

SEPA Rules – WAC 197-11-970
Mitigated Determination of Nonsignificance

121 S Elderberry
121 S Elderberry Mini Storage Expansion

Project Proponent: Forks Mini Storage, LLC
PO Box 1784
Sequim, WA 98382

Description of Proposal: Proponent is seeking a conditional use permit (CUP) to expand an existing mini-storage facility. The proposed expansion would include two (2) new mini-storage structures, “Building 5” and “Building 6,” for a total of six (6) mini-storage structures at the subject site. The expansion would amount to a total of 6,120 square feet of additional mini-storage floor area, creating 57 new storage units for rent. Building 5 is proposed to be a 30’x100’ (3,000 square foot) structure, and Building 6 is proposed to be a 24’x130’ (3,120 square foot) structure. The applicant also proposes to install asphalt at a width of 20’ between Buildings 4 and 5 and between Buildings 5 and 6 for access to each of the proposed new structures, along with asphalt along the northern and southern facades of Building 5 as an extension of the existing drive aisles throughout the site. The proposed improvements would increase stormwater runoff at the site, which the applicant proposes to convey westward toward two existing stormwater catch basins at the NW and SW quadrants of the subject site.

Access to the mini-storage facility would remain unchanged, and would continue to be provided from S Elderberry Avenue, a paved street. It is estimated that 1-2 additional PM peak vehicular daily trips will be created from the proposed expansion.

The site is located in the Low Density Commercial-High Density Residential Overlap (OL-1) zones, and must adhere to the zoning provisions of the more restrictive use (FMC 17.60.030(3)). Because the High Density Residential zone conditionally allows mini-storage facilities, the proposed mini-storage facility expansion requires a CUP despite the Low Density Commercial’s outright allowance of the use. The proponent has applied for its required CUP which will be considered by the Forks Planning Commission at a later undetermined date.

See site plan and CUP application narrative available on record with the City and included with this SEPA threshold determination.

Location of Property: 121 S Elderberry Avenue
Forks, WA 98331
Clallam County Parcel No: 132809520400

The proposed expansion would occur at the eastern extent of the property, between the existing “Building 4” at the mini-storage facility and Forks City Hall.

Description of Property:

The subject site is a 1.1 acre parcel located within the City of Forks at 121 S Elderberry Avenue.

The site is not located within the regulated flood zone or within the regulatory extent of any known critical area features. The site is relatively flat and is unencumbered by significant topographic relief.

The abbreviated legal description of the subject lot is:
LOT 1 BLK 4 COPELAND'S FIRST ADD TO FORKS V4 OF PLATS P8

Lead Agency:

Kimberly A. Gunderson
Mahoney Planning, LLC
City of Forks SEPA Responsible Official
500 East Division
Forks, Washington 98331

Prior SEPA Documents:

None associated with this proposal.

Mitigation Required:

1. Proponent will obtain a building permit for each proposed structure from the City of Forks prior to construction of the proposed development.
2. All grading associated with the development must be done in accordance with a grading permit and the proponent must take precautions to ensure that silts and sediments do not leave the development area through the use of siltation fences or similar best management practices. Proponent will ensure that any soils, gravels, or materials used in association with the development of any space is from local sources and is monitored to ensure that invasive species such as scotch broom do not become established in the filled areas.
3. Prior to any construction, proponents will request a utility locate by utilizing the State's Call Before You Dig program to determine locations of underground utilities in the project area. Proponents, and their contractors, are required to ensure the protection of such utilities during the construction period and may be required to work with utility providers to accommodate or relocate such utilities.
4. Proponents, their contractor, or any subcontractors, and their employees are required to immediately stop construction upon

discovering any archeological resource(s), as well as any discovery of human remains. Further, they all shall be required to notify the City of Forks (Forks Police Department and City Attorney's Office), the Quileute Tribal Council, Hoh Tribal Council, and Department of Archeology and Historic Preservation. Failure to do so may result in state action and penalties.

5. All stormwater drainage must be done pursuant to the terms of any grading and/or building permit.
6. Exterior lighting for the development will be installed in such a manner as to direct light downward and towards the interior of the site, specifically oriented away from neighboring residences and adjacent properties.
7. Any utility connection must be done pursuant to the utility providers' requirements in a manner that meets local, state and/or federal code requirements.

The Lead Agency has determined that the above items do not have a probably significant adverse impact based upon the proposed mitigation required above. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after reviewing a complete environmental checklist and other information on file with the Lead Agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for a period of 14 days from the date of issuance to allow for agency review and comment, as well as comments from the general public. Comments must be submitted to the Forks SEPA Responsible Official at:

Kimberly Gunderson, Forks SEPA Responsible Official
Forks City Hall
500 East Division
Forks, Washington 98331

Comments may be submitted prior to Noon, July 2, 2026. The City will review said comments together to determine the impact upon the stated MDNS. Submittal of comments is not the same as a written appeal of this determination or asserting lead agency status. The City may not issue any other determination if the review of the comments does not alter the stated MDNS.

You may appeal this determination no later than Noon, July 2, 2026, by filing a written appeal with the City Clerk of Forks at 500 East Division, Forks, Washington 98331. You should be prepared to make specific factual objections. The appeal must be received prior to Noon, July 2, 2026. Contact Kimberly Gunderson at 253-389-1864 to read or ask about the procedures for appeals.

Date: June 18, 2026

Kimberly A. Gunderson, Mahoney Planning LLC
City of Forks SEPA Responsible Official

A handwritten signature in blue ink, appearing to read "Kimberly A. Gunderson". The signature is written in a cursive style with a large initial "K".