



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

**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)- WAC 197-11-970**  
**Legacy Ridge - Preliminary Major Subdivision**  
**File NO. SUB 15-001**

**Description of proposal:** A proposed preliminary subdivision application to develop 97 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 (22.21 acres total non-residential area; 15.38 acres net residential area).

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

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

**Location of Proposal:** 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 7<sup>th</sup> Avenue, Sequim, Washington; identified as Clallam County Assessor's Parcel No. 033030-320010.

**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 197-11-355; the Optional DNS Process.

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

**Date:** June 28, 2019

**Signature:**   
Barry A. Berezowsky, SEPA Responsible Official

You may appeal this determination in writing to the responsible official listed above no later than 10 working days from the date of this notice.

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

**File SUB 15-001 – Legacy Ridge Preliminary Major Subdivision  
SEPA Mitigation requirements**

- WATER QUALITY

All site construction shall be conducted in compliance with the 2012 WSDOE Stormwater Manual for Western Washington, as amended in 2014.

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State. This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State; and
3. Any site construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Matthew Morris with the SWRO, Toxics Cleanup Program at (360) 407-7529.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at:

<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

- 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.

- 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 7:30 am to 7:00 pm Monday through Saturday.

- ANIMALS

It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Director or designee and the Federal Agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of damage or degradation to Endangered Species habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all action necessary to prevent the furtherance of the damage or degradation and to restore the habitat as required by the Federal, State, and local agencies with jurisdiction.

- HISTORICAL AND CULTURAL RESOURCES

In response to Washington Department of Archaeology & Historic Preservation (DAHP) comments, the proponent shall work with the DAHP in performing an archaeological survey. 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).

- TRANSPORTATION

Prior to final subdivision approval, the applicant shall submit final construction plans for review and approval by the City of Sequim Public Works Department. In accordance with SMC 17.20.040, the plan shall demonstrate to the satisfaction of the City engineer, that curb, gutter, sidewalk, trail connections, transit stops, streets, storm drainage, sanitary sewer lines, water lines and other utilities as required, will be installed at the expense of the applicant and meet city specifications and applicable ordinances.



**CITY OF SEQUIM – SEPA CHECKLIST**

**A. BACKGROUND**

1. Name of proposed project, if applicable:

*Legacy Ridge 1, Subdivision*

2. Name of applicant:

*iDevelopNW*

3. Address, phone number, and email of applicant:

*c/o PACE Engineers, Inc.  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033*

4. Name and address of designated contact person:

*Steve Calhoun, ASLA  
PACE Engineers, Inc.  
11255 Kirkland Way, Suite 300  
Kirkland, WA 98033*

5. Phone number and email of designated contact person:

*(425) 827-2014  
[stevec@paceengrs.com](mailto:stevec@paceengrs.com)*

6. Date checklist prepared:

*Revised January 2018*

7. Agency requesting checklist:

*City of Sequim*

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

*Preliminary Plat Approval in 2018 by City of Sequim.*

**Preliminary plat approval 2019.**

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

*As of 2018, there are no plans for future additions, expansion, or further activity related to or connected with this proposal.*

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

- 1. Critical Areas Study and Buffer Mitigation Plan*
- 2. Geotechnical Reports*
- 3. Traffic Impact Analysis*
- 4. Preliminary Storm Drainage Report*
- 5. Cultural Resources Review*

**Concur with Checklist. - TW**

11. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

Concur with Checklist. - TW

12. List any governmental approvals or permits that will be needed for your proposal, if known.
1. *Land Use Approval, Preliminary Plat, City of Sequim.*

Permits for site construction and for construction activities related to infrastructure installation,

13. Give a 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.

*Proposal is to receive land use approval to develop up to 97 single family lots in the form of a residential neighborhood with supportive parks, as well as supporting urban utility services.*

Concur with Checklist. - TW

14. Project location including: Street address (if any); township, range, section (if known) assessor's parcel number and any other information needed for sufficient location identification.

*Address: 7<sup>th</sup> Avenue South and Reservoir Road*

*Parcel No: 033030-320010 & 043025410070*

*STR: The NW ¼ of the SW ¼ and the SW ¼ of the NW ¼ and the SE ¼ of the SW ¼ of Section 20, Township 30N, Range 3W WM.*

Concur with Checklist. - TW

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other...

*Rolling pasture/grassland generally slopes to the northwest at an average grade of 5-10%, with a 70' high escarpment forming the western margin of the development area.*

Concur with Checklist. - TW

- b. What is the steepest slope on the site (approximate % slope):

*The northwest portion of the property has slopes exceeding 3:1 (33%).*

Concur with Checklist. - TW

- 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 prime farmland.

*Soils in the development area (the upland terrace) are generally silty glacial till. Soils in the stormwater management area (the lower valley) are gravel and boulders covered by a thin layer of silt.*

*Clallam gravelly sandy loam, 0 to 15 percent slopes (USDA Soil Survey). - TW*

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

*None found by geotechnical engineer.*

*The escarpment along the west boundary of the property are treated as landslide and erosion hazard areas which are regulated by the City's critical areas code. - TW*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

*Subdivision and Storm water Ponds*

*Cut: 35,500 CY*

*Fill: 52,900 CY*

*Fill material would be obtained locally by the contractor. The goal is to develop construction plans to be in "Balance" of Cut and Fill, thereby reducing the need for import of material.*

**Concur with Checklist - TW**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Concur with Checklist - TW**

*Best Management Practices (BMPs) would be used to minimize and control erosion during clearing and grading. Exposed surfaces would be covered and stabilized.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Concur with Checklist - TW**

*Approximately 30%.*

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

*Erosion protection measures would be enforced to reduce damage. Measures include staking clearing limits, establish a construction entrance including fencing of wetlands, covering storage piles, silt fencing, straw or mulch cover, etc.*

**Compliance with the Western Washington Stormwater Management Manual, 2012 Edition as amended in 2014 will be sufficient to mitigate potential impacts. - TW**

**2. AIR**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Concur with Checklist - TW**

*Emissions typical of construction activity are likely during onsite construction.*

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

**Concur with Checklist - TW**

*None to our knowledge.*

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

*Equipment would implement acoustic mufflers and other similar measures.*

**To mitigate the potential for adverse impacts to air quality due to dust emissions during construction, the proponent shall employ the use of watering all dust generating surfaces a minimum of three times daily or more as needed during construction phase of the project. Alternative non-chemical methods would be considered for approval by the City of Sequim. - TW**

### 3. WATER

#### a. Surface:

- 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.

Concur with Checklist - TW

*Wetlands are located onsite. Please refer to the Critical Areas Report.*

- 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.

Concur with Checklist - TW

*Work will occur within 200' of the wetlands. BMP's will occur to protect aquatic features.*

**Additionally, wetland buffers pursuant to the City's critical areas code will be maintained. - TW**

- 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.

Concur with Checklist - TW

*None is anticipated.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

Concur with Checklist - TW

*No.*

- 5) Is the proposal within a 100-year floodplain? If so, note location on the site plan.

Concur with Checklist - TW

*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.

Concur with Checklist - TW

*No.*

#### b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Concur with Checklist - TW

*No water will be withdrawn. BMPs related to stormwater management will occur related to the collection, conveyance, storage, infiltration, and discharge of rain water.*

- 2) Describe the 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 animals or humans the system(s) are expected to serve.

Concur with Checklist - TW

*None.*

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

- 1) Describe the source of runoff (including stormwater) 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.

*Details of stormwater are located in the Stormwater Drainage Report. The primary source of runoff is rooftops, pavement, and lawns. Runoff will flow through water quality and infiltration/detention ponds.* Stormwater collection, treatment, and infiltration will be in conformance with the DOE 2012 Stormwater Management Manual for Western Washington amended 2014. - TW

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

No.

Concur with Checklist - TW

**d. Proposed measures to reduce or control surface, ground, and runoff water impacts:**

*Measures include control of runoff in a closed secure collection, conveyance, detention, infiltration, and discharge system.*

A stormwater management plan and erosion and sedimentation control plan in conformance with the DOE 2012 Stormwater Management Manual for Western Washington amended 2014 will be required.

**4. PLANTS**

- a. Check or circle 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

wet soil plants:  cattail, buttercup, bullrush,  skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

Concur with Checklist - TW

other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

*The property is currently a pasture with scattered trees. The pasture would be converted to a residential neighborhood with new trees.*

Concur with Checklist - TW

- c. List threatened or endangered species known to be on or near the site.

*None identified on site.*

Concur with Checklist - TW

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*Street and park planting will include City approved species.*

Concur with Checklist - TW

**5. ANIMALS**

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Concur with Checklist - TW

birds: hawk, heron, eagle,  songbirds, other:

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

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

- b. List any threatened or endangered species known to be on or near the site.  
*None identified.* **Concur with Checklist - TW**
- c. Is the site part of a migration route? If so, explain.  
*No.* **Concur with Checklist - TW**
- d. Proposed measures to preserve or enhance wildlife, if any:  
*Preservation of trees on the northwest escarpment.* **Concur with Checklist - TW**

## 6. ENERGY AND NATURAL RESOURCES

- 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.  
*Electricity for lighting and heating.* **Concur with Checklist. - TW**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
*No.* **Concur with Checklist. - TW**
- 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:  
*Homes may include conservation features.* **Building construction will comply with current Washington State Energy Code requirements. - TW**

## 7. ENVIRONMENTAL HEALTH

- 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?  
*No.* **Concur with Checklist. - TW**
- 1) Describe special emergency services that might be required.  
*Conventional police and fire services.* **Concur with Checklist. - TW**
- 2) Proposed measures to reduce or control environmental health hazards, if any:  
*Environmental hazards would require prompt attention by Contractors.* **Concur with Checklist. - TW**
- b. Noise:**
- 1) What types of noise exists in the area which may affect your project (for example: traffic, equipment operation, other)?  
*None.* **Concur with Checklist. - TW**
- 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.  
*Noise typical of residential neighborhood construction.* **Concur with Checklist. - TW**

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

*Construction work hours would be limited to allowable times per Sequim City Code.*

**Sequim codes do not regulate construction hours. To mitigate the potential for noise impacts, construction activities through complete buildout shall be limited from 7:30 am to 7:00 pm Monday through Saturday. - TW**

## 8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?

*Rural.*

**There is residential development at urban densities to the east of the northern portion of the subject property and also to the west of the subject property. - TW**

- b. Has the site been used for agriculture? If so, describe.

*Yes, grazing.*

**Concur with Checklist. - TW**

- c. Describe any structures on the site.

*None.*

**Concur with Checklist. - TW**

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

*N/A*

**Concur with Checklist. - TW**

- e. What is the current zoning designation of the site?

*R-II*

**The current zoning designation is R 4-8, a single foamily residential zone. - TW**

- f. What is the current comprehensive plan classification of the site?

*Residential.*

**The current Comprehensive Plan designation of the site is SFR (Single Family REsidential). - TW**

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

*N/A*

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

*Please refer to Critical Areas Report.*

**Yes. Wetlands, erosion hazard and landslide hazard areas; all subject to the requirements of the Sequim critical areas code. - TW**

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

*Assuming 2-4 individuals per home, approximately 200-400 people.*

**Concur with Checklist. - TW**

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

*None.*

**Concur with Checklist. - TW**

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

*N/A*

**Concur with Checklist. - TW**

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

*Residential neighborhood is adjacent to the property's north side.*

**The proposed single family residential use is compatible with the surrounding single family residential uses and single family residential zoning. - TW**

## 9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Concur with Checklist. - TW**  
*97 new homes at the middle income level.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Concur with Checklist. - TW**  
*None.*
- c. Proposed measures to reduce or control housing impacts, if any: **Concur with Checklist. - TW**  
*N/A*

## 10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Concur with Checklist. - TW**  
*Homes would be 1- or 2-story. Exterior materials may be wood, vinyl, or hardiboard.*
- b. What views in the immediate vicinity would be altered or obstructed? **Concur with Checklist. - TW**  
*Near range views from South 7<sup>th</sup> Avenue would be altered, none obstructed.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Concur with Checklist. - TW**  
*Attractive homes and neighborhood landscape.*

## 11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it occur? **Concur with Checklist. - TW**  
*Street lighting would be provided in accordance with City code.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Concur with Checklist. - TW**  
*No.*
- c. What existing off-site sources of light or glare may affect your proposal? **Concur with Checklist. - TW**  
*None anticipated.*
- d. Proposed measures to reduce or control light and glare impacts, if any: **Adherence to the lighting requirements of the Sequim Municipal Code. - TW**  
*N/A*

## 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate area? **Concur with Checklist. - TW**  
*Neighborhood parks and hiking trails are proposed.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. **Concur with Checklist. - TW**  
*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. **Park impact fees will be required for each residential unit. - TW**  
*Neighborhood parks as well as property taxes to support local parks.*

### 13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, describe.  
*None identified.* **Concur with Checklist. - TW**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
*None.* **Concur with Checklist. - TW**
- c. Proposed measures to reduce or control impacts, if any:  
*N/A* **The proponent will be required to stop work and immediately notify the City of Sequim, the Jamestown S'Klallm Tribe, and the Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during development. - TW**

### 14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  
*Access to the property would be from South 7<sup>th</sup> Avenue.* **Concur with Checklist. - TW**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
*Not to our knowledge.* **Concur with Checklist. - TW**
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
*Proposed: 4 per home plus on-street parking*  
*Eliminated: none* **Concur with Checklist. - TW**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate public or private).  
*Yes, please refer to the preliminary plat layout in the plan set.* **Concur with Checklist. - TW**
- e. Will the project use (or occur in the immediate vicinity on water, rail, or air transportation? If so, generally describe.  
*No.* **Concur with Checklist. - TW**
- f. How many vehicle trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.  
*Up to 932 ADT (Average Daily Trips)*  
*PM peak = 99 trips* **Concur with Checklist. - TW**
- g. Proposed measures to reduce or control transportation impacts, if any:  
*Payment of traffic mitigation fees.* **Concur with Checklist. - TW**

**15. PUBLIC SERVICES**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, describe.

*Yes, the property owners would pay county property taxes to fund public services.*

**Concur with Checklist. - TW**

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

*Payment of taxes.*

**Concur with Checklist. - TW**

**16. UTILITIES**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

**Concur with Checklist. - TW**

- b. 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.

*Water: City of Sequim via an interlocal agreement with Clallam County PUD*

*Sanitary Sewer: City of Sequim*

*Power/Gas: Clallam County PUD*

*Telephone: Century Link*

**Concur with Checklist. - TW**

**C. SIGNATURE**

**ACKNOWLEDGEMENT**

I acknowledge that all information provided in this checklist and all attached material is true and correct to the best of my knowledge. I understand the lead agency is relying on this information to make its decision. In addition, I understand that review under SEPA does not constitute approval of a proposal; compliance with local, state, and federal regulation applicable to the proposal shall constitute approval.

Applicant: *Steve Calhoon...* Date: *January 25, 2018*

PACE Engineers, Inc.,  
Steve Calhoon, Principal Planner