



152 W. Cedar Street, Sequim, WA 98382
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**CITY OF SEQUIM NOTICE OF SEPA
MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

PROJECT NAME: STONEWATER BUSINESS PARK

FILE REF: CDR 20-002.

PROJECT DESCRIPTION: 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.

LOCATION: 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.

SEPA ISSUANCE DATE: February 17, 2021

SEPA COMMENT PERIOD ENDS: March 4, 2021

PROPERTY OWNER: Jo Anne Estes

PROJECT LEAD / DESIGNATED CONTACT: Michael Nelson, Stonewater LLC, 1300 114th Avenue SE, Suite 252, Bellevue WA 98004.

CONSISTENCY W/APPLICABLE CITY OF SEQUIM PLANS & REGULATIONS: The proposal will be reviewed for compliance with all applicable codes and standards, including the Comprehensive Plan & Sequim Municipal Code. The proposed office complex will provide accommodations for "Services, Personal and Professional" which are listed as a permitted use in the underlying CB zoning district, subject to the requirement for design review approval of the proposed building pursuant to SMC 18.24.031, and processed as a Type A-2 permit in accordance with SMC 18.24.033 and SMC 20.01.090.

ENVIRONMENTAL REVIEW: A SEPA threshold Mitigated Determination of Non-Significance (MDNS) pursuant to WAC 197-11-340(2) is issued effective February 17, 2021, with a 15-day comment period ending March 4, 2021.

COMMENTS: The decision on this application will be made no sooner than fifteen (15) days from the issuance of this notice of SEPA threshold determination. This notice is issued effective February 17, 2021 with publication in the Peninsula Daily News, and the comment period shall run fifteen (15) calendar days from that date. 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. Commenters shall briefly describe the nature of any documents referenced in their comments, indicating the material's relevance, and should indicate where the material can be reviewed or obtained. Members of the public shall make their comments as specific as possible and are encouraged to comment on methodology needed, additional information, and mitigation measures in the manner indicated in this section.

Persons wishing to comment on the MDNS should submit written comments no later than 4:00 PM on **March 4, 2021** to the City of Sequim, Department of Community Development (DCD), c/o Tim Woolett, 152 West Cedar Street, Sequim, WA – twoolett@sequimwa.gov.