL INCHES D.B.H. = 198
 TOTAL RETAINED = 178/198 = 89.8%

PROJECT INFORMATION

PROPERTY OWNER:

MARK & MARISSA ALKHAZOV
 56 SKAGIT KY
 BELLEVUE, WA 98008

PROJECT DESIGNER:

HOME DESIGNS NORTHWEST
 CHRIS LEONARD
 3225 156TH ST. SW #10
 LYNNWOOD, WA 98087
 (206) 351-9887
 HDNW@COMCAST.NET

PROJECT ENGINEER:

CK ENGINEERING
 PASKO KESOVIC
 19229 38TH PL NE
 LAKE FOREST PARK, WA 98155
 (206) 417-0610

LEGAL DESCRIPTION

LOT 13, BLOCK 1, NEWPORT DIVISION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 95 OF PLATS, PAGES 42 THROUGH 44 INCLUSIVE, IN KING COUNTY, WASHINGTON

SITUATE IN THE CITY OF BELLEVUE, COUNTY OF KING, STATE OF WASHINGTON

PARCEL NO. 606531-0140
 ADDRESS: 56 SKAGIT KY

AREA CALCULATIONS

ZONING INFO:

ZONE: R-2.5
 FRONT SETBACK: 20'
 SIDE SETBACK: MIN. 5', COMBINED 15'
 REAR SETBACK: 25'
 MAX. LOT COVERAGE BY STRUCTURE: 35%
 MAX. BUILDING HEIGHT: 35'

MAX. HARD SURFACE: 15%
 MAX. IMPERVIOUS SURFACE: 45%
 MINIMUM GREENSCAPE: 50%
 FLOOR AREA RATIO: 50%

AREA SUMMARY

TOTAL LOT AREA = 13,551 SF.
 CRITICAL AREAS & BUFFERS = 7,052 SF.

EXISTING IMPERVIOUS SURFACES

EXISTING HOUSE FOOTPRINT w/ EAVES = 2,617 SF.
 EXISTING DRIVEWAY = 846 SF.
 SIDE WALKWAY = 196 SF.
 POOL/DECK/REAR PATIO = 1,370 SF.
 EXISTING SHED = 86 SF.

TOTAL EXISTING IMPERVIOUS SURFACES = 5,115/13,551 = 37.1%

PROPOSED IMPERVIOUS SURFACES

TOTAL FROM ABOVE = 5,115 SF.
 PROPOSED ADDITION INCLUDING EAVES = 450 SF.

TOTAL PROPOSED IMPERVIOUS SURFACES = 5,565/13,551 = 41.0%
 TOTAL PROPOSED HARD SURFACES = 5,565/13,551 = 41.0%

LOT COVERAGE BY STRUCTURE

TOTAL LOT AREA = 13,551 SF.
 CRITICAL AREAS & BUFFERS = -7,052 SF.

TOTAL LOT AREA OUTSIDE BUFFERS = 6,505 SF.
 EXISTING BUILDING FOOTPRINT = 2,210 SF.
 EXISTING SHED = 86 SF.

TOTAL EXISTING COVERAGE = 2,296/6,505 = 35.29%
 PROPOSED ADDITION = 396 SF.

TOTAL PROPOSED COVERAGE = 2,692/6,505 = 41.38%

FLOOR AREA RATIO (F.A.R.)

TOTAL LOT AREA = 13,551 SF.
 MAIN FLOOR INCLUDING GARAGE = 2,422 SF.
 UPPER FLOOR INCLUDING 2-STORY AREAS = 1,894 SF.

TOTAL SF. INCLUDING GARAGE = 4,316 SF.
 ADDITIONAL 100 SF. FOR STAIRWELL = -100 SF.

TOTAL = 4,216 SF.
 TOTAL F.A.R. = 4,216/13,551 = 31.2%

GREENSCAPE

TOTAL FRONT SETBACK SF. = 1,870 SF.
 PAVEMENT WITHIN SETBACK = 422 SF.

TOTAL COVERAGE = 422/1870 = 22.5%
 TOTAL GREENSCAPE = 11.5%

HEIGHT CALCULATION

POINT	ELEV.	POINT	ELEV.	POINT	ELEV.
A	28.10'	I	29.00'	Q	28.00'
B	28.20'	J	29.00'	R	27.10'
C	28.30'	K	29.00'	S	27.10'
D	28.50'	L	29.00'	T	27.10'
E	28.80'	M	29.00'	U	27.80'
F	29.00'	N	29.00'	V	27.80'
G	29.00'	O	28.60'	W	28.00'
H	29.00'	P	28.40'		

TOTAL = 654.60/23 = 28.46' AVERAGE EXISTING GRADE



DATE:
8-9-23
10-9-23

SITE ADDRESS:
56 SKAGIT KEY
BELLEVUE, WA 98006

PROJECT TITLE:
ALKHAZOV RESIDENCE
PRELIMINARY SITE PLAN

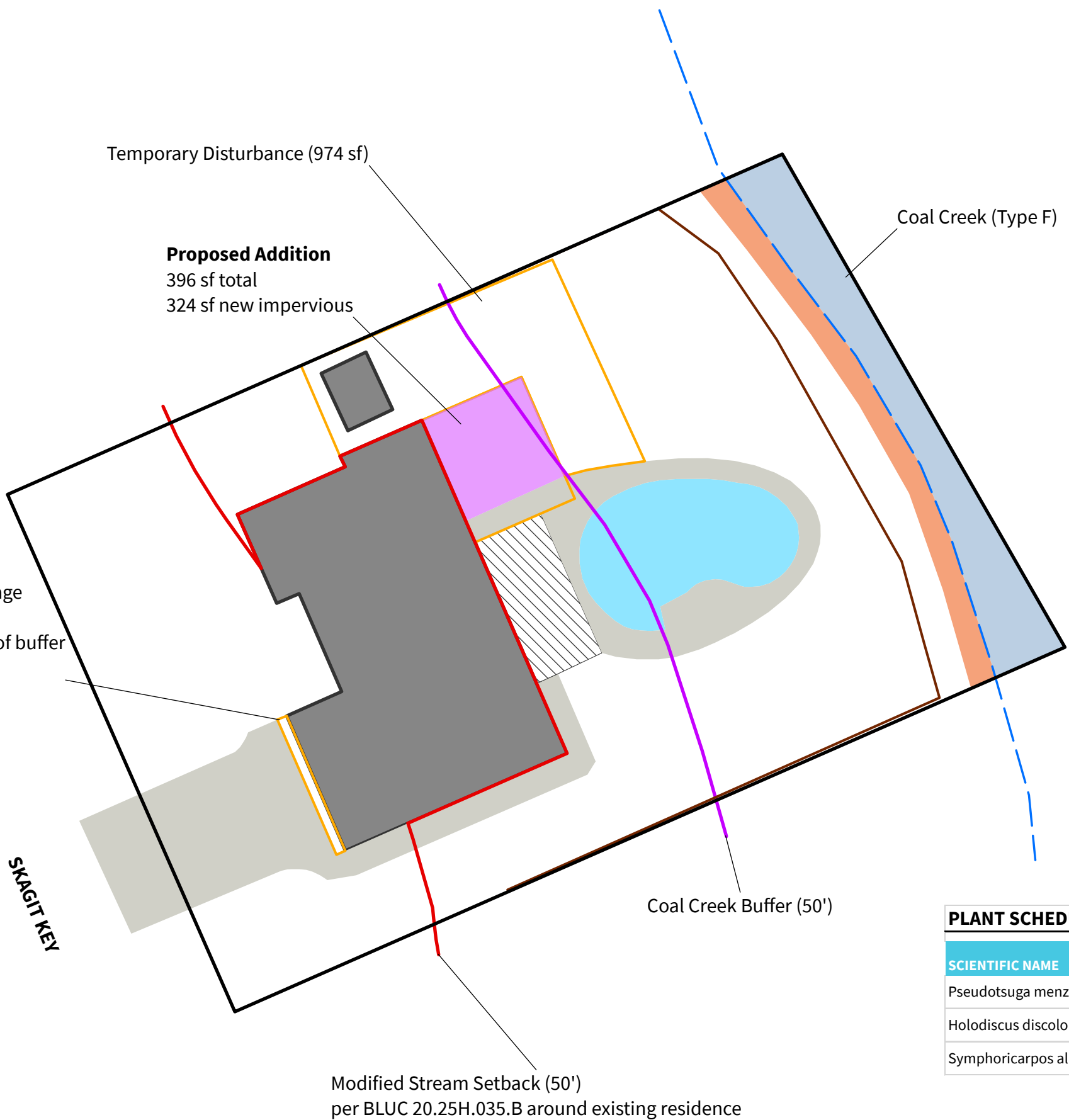
PROJECT TITLE:

FILE NO:

21-002

SHEET

SITE



LEGEND

- Subject Property
- Existing Pool
- Existing House
- Brick Patio
- Concrete
- Driveway and Pathway
- Existing Shed
- Fence
- Stream Channel
- Coal Creek OHWM
- Stream Buffer (50')
- Modified Stream Buffer Structure Setback (50')

IMPACTS & MITIGATION LEGEND

- New Proposed Impervious 324 SF
- Proposed Project 1,410 SF TOTAL
- Within Stream Buffer: 29 SF; Within Stream Buffer Setback: 295 SF
 Proposed Addition: 396 SF (only 324 SF is new impervious)
 Temporary Disturbance: 974 SF
 Garage Extension: 40 SF
- Proposed Planting 378 SF

PLANT SCHEDULE

SCIENTIFIC NAME	COMMON NAME	WIS	QUANTITY	SPACING	SIZE (MIN)	NOTES
Pseudotsuga menziesii	Douglas fir	FACU	3	12' O.C.	1 - 2'	1 gal, full & bushy
Holodiscus discolor	Oceanspray	FACU	5	6' O.C.	24" Ht	Full & bushy
Symphoricarpos albus	Common snowberry	FACU	6	6' O.C.	1 gal	Multi-cane (3 min)

SOURCE: SITE PLAN FROM HOME DESIGNS NORTHWEST LLC



8201 164th Avenue Northeast, Suite 200, PMB 141
 Redmond, Washington
 (206) 309 - 8100

PROPOSED SITE PLAN
 Alkhazov Property
 Critical Areas Report and Mitigation Plan
 56 Skagit Key, Bellevue, Washington

#0048A
 OCT 2023
FIGURE 2

