

Exhibit 10.a.

AFFIDAVIT OF POSTING PUBLIC NOTICE
PURSUANT TO CITY OF SEQUIM NOTICE REQUIREMENTS
SECTION 20.01.140(C)(1), SEQUIM MUNICIPAL CODE

State of Washington)
)ss.
City of Sequim)

I, STEVE CALHOON, being duly sworn of oath say that I have posted

 3 public notice poster(s) on or near the site identified in the following proposed

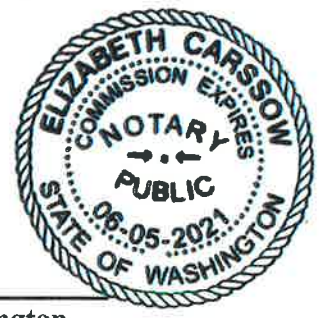
development description: **LEGACY RIDGE PRELIMINARY PLAT SUBDIVISION
CITY OF SEQUIM SUB15-001. SEE ATTACHED PHOTOGRAPHS OF EACH SIGN.**

This notice was posted in full compliance with the City of Sequim Notice Requirements

Section 20.01.140(C)(1), Sequim Municipal Code on the 25 day of MAY,
2019.

Steve Calhoon
Signature of person posting notice

Subscribed and sworn to before
me on this 29th day of
May, 2019.



Elizabeth Carssow
Notary Public in and for the State of Washington,
residing in Clallam County, Washington.

My commission expires June 5, 2021.

SEQUIM *Public Notice*
Notice of Application, Public Meeting & Public Hearing

Proposed: 00 Lot Preliminary Major Subdivision ea
37.59 acres of R4-8 zoned property

Public Meeting: July 2, 2019
Public Hearing: July 22, 2019
Both held at the Sequim Civic Center, 6pm
152 W. Cedar Street, Sequim

File # 2019-0015
Application # 2019-0015
For More Information Contact
Tom Wycant, 408-825-4876
tom@wycant.com



Public Notice

Notice of Application, Public Meeting & Public Hearing

Proposed: 98 Lot Preliminary Major

Subdivision on

37.59 acres of R4-8 zoned property

Public Meeting: July 2, 2019

Public Hearing: July 22, 2019

Both held at the Sequim Civic Center, 6pm

152 W. Cedar Street, Sequim

File No: SUB15-001

Application/SEPA comment deadline: June 17, 2019

For More Information Contact:

Tim Woollett 360-582-2476

email: twoollett@sequimwa.gov

Notice of Application, Public Meeting & Public Hearing

**Proposed: 98 Lot Preliminary Major
Subdivision on
37.59 acres of R4-8 zoned property**

Public Meeting: July 2, 2019
Public Hearing: July 22, 2019
Both held at the Sequim Civic Center, 6pm
152 W. Cedar Street, Sequim

File No: **SUB15-001**
Application/SEPA comment **deadline: June 17, 2019**

For More Information Contact:

Tim Woollett 360-582-2476
email: twolett@sequimwa.gov



STATEMENT UNDER PENALTY OF PERJURY REGARDING MAILING OF PUBLIC NOTICE

Re: Mailing of Public Notice for **Legacy Ridge Preliminary Subdivision Application No. SUB 15-001**.

COMES NOW the undersigned, and hereby certifies (or declares) under penalty of perjury that the below statements are true and correct, to the best of my knowledge and belief.

1. My name is Tim Woollett and I am over the age of 18 and competent to testify herein.
2. I am authorized to represent the City of Sequim on the above-referenced applications.
3. The public notice letters were mailed via United States Postal Service on May 23, 2019, in accordance with the requirements of SMC 20.01.140.

Signed, under penalty of perjury under the laws of the State of Washington, at Sequim, Washington, on 5-23-19.

Date

Tim Woollett
Name

Senior Planner
Title



152 W. Cedar Street, Sequim, WA 98382
PH (360) 683-4908 FAX (360) 681-0552

**CITY OF SEQUIM
NOTICE OF APPLICATION, PUBLIC MEETING AND PUBLIC HEARING
AND INTENTION TO UTILIZE THE OPTIONAL DNS PROCESS
AND ISSUE A MITIGATED DETERMINATION OF NON-SIGNIFICANCE**

PROJECT NAME: Legacy Ridge Subdivision.

FILE NO: SUB 15-001; Major Preliminary Subdivision with SEPA.

LOCATION: The 37.59-acre subject property is currently configured as a single parcel described as Lot 2B in Volume 53 of Surveys, Page 60, being a portion of Section 30, Township 30 N. Range 3 W., W.M. Clallam County, Washington, located south of Comfort Way and west of South 7th Avenue, Sequim, Washington; identified as Clallam County Assessor's Parcel No. 033030-320010.

PUBLIC COMMENT PERIOD: May 26, 2019 – June 17, 2019.

PROPONENT: Irvin Boyd Family Limited Partnership, 6622 N. Moon Drummer Way, Meriden, Idaho 83646

PROJECT LEAD: Steve Calhoun, PACE Engineers, 11255 Kirkland Way. #300, Kirkland, WA 98033.

PUBLIC MEETING: Sequim Civic Center, 152 W. Cedar St. July 2, 2019 at 6:00 PM.

PUBLIC HEARING: Sequim Civic Center, 152 W. Cedar St. July 22, 2019 at 6:00 PM.

PROJECT DESCRIPTION: A proposed preliminary subdivision application to develop 98 single family residential lots on approximately 37.59 acres of property currently zoned "Single Family Residence" (R 4-8). The project will have 2.71 acres of active open space and park area, 12.59 acres of open space/critical wetland and buffer areas, 6.59 acres of public right-of-way areas, and 0.32 acres in stormwater management tracts (22.20 acres total non-residential area; 15.38 acres net residential area).

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.

COMMENTS: Persons wishing to comment on the project should submit written comments within twenty (20) days of the date of this notice, by **4:00 P.M. on Monday, June 17, 2019** to the City of Sequim Department of Community Development (DCD), 152 West Cedar Street, Sequim, WA. **The public, tribes and agency staff are encouraged to comment on this application as this may be your only opportunity to comment on this project.** However, public comments will be accepted up to and any time prior to the closing of the public hearing, but will not be included in the staff report. Public comments should be as specific as possible and submitted to the

City as early in the review of the application as possible. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision. Public comments may be mailed, emailed, personally delivered or faxed to the City: Any person has the right to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and may appeal the decision.

PERMITS & STUDIES:

- Major Preliminary Subdivision Approval;
- State Environmental Policy Act (SEPA) Environmental checklist;
- Critical Area Study & Buffer Mitigation Plan for Legacy Ridge Preliminary Plat; prepared by Wetland Resources, Inc., (latest revision) December 21, 2018.

LEAD AGENCY: The City of Sequim assumes lead agency status for this project (SUB 15-001).

SEPA THRESHOLD DETERMINATION: The SEPA Responsible Official anticipates issuing a Threshold Determination following the project's comment period ends on June 17, 2019. Based on the checklist submitted and associated environmental documents, listed above, and incorporated by reference (WAC 197-11-600(4)(b), the adopted City Comprehensive Plan and development regulations it is anticipated that a threshold determination resulting in a Mitigated Determination of Non-Significance (MDNS) will be issued for this project per WAC 197-11-158. An environmental impact statement (EIS) is not required under RCW 43.21(C).030(2)(c). A copy of the subsequent threshold determination may be obtained upon request and will be available on the City's webpage (www.ci.sequim.wa.us).

DATE OF PERMIT APPLICATION: January 22, 2015.

DATE SUPPLEMENTAL INFORMATION RECEIVED: May 6, 2019.

DATE OF DETERMINATION OF COMPLETENESS: May 14, 2019.

DATE OF NOTICE OF APPLICATION: May 26, 2019.

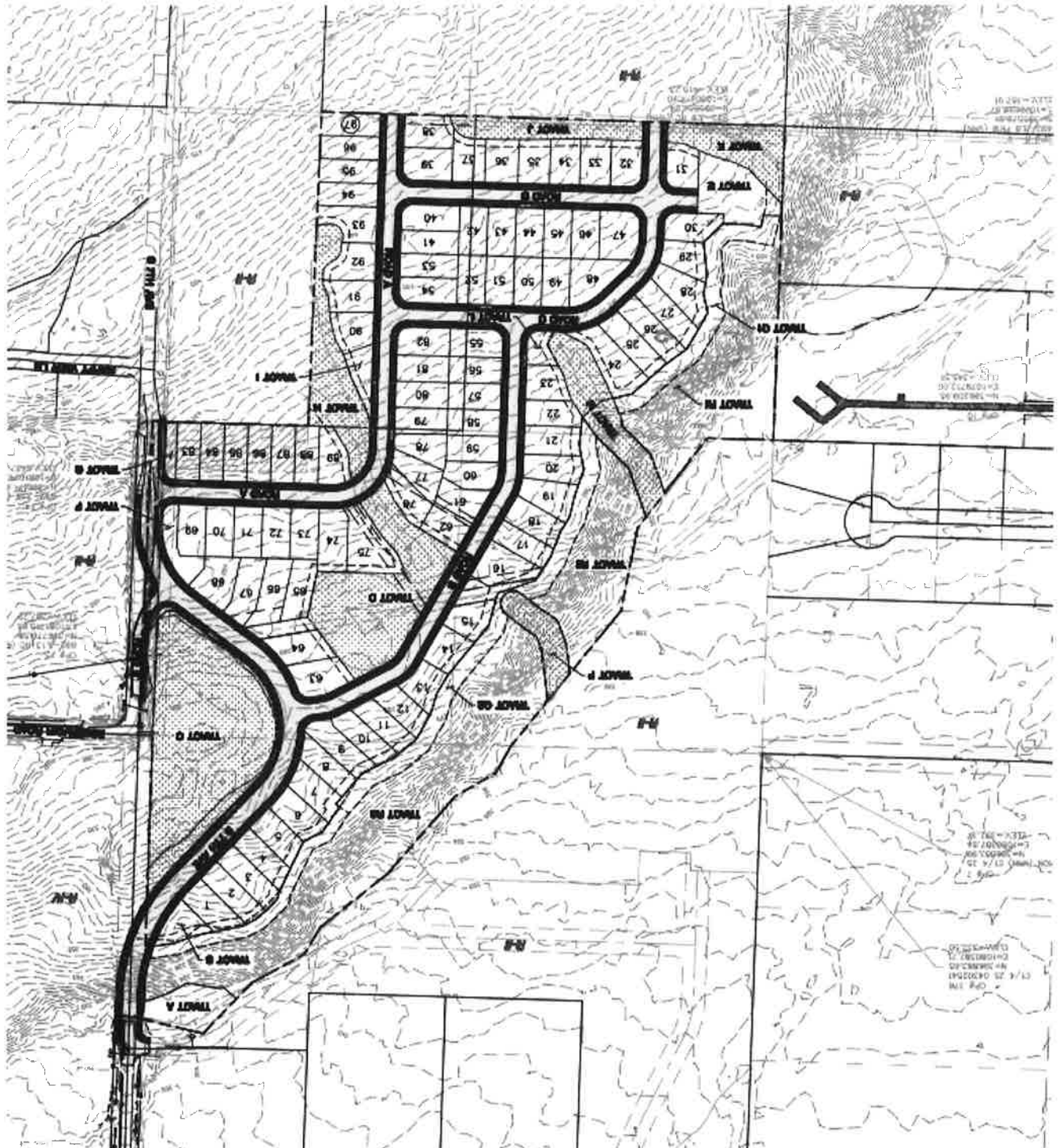
PUBLIC COMMENT DUE DATE: June 17, 2019.

SEPA RESPONSIBLE OFFICIAL: Barry Berezowsky, Department of Community Development Director. If you have any questions or concerns regarding this matter, please contact the City of Sequim DCD, at 152 W. Cedar St., Sequim, WA 98382 or at (360) 681-3435 email at bberezowsky@sequimwa.gov.

Detailed information and copies of this proposal are available for review at the DCD office and on the City's DCD Current Projects webpage at: <http://www.sequimwa.gov/index.aspx?nid=471>.



SITE MAP





Al & Jean Doger
32 Mockingbird Ln
Sequim, WA 98382

Randy Floyd
10 Petal Lane
Sequim, WA 98382

Jeanie Moore
72 Mockingbird Ln
Sequim, WA 98382

Diann Dickey
831 Oxford
Sequim, WA 98382

Joyce Volmut
411 Eunice
Sequim, WA 98382

Gary Minch
61 Aspen Creek Ct.
Sequim, WA 98382

Gisela Burnham
90 Baywood Vill. Rd.
Sequim, WA 98382

Anita & Dave Miller
41 W. Quail Lane
Sequim, WA 98382

John & Joyce Kirsch
73 W. Quail Lane
Sequim, WA 98382

Tim Finch
84 E. Quail Ln.
Sequim, WA 98382

Daniel A and Madeline C
Hauptman and Houston
PO Box 818
Sequim, WA 98382

Daniel A Hauptman and
Madeline C Houston
PO Box 751
Port Townsend, WA 98368

H30 LLC
PO Box 1195
Sequim, WA 98382-4319

Paul Renick
61 Petal Lane
Sequim, WA 98382

Pat & Fran Clark
303 Falcon Rd.
Sequim, WA 98382

Sally Moore
1301 S. 3rd Ave, #5C
Sequim, WA 98382

Larry & Carolyn Dudley
2210 S. 7th Ave
Sequim, WA 98382

Charles & Susan Szumilas
190 Petal Lane
Sequim, WA 98382

Colin & Rhoda Cunningham
2294 S. 7th Ave.
Sequim, WA 98382

Bruce Paddock
2092 S. 7th Ave.
Sequim, WA 98382



Elden and Joan Ross Family Trust
1520 Jamestown Rd.
Sequim, WA 98382

Allan and Patricia Goff
2195 S. 7th Avenue
Sequim, WA 98382

Michelet Family Living Trust
P.O. Box 1390
Sequim, WA 98382

Cala Properties, LLC
651 Happy View Ln.
Sequim, WA 98382

Edgar and Maria Teresa Cleveland
535 Southlake Dr.
Bullard, TX 75757

Bilyard Family Trust
660 Happy View Ln.
Sequim, WA 98382

Paul B. Thompson
503 Secor Rd.
Sequim, WA 98382-9782

Jeffrey and Janel L. Finley
1710 S. 7th Avenue
Sequim, WA 98382-8372

George and Diane Bloodworth
612 Reservoir Road
Sequim, WA 98382

Marianne J. Payer
500 Marine Dr.
Sequim, WA 98382

Olympic Development Partners LLC
5048 Roosevelt Way NE
Seattle, WA 98105

LJZ Inc.
2510 W. 10th Street
Port Angeles, WA 98363

Robert J. and Catherine S. Rawlins
726 W. Anderson Rd.
Sequim, WA 98382-9561

T S and G Inc.
643 Marshall Rd.
Sequim, WA 98382

Stephen E. and Marilyn S. Warren
P.O. Box 1283
Port Angeles, WA 98362

Marla Maclean
3077 Moloki Place
Costa Mesa, CA 92626

William and Melody J. Miano
121 Petal Lane
Sequim, WA 98382

Kevin and Shelly Bell
P.O. Box 1169
Sequim, WA 98382

Irvin Boyd Family LTD Partnership
c/o Anita Searcy
23612 – 230th Pl. SE
Maple Valley, WA 98038

Jack and Nancy Metcalfe
60 Eastgate Pl.
Sequim, WA 98382

Rex and Joanne F. Kidd
P.O. Box 665
Sequim, WA 98382

Dian Woodle
P.O. Box 478
Sequim, WA 98382

Kevin and Vicki McCormack
81 Eastgate Pl.
Sequim, WA 98382-7138

Liann Finnerty
1973 S. 7th Avenue
Sequim, WA 98382

John Charles, David Craig and
James Curtis Hall
9400 Prospect Dr.
Anchorage, AK 99507

Green Crow Properties, Inc.
P.O. Box 2439
Port Angeles, WA 98362-0312

Michael W and William T Hermann
2095 Blue Mountain Rd.
Port Angeles, WA 98362

Nicholas L. and Ashlie D. Jaggar, Sr
742 River Road
Sequim, WA 98382

Hope Madsen
131 Stone Farm Road
Sequim, WA 98382

Ronald D. and Cathy L. Grant
14013 101st Place NE
Kirkland, WA 98034

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for Easy Peel Feature



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Edward L. and Edith E. Anders
41 Jara Way
Sequim, WA 98382

Kenneth and Angela Freeman
8543 25th Ave NW
Seattle, WA 98117

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Patrick F and Mary Helen Benapfl
51 Jara Way
Sequim, WA 98382

Boyd Family Ltd Partnership
2802 N Leblanc Way
Meridian, ID 83646

Cain Living Trust
33 Mockingbird Ln
Sequim, WA 98382

William and Sandra Carter Jr
22 Mockingbird Ln
Sequim, WA 98382

Everett P and Jada L Coley Jr
352 Falcon Rd
Sequim, WA 98382

James A and Donna Coley, Et Al
5486 Happy Valley Rd
Sequim, WA 98382

Don and Lesa Dippert
10 Eastgate PI
Sequim, WA 98382

Mary E Flagg
40 Jara Way
Sequim, WA 98382

~~Green Crow Properties, Inc.
P.O. Box 2439
Port Angeles, WA 98362-0312~~

Green Crow Investments Co LLC
727 E 8th
Port Angeles, WA 98362

Daniel A and Madeline C
Hauptman and Houston
PO Box 818
Sequim, WA 98382

~~Daniel A Hauptman and
Madeline C Houston
PO Box 751
Port Townsend, WA 98368~~

Duplicates

H30 LLC
PO Box 1195
Sequim, WA 98382-4319

Integrity Property Dev Llc
PO Box 935
Carlsborg, WA 98324

Thomas and Linda Isitt TTES
3727 W Sequim Bay Rd
Sequim, WA 98382

Nicholas L and Ashlie D Jaggar, Sr
30 Comfort Way
Sequim, WA 98382-3670

Robert L Jones
15 Mockingbird Ln
Sequim, WA 98382

Edward Darrell Lambert, TTE
40 Eastgate PI
Sequim, WA 98382

Thomas J Massey
1188 Sea Larke Drive
Fallbrook, CA 92028

Patrick F Moored
31 Eastgate PI
Sequim, WA 98382

Thomas and Ann Mulhern
61 Eastgate
Sequim, WA 98382

Janet L Rogatz, TTE
80 Eastside PI
Sequim, WA 98382

Sea Sun and Sierra Vistas Prop
Owners Association
660 Happy View Ln
Sequim, WA 98382

David C and Miriam S Talley
71 Petal Lane
Sequim, WA 98382

Dennis K and Diane V Vourget
Joint Living Trust
21 Eastgate PI
Sequim, WA 98382

Roger and Ronda West
32 Mockingbird Lane
Sequim, WA 98382

Classified Proof

Client	PDN4900094 - CITY OF SEQUIM/LEGAL	Phone	(360) 683-4139		
Address	152 W CEDAR ST	E-Mail	twolett@sequimwa.gov		
	SEQUIM, WA, 98382	Fax	(360) 681-3448		
Order#	857856	Requested By	TIM WOOLETT	Order Price	\$216.16
Classification	9933 - City of Sequim Legals	PO #	LEGACY RIDGE	Tax 1	\$0.00
Start Date	05/26/2019	Created By	1202	Tax 2	\$0.00
End Date	05/26/2019	Creation Date	05/21/2019, 07:51:13 am	Total Net	\$216.16
Run Dates	I			Payment	\$0.00
Publication(s)	Peninsula Daily News				
Sales Rep	1202 - Webb, Denise	Phone	(360) 808-1767		
		E-Mail	dwebb@peninsuladailynews.com		
		Fax	(360) 417-3507		

**CITY OF SEQUIM
NOTICE OF APPLICATION, PUBLIC
MEETING AND PUBLIC HEARING
AND INTENTION TO UTILIZE THE
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DATE OF PERMIT APPLICATION: January 22, 2015.

DATE SUPPLEMENTAL INFORMATION RECEIVED: May 6, 2019.

DATE OF DETERMINATION OF COMPLETENESS: May 14, 2019.

DATE OF NOTICE OF APPLICATION: May 26, 2019.

PUBLIC COMMENT DUE DATE: June 17, 2019.

SEPA RESPONSIBLE OFFICIAL: Barry Berezowsky, Department of Community Development Director. If you have any questions or concerns regarding this matter, please contact the City of Sequim DCD, at 152 W. Cedar St., Sequim, WA 98382 or at (360) 681-3435 email at bberezowsky@sequimwa.gov.

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Pub: May 26, 2019
Legal No., 858856

