

STATE ENVIRONMENTAL POLICY ACT
AMENDED Mitigated Determination of Non-
Significance (MDNS)
Duvall Veterinary Hospital

Date of Issuance: December 9, 2021 (Originally issued November 18, 2021)

Lead Agency: City of Duvall, 15535 Main Street NE, P.O. Box 1300, Duvall, WA 98019

Agency Contact: Lara Thomas, Community Development Director, 425.939.8079,
lara.thomas@duvallwa.gov

Agency File Name/Number: Duvall Veterinary Hospital / SPR21-001

Applicant/Proponent: Sabrina Johnson, 5511 ½ Airport Way S., Seattle, WA 98108
206.276.7526, sabrina@hingestudio.net

Description of Proposal: The Applicant is seeking a site plan review for approval of expansion of an existing Veterinary Hospital. The project proposes to build a 524-sf addition which will connect the existing two buildings, and to convert the entire square footage to veterinary use. The western building will be raised approximately 14” such that both buildings have the same finish floor level. The project will also rebuild and slightly expand the entry porch (600 sf proposed) and modify the roof form over the porch and entry. The interior of the building will be remodeled to fit expanded use. The parking lot will be regraded to reduce the side slope. Landscaping, site lighting, and right-of-way improvements will also be included.

Location of Proposal: 26415 NE Valley St. Duvall, WA 98019 (TPN 213170-0260)

Threshold Determination: The Lead Agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached and project information is available online at: <http://www.duvallwa.gov/134/Community-Development>.

This determination is based on the following findings and conclusions:

Description of Impacts:

1. Historic Preservation: This project is within an area that has a high risk for containing unknown archaeological resources. Soil disturbance may impact cultural resources.


Mitigation Measures:

1. Historic Preservation: A cultural resource monitor from the Snoqualmie Tribe is required to be present on-site during all ground disturbing activities. The property owner shall be responsible for ensuring that proper notification and coordination occurs with the Snoqualmie Tribe ahead of all ground disturbing activities.
2. Historic Preservation: Should archaeological materials (e.g. bones, shell, stone tools, beads,

ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the County/City planning office, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required. The property owner shall provide documentation from the Snoqualmie Tribe as to whether or not a cultural survey of the site is warranted. If warranted by the Snoqualmie Tribe, the applicant shall conduct a cultural survey of the project area.

Public Comment Period: Submit comments regarding this MDNS to the Agency Contact or SEPA Responsible Official by 4:30 pm (PST/PDT) on **Thursday, December 23, 2021**. The lead agency will not act on this proposal for at least 21 days from the date of issuance.

SEPA Responsible Official: Lara Thomas, Community Development Director, 15535 Main Street NE, P.O. Box 1300, Duvall, WA 98019, 425.939.8079, lara.thomas@duvallwa.gov.

Signature:  Date: 12/9/21

Disclaimer: Issuance of this threshold determination does not constitute approval of any permit associated with this proposal. The proposal will be reviewed for compliance with all applicable City of Duvall codes which regulate development activities including, but not limited to, Land Use Codes, Building Codes, Public Works Development Design Standards, Surface Water Design Manual, and Sensitive Area regulations.

Appeals: Any agency or aggrieved person may file an appeal of this SEPA Threshold Determination in accordance with Duvall Municipal Code Section 14.08.060.C. The SEPA appeal deadline is 21 days after the threshold determination is issued.

