



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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S.J.C. DEPARTMENT OF

FEB 28 2023

Comprehensive Plan Map Amendment Application

(Site Specific Map Re-Designation)

COMMUNITY DEVELOPMENT

APPLICANT AND AGENT INFORMATION:

Name of Applicant: San Juan county Name of Agent: David Williams
Address: 135 Rhone Street Address: 135 Rhone Street
City, State, Zip: Friday Harbor, WA, 98250 City, State, Zip: Friday Harbor, WA 98250
Phone Number: 360-370-7571 Phone Number: 360-370-7571
Email: davidw@sanjuanco.com E-mail: davidw@sanjuanco.com

PROPERTY OWNER INFORMATION:

Name of Owners: Lopez Island School District #144 Phone Number:
Address: 86 School Road E-mail:
City, State, Zip: Lopez Island, WA 98261-8000

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: 253513001000 Land Use/Shoreline Designation: IC/N/A Parcel size: 9.67 AC
Tax Parcel Number: 253512004000 Land Use/Shoreline Designation: IC/N/A Parcel size: 9.89 AC
Tax Parcel Number: Land Use/Shoreline Designation: Parcel size:
Tax Parcel Number: Land Use/Shoreline Designation: Parcel size:

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)

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.)

Signature: [Handwritten Signature] Printed Name: David Williams Date: 2/28/2023
Signature: Printed Name: Date:
Signature: Printed Name: Date:

For DCD Use Only

Complete Application: YES NO

Amt. Paid:

Date Received:

Receipt Number: 0000

DESCRIPTION OF PROPOSAL:

Staff proposes to redesignate parcels 253512004000 and 253513001000 from Island Center to Rural Farm Forest. The site location of an existing school and these parcels serve as the tennis courts and ball fields for the school. Staff's proposal is to redesignate to Rural Farm Forest to allow for the capability to create a Rural Residential Cluster at this location.

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: 253512004000 Land Use/Shoreline Designation: IC/ N/A Proposed Density: 10

Tax Parcel Number: 253513001000 Land Use/Shoreline Designation: IC/ N/A Proposed Density: 10

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

Tax Parcel Number: _____ Land Use/Shoreline Designation: _____/_____ Proposed Density: _____

General location of property: **Center of Lopez Island at south of School Road and Center Road**

Island: **Lopez** Total acres of proposal: 20+-

List all existing use(s) on property: **Currently being used as a school.**

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land **Unknown at this time.**

Describe existing and proposed method of sewage disposal **Proposed waste water will be determined when future development occurs.**

Describe existing and proposed water supply **Water services will be determined at the time future development occurs.**

Did you attend a pre-application meeting?	<input type="checkbox"/> Yes	Has this proposal been previously submitted?	<input type="checkbox"/> Yes	If yes – which year? _____
	<input type="checkbox"/> No		<input checked="" type="checkbox"/> No	

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

1. Why is the amendment being proposed?
The amendment is being proposed to address critical housing needs for teachers as well as the community on Lopez Island.

2. How would the map amendment benefit the public health, safety, or welfare?
The land use designation change would facility future growth options for a rural residential cluster to provide safe affordable housing for Lopez Island residents. At this time, there is no proposal for development, this is the first step to move in that direction.

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

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.

This site is currently surrounded on three sides by Rural Farm Forest Lands. The parcels in question are currently being used for recreational activities for the Lopez School, and the change will maintain the rural character and surroundings already enjoyed in this area. If approved, and if a Rural Residential Cluster is built, it will provide for critically needed housing to support workers at the school and Island businesses. Given the ownership of the land, this land will not develop as an industrial use if kept in the Island Center land use designation and the Rural Farm Forest Designation is the more appropriate category.

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

This is consistent with the comprehensive plan values related to providing for opportunities for housing for Island residents. The change is minor in nature and consistent with the surrounding areas.

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.

If approved, this will not create an enclave of greater privileges than surrounding properties. This is actually a reduction in rights better alignment for the rural character of the community.

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

If left in the Island Center Designation, the school will be only able to build one single dwelling unit for their needs. This changes all for the opportunity to build up to 24 dwelling units on two parcels of land to help serve the needs of the community. Rural Residential Clusters are already in the code, and is a reasonable and expected land use in this area. The school board and County have identified the shortage of housing to be a critical issue impacting the ability to provide services.

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

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

This proposal is consistent with the Growth Management Act since it is a reduction and more appropriate designation for the actual uses of the land. In this case, the School is a long term user, with no desires to move campuses, or alter how they provide services. These parcels will never develop as industrial or commercial uses and the ability to create reasonable density on the land through Residential Clusters will be lost.

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

Yes

No

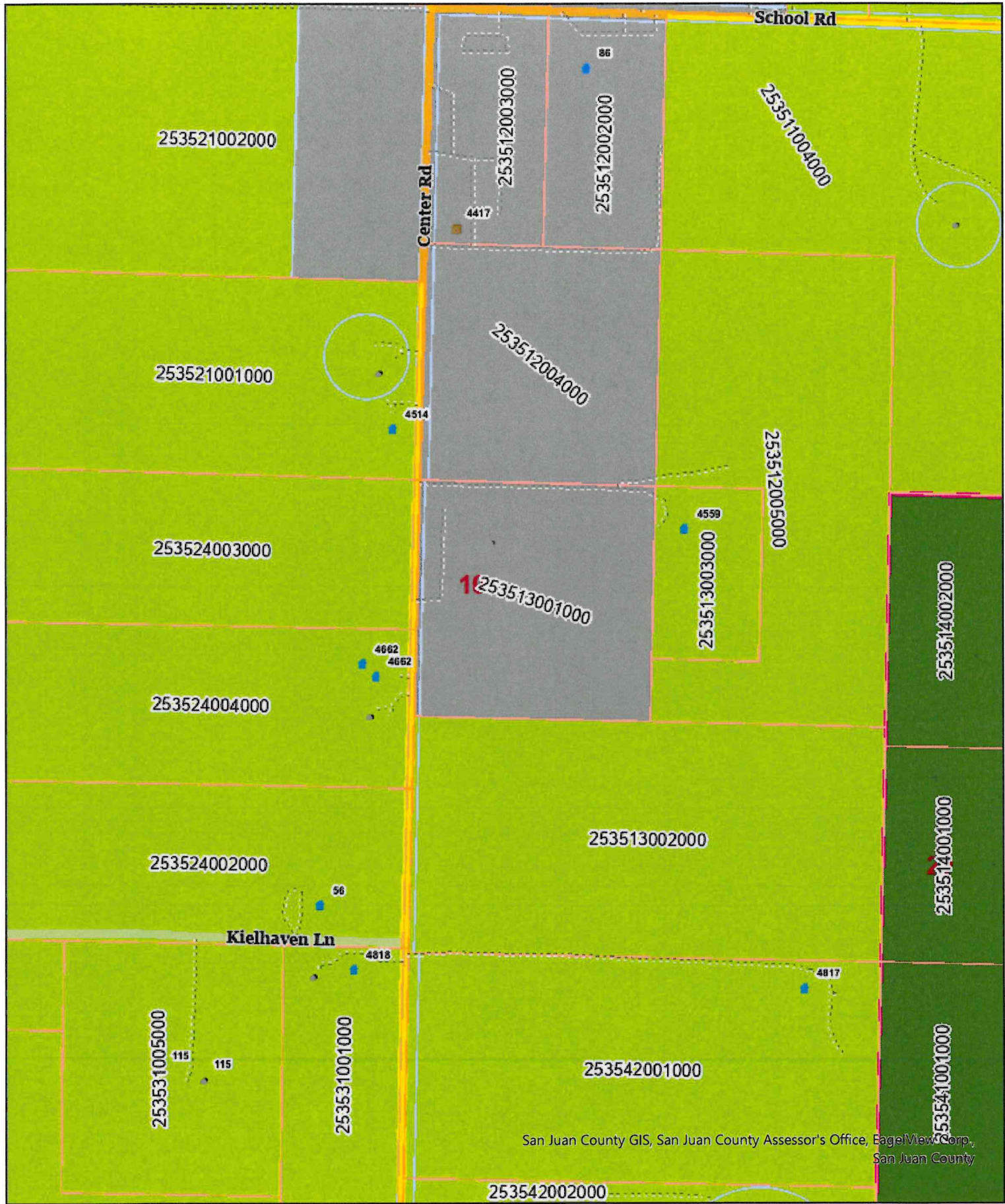
9. If yes, which UGA?

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.

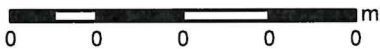


San Juan County GIS, San Juan County Assessor's Office, EagleView Corp., San Juan County



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.

1 in = 352 feet



Orion Web Map

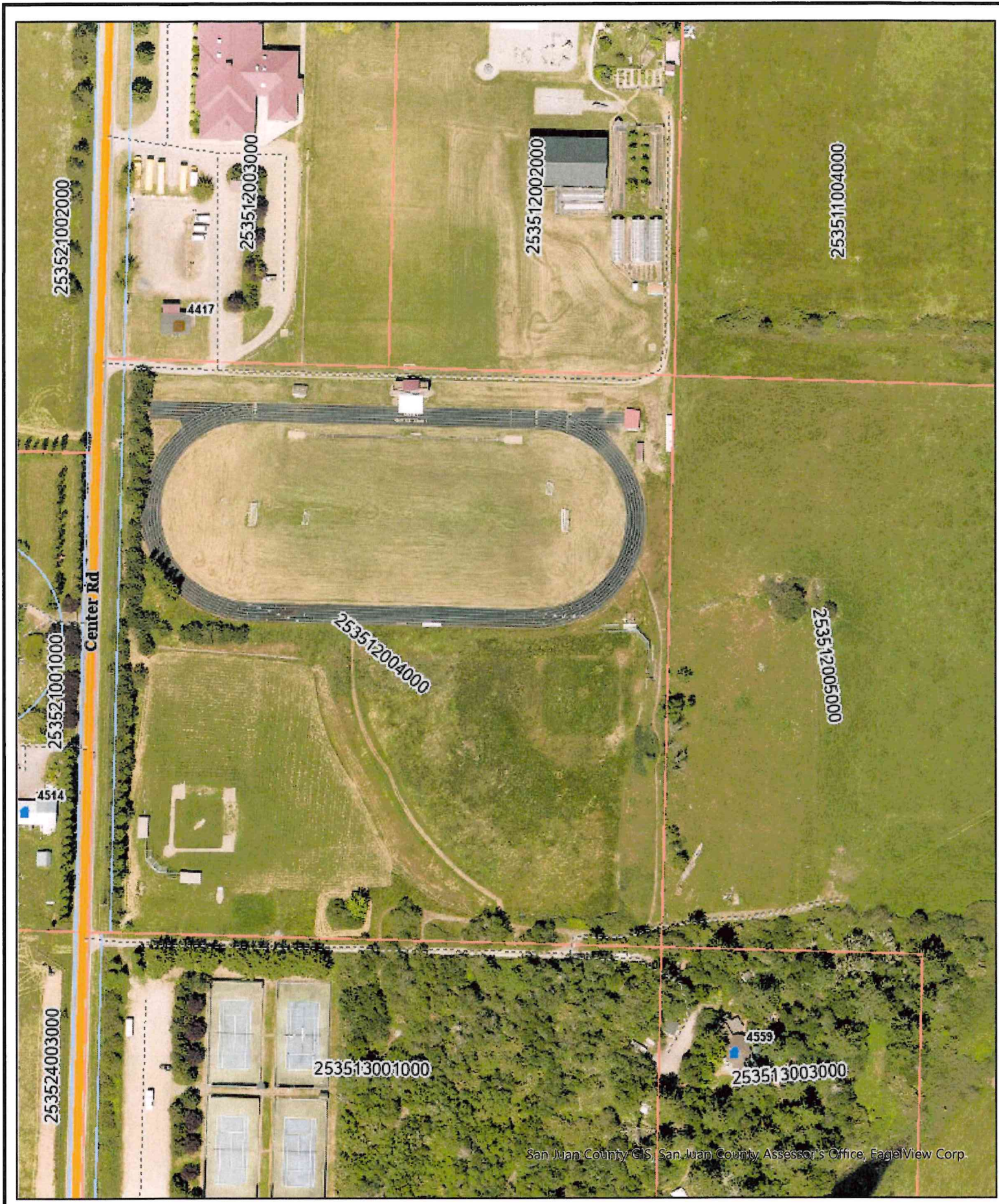


This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.

1 in = 142 feet



Orion Web Map

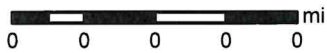


San Juan County GIS, San Juan County Assessor's Office, EagleView Corp.



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1 in = 142 feet



Orion Web Map

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:

Lopez School redesignation from Island Center to Rural Farm Forest.

2. Name of applicant:

San Juan County

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

David Williams, Director of Community Development, P.O. Box 947, Friday Harbor, WA 98250

4. Date checklist prepared:

2/28/2023

5. Agency requesting checklist:

San Juan County

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

This is a non-project related request and has no proposed timetable for construction.

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

Not at this time. This non-project change may lead to a Rural Residential Cluster which will complete a new SEPA Checklist at time of proposed development.

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

There is no environmental information that has been prepared as this is a non-project related review and is only land use designation change.

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.

N/A

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

None 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.)

This change would create conditions favorable, if desired by the school district, to create a Rural Residential Cluster in the future.

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.

This proposal covers 20 acres on Lopez Island at the 40 +/- Acre Lopez School site.

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

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

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other ____

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

- 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.

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

a. Check the 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
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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:

Not applicable.

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.

Not applicable.

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

Not applicable.

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.

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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

Not applicable.

b. Noise

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

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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.

Not applicable.

- 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?

Not applicable.

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

Not applicable.

c. Describe any structures on the site.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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?

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

Not applicable.

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

Not applicable.

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

Not applicable.

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 applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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.

Not applicable.

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?

Not applicable.

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

Not applicable.

- 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).

Not applicable.

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

Not applicable.

- 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?

Not applicable.

- 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.

Not applicable.

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

Not applicable.

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.

Not applicable.

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

Not applicable.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

Not applicable.

- c. 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.

Not applicable.

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 David Williams

Position and Agency/Organization: Director of Community Development

Date Submitted: 2/28/2023

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

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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?

This is a map change only and would not impact any of the concerns listed above. All specific projects would still have to go through full permitting to ensure compliance with all local, state and federal regulations.

Proposed measures to avoid or reduce such increases are:

This is a non-project request at this time. We are unable to determined proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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

This proposal would not affect plants, animals, fish or marine life as it is a map change only.

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

This is a non-project request at this time. We are unable to determine proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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

This proposal would not impact energy or natural resources. Future site specific project applications would be reviewed for any impact.

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

This is a non-project request at this time. We are unable to determine proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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?

It is unknown how this would impact any environmentally sensitive areas as it is a map change.. Site specific review of projects will be reviewed when proposed to ensure compliance with all applicable laws as well as best management practices.

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

This is a non-project request at this time. We are unable to determine proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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 is not applicable.

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

This is a non-project request at this time and is not within the shoreline jurisdiction.

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

It is unknown how this would impact any transportation or public services as it is a map change only. Site specific review of projects will be reviewed when proposed to ensure compliance with all applicable laws as well as best management practices.

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

This is a non-project request at this time. We are unable to determined proposed measures as it is only a map change. When specific projects go forward, they would be reviewed for compliance with all applicable local, state and federal regulations as well as implementing best management practices.

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

This is not in conflict with any local, state or federal laws and is a map change only. Future projects will be reviewed to ensure compliance with all applicable codes and best management practices.

Owner list within 300' as of 2/28/2023

Parcel Number: 253524002000
Owner: DOUGLAS L JOHNSTON LLC
Address:
PO BOX 62
DUVALL WA 98019-0062

Parcel Number: 253524004000
Owner: TODD A KEGERREIS & KIMBERLY A BAST
Address:
4662 CENTER RD
LOPEZ ISLAND WA 98261-8014

Parcel Number: 253524003000
Owner: PATRICK & RITA O'BOYLE
Address:
4514 CENTER ROAD
LOPEZ ISLAND WA 98261-8013

Tax Parcel Number: 253521002000
Owner: RITA O'BOYLE
Address:
4514 CENTER ROAD
LOPEZ ISLAND WA 98261-8013

Parcel Number: 253521002000
Owner: RITA O'BOYLE
Address:
4514 CENTER ROAD
LOPEZ ISLAND WA 98261-8013

Parcel Number: 253512003000
Owner: LOPEZ ISLAND SCHOOL DISTRICT #144
Address:
86 SCHOOL RD
LOPEZ ISLAND WA 98261-8000

Tax Parcel Number: 253512002000
Owner: LOPEZ ISLAND SCHOOL DISTRICT #144
Address:
86 SCHOOL RD
LOPEZ ISLAND WA 98261-8000

Parcel Number: 253511004000
Owner: KRISTIN COLLINS TWIGG

Address: 268 SCHOOL RD
LOPEZ ISLAND WA 98261-8470

Parcel Number: 253512005000
Owner: KRISTIN COLLINS TWIGG
Address:
268 SCHOOL RD
LOPEZ ISLAND WA 98261-8470

Tax Parcel Number: 253513003000
Owner: TERESA R LINNEMAN
Address:
4559 CENTER RD
LOPEZ ISLAND WA 98261-8013

Tax Parcel Number: 253513002000
Owner: DONALD & JOAN ROBERTS TTEES
Address:
4829 NE 75TH ST
SEATTLE WA 98115-5207