



152 W. Cedar Street, Sequim, WA 98382  
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**MITIGATED DETERMINATION OF NONSIGNIFICANCE (DNS)- WAC 197-11-340(2)  
STONEWATER BUSINESS PARK DESIGN REVIEW APPLICATION FILE NO. CDR 20-002**

**Description of proposal:** A proposal to develop a 9,272 square foot single story office building with associated parking on property in the City of Sequim's Community Business (CB) zone. The parking area as proposed includes 64 parking spaces with two points of access on Brackett Road, a city right-of-way.

**PROPERTY OWNER:** Jo Anne Estes

**PROJECT REPRESENTATIVE:** Michael Nelson, Stonewater, LLC

**Location of Proposal:** The project site consists of the west 264 feet of a 1.7 acre parcel of land located adjacent to the north side of the Brackett Road, being parcels A and B of the Survey recorded with the Clallam County Auditor in Volume 16, Page 63 of Surveys, situated in the Southwest ¼ of the Northwest ¼ of Section 19, Township 30 North, Range 3 West, W.M., Clallam County, Washington; Assessor's Parcel No. 033019-230050.

**Lead Agency:** City of Sequim

The lead agency for this proposal has determined that it does not pose a probable significant adverse environmental impact. Therefore, 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 submitted by the applicant and on file with the lead agency. This information is available to the public upon request.

This **MDNS** is issued under WAC 197-11-340(2). Comments on the MDNS for this proposal will be accepted no later than March 4, 2021 and shall be as specific as possible and may address either the adequacy of the environmental document or the merits of the alternatives discussed or both.

**Responsible Official:** Barry A. Berezowsky  
**Address:** City of Sequim, 152 W. Cedar Street, Sequim, WA 98382  
**Phone:** 360-681-3435

**Issued:** February 17, 2021      **Signature:** Barry A. Berezowsky, SEPA Responsible Official

You may appeal this determination in writing to the responsible official listed above no later than 21 calendar days after the date of the decision of the matter being appealed became final.

You should be prepared to make specific factual objections. Contact the responsible official to read or ask about procedures for SEPA appeals.

**File CDR 20-002 – Stonewater Business Park Design Review  
SEPA Mitigation requirements**

1. AIR

Potential air impacts shall be mitigated by watering the site as necessary, utilizing dust suppression options and techniques described in the WA Department of Ecology publication # 96-433, 2016.

2. ENVIRONMENTAL HEALTH-NOISE

To mitigate the potential for noise impacts to surrounding properties, construction activities through complete buildout of this proposed development shall be limited from 7:00 am to 7:00 pm Monday through Saturday.

3. HISTORICAL AND CULTURAL RESOURCES

While there are currently no known archaeological resources on this site, in the event archaeological artifacts are uncovered during construction, activity shall be halted immediately, and the State Historic Preservation Office and local Tribes shall be contacted. The applicant shall follow the applicable sections of the *Inadvertent Archaeological and Historic Resources Discovery Plan for Sequim, WA* (Copy available at the City of Sequim Department of Community Development).

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**Supporting Policies:**

1. City policies which address the aforementioned probable impacts are contained in the specific policies outlined in the City of Sequim SEPA Ordinance under *Section 16.04.180 C.1. a – g SMC* are as follows:
  - a. Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;
  - b. Assure for all people of Washington a safe, healthful, productive, and aesthetically and culturally pleasing surroundings;
  - c. Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;
  - d. Preserve important historic, cultural, and natural aspects of our national heritage;
  - e. Maintain, wherever possible, an environment which supports diversity and variety of individual choices;
  - f. Achieve a balance between population and resource use which will permit high standards of living and a wide sharing of life's amenities; and
  - g. Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.
  
2. Specific goals and policies which address the aforementioned probable impacts are contained in the City Comprehensive Plan are as follows:
  - a. HCR GOAL 10.1 Preservation of Place: Preserve the history of Sequim and the Sequim-Dungeness Valley by protecting the features and artifacts that help to identify 12,000 years of culture and heritage.
  - b. HCR 10.1.1 Growth/Preservation Balance: Identify and support the preservation of sites and structures in the City and its Urban Growth Area that have archeological, cultural or historic significance, while accommodating the requirements for growth that is inevitable in attractive communities.
  - c. HRC 10.3.1 Community Heritage: Protect significant Native sites and cultural resources as an integral part of the heritage of the Sequim community.