



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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**Comprehensive Plan Map Amendment Application**

(Site Specific Map Re-Designation)

<b>APPLICANT AND AGENT INFORMATION:</b>			
Name of Applicant:	<u>San Juan County</u>	Name of Agent:	<u>Colin Huntemer/Public Works Director</u>
Address	_____	Address	<u>915 Spring Street</u>
City, State, Zip	_____	City, State, Zip	<u>Friday Harbor, WA 98250</u>
Phone Number	_____	Phone Number	<u>(360) 370-0514</u>
Email	_____	E-mail	<u>colinh@sanjuanco.com</u>

<b>PROPERTY OWNER INFORMATION:</b>	
Name of Owners:	<u>San Juan County</u> Phone Number _____
Address	_____ E-mail _____
City, State, Zip	_____

<b>PROPERTY INFORMATION:</b>		
List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.		
Tax Parcel Number:	<u>141822009000</u> Land Use/Shoreline Designation: <u>RFF/</u> _____	Parcel size: <u>1.3</u>
Tax Parcel Number:	_____ Land Use/Shoreline Designation: _____/_____	Parcel size: _____
Tax Parcel Number:	_____ Land Use/Shoreline Designation: _____/_____	Parcel size: _____
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<b>PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)</b>		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
<u>Colin Huntemer</u> Signature	<u>Colin Huntemer</u> Printed Name	<u>2023-02-22</u> Date
_____ Signature	_____ Printed Name	_____ Date
_____ Signature	_____ Printed Name	_____ Date
<b>For CD&amp;P Use Only</b> Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO Amt. Paid: _____ Date Received: _____ Receipt Number: 0000		

**DESCRIPTION OF PROPOSAL:**

**Change the land use designation on the County-owned parcel from Rural Farm Forest (RFF) to Rural Industrial to allow the existing residence on the parcel to be used for offices for Public Works staff. The Public Works staff work daily at the adjacent County-owned parcel which is designated as Rural Industrial (RI).**

**CHECK ALL THAT APPLY:**

- Redesignation of Land-Use designation,
- Redesignation of Shoreline designation
- Redesignation of maximum allowable residential density
- Other \_\_\_\_\_

**PROPERTY INFORMATION:**

List the Tax Parcel Numbers (TPN) & property information for each property included in the proposal. Attach a separate page if necessary.

Tax Parcel Number: 141822009000 Land Use/Shoreline Designation: RI/ Proposed Density: N/A

General location of property:		<b>The parcel (25 Calle Aguila Rd) is accessed via Calle Aguila Road which connects with MacKaye Harbor Road at the southwest end of Lopez Island. Parcel can also be accessed from the county-owned parcel to the east, APN 141855001000.</b>			
Island: <b>Lopez</b>		Total acres of proposal: <b>1.3</b>			
List all existing use(s) on property:		<b>A single residence</b>			
List any special tax categories that apply to the property, such as Open Space or Designated Forest Land		<b>None</b>			
Describe existing and proposed method of sewage disposal		<b>Existing septic tank and drainfield will be used. System was inspected in 2022.</b>			
Describe existing and proposed water supply		<b>Existing well may be used for domestic needs.</b>			
Did you attend a pre-application meeting?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	_____

**PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL**

1. Why is the amendment being proposed?

**Lopez PW staff is currently housed in a facility in the center of the island which is not meeting the needs of the county due to deficient infrastructure and operational congestion, which thus compromises the public health and safety of the staff.**

**The proposal is to relocate the staff into a structure adjacent to the existing SJC PW parcel where road operation and maintenance functions take place. The move will meet the County's goal of consolidating operations for over efficiency and to provide for the needs of County employees by providing clean, safe, and functional offices.**

2. How would the map amendment benefit the public health, safety, or welfare?

**The parcel is currently designated 'Rural Farm Forest.' The proposed land use redesignation is to convert the parcel to "Rural Industrial" to clearly reflect its proposed use as office space for operations staff. The existing structure will be able to provide staff with clean, adequate public health facilities for their safety and well being during the work day.**

3. Describe how the amendment is warranted due to one or more of the following: changed circumstances; a demonstrable need for additional land in the proposed land use designation; to correct demonstrable errors on the official map; or because information not previously considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in the Comprehensive Plan.

**The current land use map designation does not reflect recent changed circumstances: (1) in 2022, land use on two of the county's parcels on Norman Rd were redesignated as Rural Industrial to be consistent with historical and current uses for county road purposes, and (2) early in 2023, the County purchased the adjacent parcel along Calle Aguila, APN 141822009000, to be used for office space for the county operations staff. The RFF designation is to be changed to RI to reflect the use of the Calle Aguila parcel as government offices.**

4. Describe how the proposed amendment is consistent with the criteria for land use designations specified in the Comprehensive Plan.

**Chapter 2.5.1 General Rural Goal is "to protect rural character while allowing a mix of uses that support the ability of residents to live and work in rural lands."**

The operations staff that will be using the office space on the proposed redesignated parcel all live on Lopez Island. Converting the structure on the parcel to office space allows that island staff to work adjacent to the parcels where their road equipment and materials are stored. In addition, the office space will allow the support engineering staff to work on the island they reside, rather than commuting daily to another island.

**Chapter 2.5.1, Policy #6 states "Allow the location of rural industries in . . . Rural Industrial areas".** The adjacent area is currently established as RI. Redesignating the RFF parcel to RI consolidates the county's parcels to reflect its proposed use for county roads operations.

**Chapter 2.5.3.d Rural Industrial, Goal is "To provide areas for rural oriented industrial uses . . . which can be served by rural governmental services."**

Redesignating this parcel as RI ties the parcel to the existing PW parcels and provides the government offices needed for the staff to efficiently and safely serve the community with needed road operation and maintenance services.

**Chapter 2.5.3.d Rural Industrial, Policies (1)i. Areas which are characterized by the following criteria may be designated as Rural Industrial on the Plan Official Maps: i. Lands with an existing or historical commitment to rural industrial uses.**

The parcel provides the office space for the road operations staff that works at the adjacent RI parcels.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunities than those enjoyed by other property owners in the vicinity where there is no substantive difference in the properties themselves or public purpose which justifies different designations.

**The parcel is publicly owned and exists to continue to provide essential services to the community, ensuring that island transportation system is open and safe for public travel to the benefit of all.**

6. Describe how the benefits of the change will outweigh any significant adverse impacts of the change.

**The structure on the parcel will be used to provide office space to the county staff that works at the adjacent PW parcels on Norman Rd. No significant adverse impacts are anticipated. The overall benefit is that the land use redesignation allows the parcel to consolidate the county's parcels to reflect the proposed use for county roads operations.**

7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?

**The redesignation of the parcel from RFF to RI is consistent with the GMA. RCW 36.70A.070(5) states that a Comprehensive Plan must have a rural element which:**

**" . . . provide for a variety of rural densities, uses, essential public facilities, and rural governmental services . . . "**

PW staff will be located at the redesignated parcel which will be considered an essential public facility and rural

**PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL**

governmental service.

8. Does this proposal include an Urban Growth Area (UGA) expansion?

Yes

No

9. If yes, which UGA?

10. Attach map(s) of the property that shows existing buildings, roads, water bodies, wetlands and other environmentally sensitive areas, soil types (for resource lands or where otherwise appropriate) and other significant features, as well as the land-use, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal parcel maps or Assessor's maps provide suitable base maps on which to provide this information.)

11. Attach a list of the names and mailing addresses for all owners of property within 300 feet of the boundaries of the subject property (using the names and addresses of those individuals as shown on the tax assessment rolls on the date the application is submitted)

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet for non-project actions.

13. Attach copy of deed(s), and a legal description of the property for which the amendment is requested.

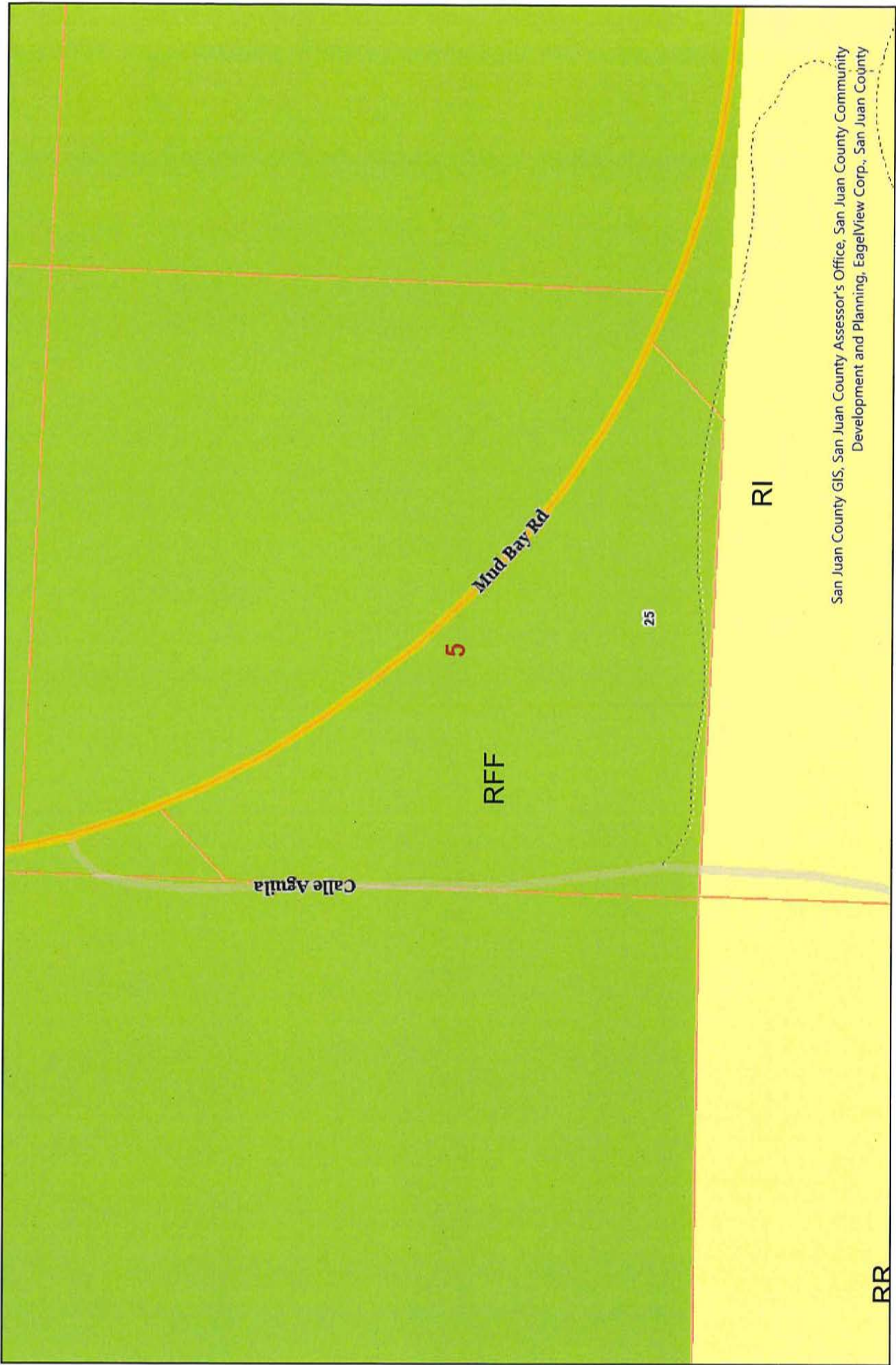
**COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION**

**25 CALLE AGUILA RD, LOPEZ ISLAND**

**ATTACHMENTS**

1. Maps
  - Parcel map
  - Land use map
2. Mailing list – parcels within 300 ft of property boundary plus parcels along the length of Calle Aguila
3. SEPA Environmental Checklist
4. Agreement for Sale of Real Property including Attachment A – Legal Description





San Juan County GIS, San Juan County Assessor's Office, San Juan County Community Development and Planning, EagleView Corp., San Juan County

# 25 Calle Aguila Land Use Map



This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.



**PARCELS WITHIN 300 FT OF 25 CALLE AGUILA  
RD (TPN 141822009000)**

TPN 141822004000  
Karol Maria Weston  
3028 Taylor Avenue  
Bellingham, WA 98225-6946

TPN 141853001000  
James C & Elizabeth A Smith  
7054 50<sup>th</sup> Ave NE  
Seattle, WA 98115-6128

TPN 141822005000  
Marcella Plattner  
2217 Eldridge Ave  
Bellingham, WA 98255-2108

TPN 141854001000  
John Dragseth  
234 Deer Haven Rd  
Bedminster, NJ 07921-2524

TPN 141822006000  
John F & Marcella J Plattner  
2217 Eldridge Ave  
Bellingham, WA 98225-2108

TPN 141852001000  
Peter A Jensen  
3333 148<sup>th</sup> St SW Apt 222  
Lynnwood, WA 98087-5894

TPN 141852003000  
James C & Elizabeth A Smith  
7054 50<sup>th</sup> Ave SE  
Seattle, WA 98115-6128

TPN 241311002000  
Fischer Properties LLC  
9520 NE Daniel Ct  
Bainbridge Island, WA 98110-1319

TPN 141855001000  
San Juan County Public Works  
c/o ER&R  
PO Box 729  
Friday Harbor, WA 98250-0729

TPN 141853008000  
Fischer Properties LLC  
9520 NE Daniel Ct  
Bainbridge Island, WA 98110-1319

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background*** [HELP]

1. Name of proposed project, if applicable:

25 Calle Aguila land use redesignation

2. Name of applicant:

San Juan County Public Works

3. Address and phone number of applicant and contact person:

Colin Huntmer  
Public Works Director/County Engineer  
915 Spring Street  
Friday Harbor WA, 98250  
(360) 370 - 0514  
colinh@sanjuanco.com

4. Date checklist prepared:

February 2023

5. Agency requesting checklist:

San Juan County Department of Community Development

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

Land use designation change during 2023 Comprehensive Plan/Land Use Map docket process

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

Yes. The County intends to add ADA parking and access to the existing structure.

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

None known.

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

None are known to the applicant.

10. List any government approvals or permits that will be needed for your proposal, if known.

None known at this time.

11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)

Change the land use designation on the County-owned parcel from Rural Farm Forest (RFF) to Rural Industrial (RI) to be consistent with the use as an office for county employees.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

TPN 141822009000 is a parcel accessed by both Calle Aguila and Norman Road at the southwest corner of Lopez Island.

Address for TPN 141822009000 is 25 Calle Aguilé Rd.

T 34N, R 1W, NW quarter of Section 18.

Legal description: PR GL 1 LYG S & W of Co Rd Sec 18, T34N, R 1W.

Maps are included with the application.

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

#### a. General description of the site:

Flat and hilly

#### b. What is the steepest slope on the site (approximate percent slope)?

Northeastern boundary adjacent to Mud Bay Rd is approximately 15%, otherwise generally 10% on majority of parcel.

#### 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil is generally gravelly loam.

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

None known.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No earthwork required for the Land Use Redesignation proposal.

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

Erosion will not occur on the parcel as a result of the Land Use Redesignation.

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

No construction is proposed for this Land Use Redesignation proposal.

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

None required for this Land Use Redesignation.

## **2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

General motor vehicle and engine emissions currently occur from the adjacent Mud Bay Road, but none are associated with the Land Use Redesignation proposal.

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

None are known to the applicant.

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

Motor vehicle emissions are regulated at the Federal and State level.

## **3. Water** [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

No onsite water bodies or known wetlands on the parcel.

- 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.

No.

- 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.

The Land Use Redesignation proposal does not involve any fill or dredge work.

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

No.

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

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.

No.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

There is an existing well on the parcel.

- 2) Describe 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 such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The Land Use Redesignation proposal does not generate any waste material. The parcel does contain an existing septic system serving the existing building.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) 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.

No runoff has been observed by the applicant. Current stormwater is assumed to infiltrate into the existing parcel lands.

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

Unknown to the applicant.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal is for a Land Use Redesignation from RFF to RI which will not affect drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None. The proposal is for a Land Use Redesignation from RFF to RI which will not impact any waters.

#### 4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

X  deciduous tree: alder, maple, aspen, other

X  evergreen tree: fir, cedar, pine, other

X  shrubs

X  grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

X  other types of vegetation

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

The proposal is for Land Use Redesignation from RFF to RI which will not cause the removal or alteration of vegetation.

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

No federal or State listed threatened, endangered, sensitive or rare plant species are known to exist on the parcel or in the immediate vicinity.

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

No landscaping is proposed to be installed in association with the Land Use Redesignation.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

**5. *Animals*** [\[help\]](#)

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

Various birds and various mammals (such as deer) can be found around the parcel.

- b. List any threatened and endangered species known to be on or near the site.

Four ESA species (Island Marble butterfly, Marbled Murrelet, Streaked Horned Lark and Yellow-Billed Cuckoo) were indicated as potentially present in a 2020 survey conducted for a nearby construction project, but subsequently, no suitable habitat was found.

- b. Is the site part of a migration route? If so, explain.

None are known to the applicant.

- d. Proposed measures to preserve or enhance wildlife, if any:

No wildlife preservation measures are proposed in conjunction with the Land Use Redesignation proposal.

- e. List any invasive animal species known to be on or near the site.

None are known to the applicant.

**6. *Energy and Natural Resources*** [\[help\]](#)

- 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.

The Land Use Redesignation proposal does not have any energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- 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:

No energy conservation measures are included in the Land Use Redesignation proposal.

## 7. **Environmental Health** [\[help\]](#)

- 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? If so, describe.

There are no environmental health impacts associated with the current Land Use Redesignation proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known to the applicant.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known to the applicant.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No chemicals are associated with this Land Use Redesignation proposal.

- 4) Describe special emergency services that might be required.

No emergency services will be required for the Land Use Redesignation proposal.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None required for this Land Use Redesignation proposal.

### b. *Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There is traffic noise from adjacent Mud Bay Rd but it does not impact the Land Use Redesignation Proposal.

- 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.

The Land Use Redesignation Proposal from RFF to RI will not generate any noise.

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

None proposed.

**8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Parcel TPN 141822009000 contains a residence and one shed. The residence is proposed to be used as office space for county employees. To the NE, the parcel is bounded by Mud Bay Rd. The adjacent parcel (to the south and east) has been owned by Public Works since at least 1952 and is currently used to store aggregate for county public works projects, namely roads. The parcel adjacent to the west is a large vacant lot.

The proposal is to Change the Land Use Designation from RFF to RI and it is not expected to affect current land uses on adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Unknown to the applicant.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

b. Describe any structures on the site.

There is an existing residence on the site, as well as a shed and pump house.

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

No.

e. What is the current zoning classification of the site?

RFF5

f. What is the current comprehensive plan designation of the site?

Rural Farm Forest (RFF)

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

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Critical aquifer recharge area, bedrock, slopes greater than 15%

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

The current proposal is a Land Use Redesignation from RFF to RI. Four to seven full-time operations staff would work at the site and 2-3 engineering/administration staff would work there part-time.

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

None.

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

None required for this Land Use Redesignation proposal.

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

This proposal is documenting the need for changing the land use designation to be consistent with current uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

This proposal for Land Use Redesignation from RFF to RI will not impact commercially significant lands.

## 9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

None.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This proposal is for a Land Use Redesignation from RFF to RI. The existing structure on the site is two story wood siding dwelling.

- b. What views in the immediate vicinity would be altered or obstructed?

Redesignating the land use from RFF to RI would not impact any views on the parcels.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None proposed.

**11. Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal is to Redesignate the Land Use from RFF to RI. This proposal will not impact light or glare.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

None.

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

At the nearby MacKaye Harbor marine facility, recreational boaters often use the existing float and boat ramp to launch watercraft.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None proposed.

### **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not to the knowledge of the applicant.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

A cultural resources inventory authorized by FHWA was conducted on portions of an adjacent county-owned parcel three years ago in association with an upcoming construction project that was proposed to use the parcel for storage of materials. No evidence was found of any cultural resources at the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

FHWA required the cultural resources survey to be in compliance with Executive Order 21-02 (Washington State Governors Office).

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The current proposal is to redesignate the parcels from RFF to RI which does not impact cultural resources.

### **14. Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Property is primarily served by Calle Aguila which is accessed by Mud Bay Rd. A driveway is also present from Norman Rd to the parcel.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. There is no land-based public transit on Lopez Island.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Redesignating the Land Use from RFF to RI does not impact parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Redesignating the Land Use from RFF to RI does not require transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Changing the land use designation from RFF to RI does not impact the number of daily vehicular trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

#### **15. Public Services** [\[help\]](#)

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

No.

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

None proposed.

#### **16. Utilities** [\[help\]](#)

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

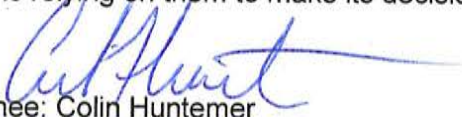
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are required for a Land Use Redesignation from RFF to RGU.

**C. Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee: Colin Huntmer

Position and Agency/Organization: Public Works Director/County Engineer

Date Submitted: February 23, 2023

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Redesignating Land Use from RFF to RI will not impact discharges or emissions.

Proposed measures to avoid or reduce such increases are:

None proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Redesignating Land Use from RFF to RI will have no impact.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

3. How would the proposal be likely to deplete energy or natural resources?

Redesignating Land Use from RFF to RI will not impact energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Land Use Redesignation from RFF to RI would not affect the stated areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This Land Use Redesignation proposal is consistent with current uses.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Land Use Redesignation from RFF to RI would not change transportation needs or utilities.

Proposed measures to reduce or respond to such demand(s) are:

None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts are known to the applicant.

San Juan County, WA **2023-0228012**  
Natasha Warmenhoven, Auditor  
D-SWD 02/28/2023 01:48:01 PM  
Stn=4 CORALW \$205.50  
Recorded at the request of:  
CHICAGO TITLE FRIDAY HARBOR - 315  
COURT ST WA 98250

**When recorded return to:**

Colin Huntemer  
San Juan County  
350 Court St, #5  
Friday Harbor, WA 98250

SAN JUAN COUNTY WASH.  
REAL ESTATE EXCISE TAX  
AMOUNT PAID \$15469.00  
TML  
Feb 28 2023  
087073  
RHONDA PEDERSON  
COUNTY TREASURER

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

315 Court Street, PO Box 790  
Friday Harbor, WA 98250

Escrow No.: 245454795

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Doug Strain, an unmarried person, as his sole and separate property  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys and warrants to San Juan County, a political subdivision of the State of  
Washington

the following described real estate, situated in the County of San Juan, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn Gov't Lot 1 in 18-34-1W

Tax Parcel Number(s): 141822009000

Subject to:

1. Owner-Builder Permit, including the terms, covenants and provisions thereof;


Recording Date: March 10, 1981

Recording No.: 116156

STATUTORY WARRANTY DEED  
(continued)

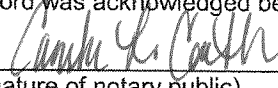
This Deed has been accepted by the San Juan County Council by the adoption of Resolution No. 03-2023.

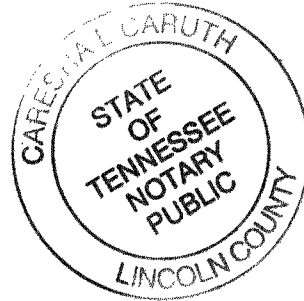
Dated: 2-23-23

  
\_\_\_\_\_  
Doug Strain

State of Tennessee  
County of Moore

This record was acknowledged before me on 2-23-2023 by Doug Strain.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Tennessee  
My commission expires: 10-04-2025



**EXHIBIT "A"**  
Legal Description

That portion of Government Lot 1, Section 18, Township 34 North, Range 1 West, W.M., lying South and West of the existing County Road.

EXCEPTING THEREFROM that portion conveyed to the County of San Juan, State of Washington, for use of the public forever, as a public road and highway by Quit Claim Deed, recorded June 3, 1930, Volume 19, at page 271, Auditor's File No. 26610, records of San Juan County, Washington.

EXCEPTING THEREFROM that portion conveyed to the County of San Juan, State of Washington, for use of the public forever, as a public road and highway by Quit Claim Deed, recorded November 9, 1960, Volume 33, at page 238, Auditor's File No. 52795, records of San Juan County, Washington.

Situate in San Juan County, Washington.