



**DETERMINATION OF NON-SIGNIFICANCE**

**Description of Proposal:** CPZ2019-00007 Neighborhood Pet Clinic – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC). CPZ2019-00007 Neighborhood Pet Clinic.

**Proponent:** Greta Holmstrom

**Location of proposal, including street address, if any:** The parcel is located at 3613 NW 127<sup>th</sup> St, Vancouver, WA, 98685.

**Lead Agency:** Clark County, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: August 9, 2019

**Responsible Official:** Oliver Orjiako  
**Position/title:** Director  
**Address:** **RE: SEPA Comments**  
Clark County Community Planning  
1300 Franklin Street; 3<sup>rd</sup> Floor  
P.O. Box 9810  
Vancouver, WA 98666-9810

**Date:** July 16, 2019      **Signature:** 

The staff contact person and telephone number for any questions on this review is Sharon Lumbantobing, Planner II, (360) 397-2280 ext. 4909.

## NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)

**NOTICE IS HEREBY GIVEN** that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by August 9, 2019.

### **DESCRIPTION:**

**CPZ2019-00007 Neighborhood Pet Clinic** – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC).

**ACTION REQUESTED:** It is requested that the County Council amend the comprehensive plan and zoning on one parcel with a total of 0.29 acres from Urban Low Density Residential comprehensive plan designation (UL) with Single Family Residential (R 1-10) zoning to Commercial comprehensive plan designation (C) with Community Commercial zoning (CC).

### **RESPONSIBLE OFFICIAL:**

Oliver Orjiako, Director  
Community Planning  
PO Box 9810  
Vancouver WA 98666-9810  
[oliver.orjiako@clark.wa.gov](mailto:oliver.orjiako@clark.wa.gov)

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### **BILL TO:**

Sonja Wiser, Program Assistant  
Clark County Community Planning  
PO Box 9810  
Vancouver, WA 98666-9810  
(360) 397-2280 ext. 4558  
[Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

**PUBLICATION DATE:** July 31, 2019

**PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE**



CLARK COUNTY  
WASHINGTON

COMMUNITY DEVELOPMENT  
LAND USE REVIEW

# SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

## **Purpose of checklist:**

*The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, 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 significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.*

## **Instructions for applicants:**

*This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. 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 do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."*

*Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.*

*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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.*

## **Use of checklist for non-project proposals:**

*Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).*

*For non-project 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.*

**A. Background [HELP]**

**1. Name of proposed project, if applicable:**

Neighborhood Pet Clinic

**2. Name of applicant:**

Dr. Jackie Rinta P.O. Box 696 Ridgefield WA 98642  
360.698.5692 [rintafam@comcast.net](mailto:rintafam@comcast.net)

**3. Address and phone number of applicant and contact person:**

Standridge Design, Inc. Attn: Greta Holmstrom  
113 W 7<sup>th</sup> St, Ste 200, Vancouver, WA 98660  
360-597-9240 x104

**4. Date checklist prepared:**

January 31, 2019

**5. Agency requesting checklist:**

Clark County

**6. Proposed timing or schedule (including phasing, if applicable):**

Spring 2020 for site development

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

No

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

None known

**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.**

Future site plan and engineering review for parking lot.

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

Comprehensive Plan Amendment, Zone Change, Site Plan Review.

**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.)**

Proposed Comprehensive Plan Amendment & Zone Change to utilize portions of the subject 0.29 acre site for improvements associated with adjacent commercial use (Neighborhood Pet Clinic).

**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.  
3613 NW 127th St, Vancouver WA 98685 SE Quarter of Sec 29, T3N, R1E, WM.

**B. Environmental Elements** [\[HELP\]](#)

**1. Earth** [\[help\]](#)

**a. General description of the site:**

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

**b. What is the steepest slope on the site (approximate percent slope)?**

0%-1%

**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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Hillsboro silt loam. No prime farmland.

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

No

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

None at this time.

**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)?**

TBD

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

None at this time

**2. Air** [\[help\]](#)

**a. 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.**

None at this time.

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

No

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

NONE AT THIS TIME

**3. Water** [\[help\]](#)

**a. Surface Water:** [\[help\]](#)

- 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.*

None

- 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

- 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.*

N/A

- 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

- 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.*

No

**b. Ground Water:** [\[help\]](#)

- 1) *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

- 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.*

N/A

**c. Water runoff (including stormwater):**

- 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.*

None at this time

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

No

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

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None at this time

#### 4. Plants [\[help\]](#)

a. 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, bullrush, 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?

None at this time

c. List threatened and 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:

N/A

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

None known

#### 5. Animals [\[help\]](#)

a. 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:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

*None known*

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

*Pacific Flyway*

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

*NONE AT THIS TIME*

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

*None known*

**6. Energy and Natural Resources** [\[help\]](#)

**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.**

*None at this time.*

**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:**

*n/a*

**7. Environmental Health** [\[help\]](#)

**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.**

*No*

1) Describe any known or possible contamination at the site from present or past uses.

*None*

2) 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.

*None known*

3) 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*

4) Describe special emergency services that might be required.

*None*

5) Proposed measures to reduce or control environmental health hazards, if any:

*n/a*



**b. Noise**

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

None

2) 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 for this non-project proposal

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

n/a

**8. Land and Shoreline Use [\[help\]](#)**

a. 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.

The site is presently occupied by a single family residence. North, south and west of the side is residential. To the east is commercial.

b. 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 nonfarm or nonforest use?

No

1) 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:

No

c. Describe any structures on the site.

One single family residence

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

No

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

R1-10

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

Urban Low Residential

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

n/a

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

No

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

Approximately 4 people would work

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

None

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

N/A

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

*The proposal to update the land use to commercial is to provide needed off-street parking for an adjacent commercial use. This will improve compatibility with the neighborhood. All landscaping and screening standards will be followed during site development.*

m. *Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:*

n/a

## 9. *Housing* [\[help\]](#)

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 at this time

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

n/a

## 10. *Aesthetics* [\[help\]](#)

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

n/a

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

no

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

n/a

## 11. *Light and Glare* [\[help\]](#)

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

None at this time

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

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

n/a

## 12. Recreation [\[help\]](#)

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

County park approximately 400' to the west

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 [\[help\]](#)

a. 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? If so, specifically describe.

None known

b. 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.

None known

c. 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.

No site development is proposed at this time. At the time of development, available mapping will be consulted.

d. 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.

None at this time

## 14. Transportation [\[help\]](#)

a. 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.

The subject site fronts NW 127<sup>th</sup> Street

b. 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?

The nearest C-trans route is approx. 100 feet to the east along NW 36th Ave

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Approximately 4 or 5, none will be eliminated

d. 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).

NONE KNOWN

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Per the Traffic Analysis, the zone change could potentially increase by 82 morning trips & 58 evening trips. However, this proposed parking lot for the existing adjacent Pet Clinic will not increase daily trips.

g. 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

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

n/a

#### 15. Public Services [\[help\]](#)

a. 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

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

N/A

#### 16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

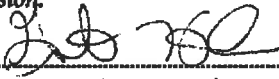
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

c. 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.

None at this time

#### C. Signature [\[HELP\]](#)

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:   
Name of signee Greta Holmstrom  
Position and Agency/Organization Standridge Design  
Date Submitted: 1/31/19

**D. 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?

N/A

Proposed measures to avoid or reduce such increases are:

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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?

N/A

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