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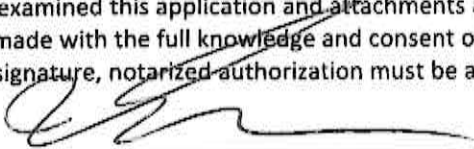
LANDUSE-24-0022 PORT OF FRIDAY HARBOR  
SITE SPECIFIC MAP REDESIGNATION

**Comprehensive Plan Map Amendment Application**  
(Site Specific Map Re-Designation)

<b>APPLICANT AND AGENT INFORMATION:</b>			
Name of Applicant:	<u>Todd Nicholson</u>	Name of Agent:	<u>Todd Nicholson</u>
Address	<u>P.O.Box 889</u>	Address	<u>P.O.Box 889</u>
City, State, Zip	<u>Friday Harbor, WA, 98250</u>	City, State, Zip	<u>Friday Harbor, WA, 98250</u>
Phone Number	<u>360-378-2688</u>	Phone Number	<u>360-749-0664</u>
Email	<u>ToddN@PortFH.org</u>	E-mail	<u>ToddN@PortFH.org</u>

<b>PROPERTY OWNER INFORMATION:</b>			
Name of Owners:	<u>Port of Friday Harbor</u>	Phone Number	<u>360-378-2688</u>
Address	<u>204 Front Street</u>	E-mail	<u>ToddN@PortFH.org</u>
City, State, Zip	<u>Friday Harbor, WA, 98250</u>		

<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>351341006000</u>	Land Use/Shoreline Designation:	<u>RR/PMT</u> Parcel size: <u>1.71 Ac</u>
Tax Parcel Number:	<u>351341008000</u>	Land Use/Shoreline Designation:	<u>RR/PMT</u> Parcel size: <u>1.77 Ac</u>
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	_____/_____ Parcel size: _____
Tax Parcel Number:	_____	Land Use/Shoreline Designation:	_____/_____ Parcel size: _____

<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>Todd Nicholson, ED POFH</u>	<u>1/25/2024</u>
Signature	Printed Name	Date
Signature	Printed Name	Date
Signature	Printed Name	Date
<b>For DCD Use Only</b>	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	Receipt Number: 0000
Amt. Paid:	Date Received:	

**DESCRIPTION OF PROPOSAL:**  
**Change the land use designation from RR to RI to be consistent with the PMT shoreline designation and current/historic use.**

**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: 351341006000 Land Use/Shoreline Designation: RR/PMT Proposed Density: NA  
 Tax Parcel Number: 351341008000 Land Use/Shoreline Designation: RR/PMT Proposed Density: NA  
 Tax Parcel Number: \_\_\_\_\_ Land Use/Shoreline Designation: \_\_\_\_\_/\_\_\_\_\_ Proposed Density: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_ Land Use/Shoreline Designation: \_\_\_\_\_/\_\_\_\_\_ Proposed Density: \_\_\_\_\_  
 General location of property: \_\_\_\_\_

Island: **San Juan** Total acres of proposal: \_\_\_\_\_

List all existing use(s) on property: **Marine Industrial, Marine fabrication, boat yard, marina services, marine transportation, marina, temporary staff lodging (to be demolished in 2024)**

List any special tax categories that apply to the property, such as Open Space or Designated Forest Land: **Publicly owned Port land**

Describe existing and proposed method of sewage disposal: **Comercial septic system**

Describe existing and proposed water supply: **Town water, no change proposed**

Did you attend a pre-application meeting?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Has this proposal been previously submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes – which year?	_____
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**PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL**

**1. Why is the amendment being proposed?**  
 This change is requested to match the land designation to the historic and current use. The Port's adjoining parcel, 351341005000, is currently designated RI/PMT. Matching the land designations of the contiguous Port parcels will support the combined redevelopment plan and environmental clean up of the combined Shipyard Cove/ Jensen Boatyard properties.

**2. How would the map amendment benefit the public health, safety, or welfare?**  
 The current rural industrial uses on the parcel support critical Port and private jobs and activities. The PMT uses like the commercial barge landing is essential for all residential and commercial activities on San Juan Island. Moving the boat haul out pier and portions of the Jensen boatyard to this parcel are essential for the environmental clean up of the historic Jensen parcel contamination.

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 a considered indicates that different land use designations are equally or more consistent with the purposes, criteria and goals outlined in

The majority of the current and historic uses of this parcel are not allowed in the RR designation. It appears that the RR designation was an oversight as it is wholly incompatible with several decades of light and heavy industrial use, construction yard use, and boatyard/marina commercial use. An RI/PMT designation allows the status quo use to continue consistent with the purpose, criteria and goals outlined in the Comprehensive Plan for RI lands.

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

The current uses on this parcel: Unnamed commercial uses, construction yard, heavy industrial, light industrial, light manufacturing, outdoor storage yard, recycling and salvage yard, unnamed industrial uses.  
All of these current uses P, P/C, or C in the requested RI designation, and all of them are not allowed in the RR designation.

The parcel does not have permanent residential use and the temporary staff lodging facilities are being demolished in 2024. The RI designation will prohibit residential uses on the parcel which is consistent with the Port's intended use.

5. Describe how the amendment, if granted, will not result in an enclave of property owners enjoying greater privileges and opportunity which justifies different designations.

The only other RI parcel in the area is the adjoining Port parcel. The nearby RR parcels are all currently developed as residential use properties.

Redesignating this parcel as RI will not change the current use – it merely matched the land use designation to the actual and historic use of the parcel.

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

The change will safeguard the continued availability of needed marine industrial services and bring the historic and current uses into compliance with the goals of the Comprehensive Plan. There would be minimal adverse impacts since this action is not seeking to change the actual use of the parcel.

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

The County Comprehensive Plan, land designations, and allowable land uses were developed consistent with RWC 36.70A. The exercise of matching the historic and current land uses to the appropriate Comprehensive Plan land use designation is intrinsically consistent with RWC 36.70A.

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, shoreline environment, and density designations of the property and abutting properties. (In most instances, copies of GIS Legal p

Attached

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

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

Attached

12. Attach a completed and signed State Environmental Policy Act (SEPA) Environmental Checklist, including the supplemental sheet f

Attached

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

Attached

Properties within 300' of parcels 351341006000 & 351341008000:

Parcel 351313004000

Gregory L. and Kimberly A. Stein

6303 108<sup>th</sup> Ave, Kirkland, WA 98033-7243

Parcel 351392515000

San Juan Community Home Trust

PO Box 2603, Friday Harbor, WA 98250-2603

Parcel 351392516000

Community Property LLC

c/o Larry Soll

4291 Westside Rd., Friday Harbor, WA 98250-8545

Parcel 351344001000

MEBN Inc.

19 Best Place, Friday Harbor, WA 98250-6001

Parcel 351341005000

Port of Friday Harbor

PO Box 889, Friday Harbor, WA 98250-0889

When recorded return to:  
Todd S. Nicholson  
Port of Friday Harbor, a municipal corporation  
PO Box 889  
Friday Harbor, WA 98250

SAN JUAN COUNTY WASH.  
REAL ESTATE EXCISE TAX  
AMOUNT PAID \$147600.00

TML  
Dec 17 2019  
082440

RHONDA PEDERSON  
COUNTY TREASURER

San Juan County, WA	<b>2019-1217020</b>
F. Milene Henley, Auditor	12/17/2019 03:08:00 PM
D-SWD	\$107.50
Stn=1 ORENC	
Recorded at the request of: CHICAGO TITLE BELLINGHAM	

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 245415640

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Barnhill Construction Company, a California corporation  
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 Port of Friday Harbor, a municipal corporation

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. Lot 6, 13-35-3

Tax Parcel Number(s): 351341006000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 16, 2019

Barnhill Construction Company

BY:

*Shelley L. Barnhill*  
Shelley L. Barnhill  
Vice President & Secretary

State of WASHINGTON  
County of SAN JUAN

I certify that I know or have satisfactory evidence that Shelley L. Barnhill is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Vice President & Secretary of Barnhill Construction Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

*See A Hachner*

Unofficial Copy

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Cruz

s. s.

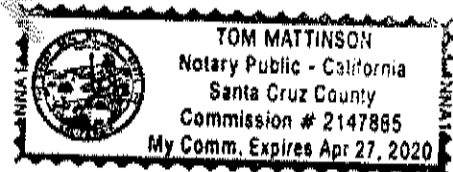
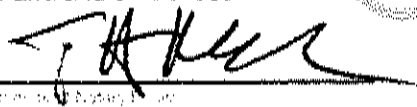
On 12-16-2019 before me, Tom Mattinson, Notary Public

personally appeared Shelly L. Barnhill

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



### OPTIONAL INFORMATION

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_
  
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other \_\_\_\_\_

representing: \_\_\_\_\_

<b>Additional Information</b>
Method of Signer Identification
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other <input type="checkbox"/> Additional Signer <input type="checkbox"/> Signer(s) Thumbprints(s) _____

**EXHIBIT "A"**  
Legal Description

That portion of Government Lot 6, Section 13, Township 35 North, Range 3 West, W.M., in San Juan County, Washington, described as follows:

Beginning at a point on the North side of County Road marked by an iron rod 1 inch in diameter around which is a 1 ½ inch by 3 foot iron pipe, which point is 1188.4 feet South and 1244.3 feet West of the quarter section corner between Sections 13 and 18, Township 35 North, Range 3 and 2 respectively, West, W.M.; thence North 59°31' East along old fence to meander line; thence Northwesterly along meander line to West line of said Lot 6; thence South to the North and East margin of the County Road; thence along the said margin Southerly to the point of beginning;

EXCEPT roads.

Unofficial  
Copy

**EXHIBIT "B"**  
Exceptions

1. Boundary Agreement and the terms and conditions thereof:  
Recording Date: September 30, 1962  
Recording No.: 56001
2. Deed and Boundary Agreement and the terms and conditions thereof:  
Recording Date: October 9, 1962  
Recording No.: 56048
3. A lease with certain terms, covenants, conditions and provisions set forth therein.  
Lease No.: 10492  
Dated: November 12, 1974  
Lessor: State of Washington, acting by and through the Department of National Resources  
Lessee: San Juan Shipyards, Inc.  
Recording Date: June 12, 1975  
Recording No.: 88723
4. Record of Survey:  
Recording Date: October 20, 1981  
Recording No.: 118921
5. Record of Survey:  
Recording Date: March 5, 1991  
Recording No.: 91171930
6. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ccology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

**1. Name of proposed project, if applicable:**

Shipyards Cove parcel land use redesignation

**2. Name of applicant: Port of Friday Harbor**

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

PO box 889, Friday Harbor, WA 982502

Todd Nicholson

360-298-7739

**4. Date checklist prepared:**

January 25, 2024

**5. Agency requesting checklist:**

San Juan County

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

Redesignation by 12/31/2024

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

No, nonproject action

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

Phase 1 ESA

**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, nonproject action

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

San Juan County

**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**

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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

Redesignate land use designation of parcels 351341006000 & 351341008000 from RR/PMT to RI/PMT to align with current usage.

- 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.**

PR GL 6 LYING WESTERLY OF MEANDER LINE EX CO RD Sec 13, T 35N, R 3W, and FILLED TIDELANDS ABUTTING TPN 351341006 PR GL 6 LOCATED BETWEEN THE MEAN HIGH WATER LINE & THE MEANDER LINE (SEE 351341008001 FOR IMPS ONLY ON DNR AQUATIC LEASE #20-A10492) Sec 13, T 35N, R 3W

At 1063 Turn Point Road, Friday Harbor, WA 98250

## **B. Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](#)

- a. General description of the site:**

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

Steep slopes and flat

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

40%

- 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.**

Sand and gravel

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

No

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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.**

This question is not applicable to a nonproject action.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

## 2. Air

[Find help answering air questions<sup>4</sup>](#)

- 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.**

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

### 3. Water

[Find help answering water questions<sup>5</sup>](#)

a. **Surface:**

[Find help answering surface water questions<sup>6</sup>](#)

- 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.**

Salish Sea.

- 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.**

None, this question is not applicable to a nonproject action.

- 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.**

None, this question is not applicable to a nonproject action.

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

No, this question is not applicable to a nonproject action.

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

Yes, easterly edge of parcel 351341008000.

- 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.**

None, this question is not applicable to a nonproject action.

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

**b. Ground:**

[Find help answering ground water questions](#)<sup>7</sup>

- 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 a general description, purpose, and approximate quantities if known.**

No, parcel is served by Town water. This question is not applicable to a nonproject action.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

None, this question is not applicable to a nonproject action.

**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.**

None, this question is not applicable to a nonproject action.

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

No, this question is not applicable to a nonproject action.

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

No, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

## 4. Plants

[Find help answering plants questions](#)

**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

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

None, this question is not applicable to a nonproject action.

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

None known

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

None, this question is not applicable to a nonproject action.

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

Scotch broom

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that 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: hawk, heron, eagle, songbird**

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- **Mammals:** deer, bear, elk, beaver, other: deer
- **Fish:** bass, salmon, trout, herring, shellfish, other: salmon, herring

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

Salmon

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

Unknown

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

None, this question is not applicable to a nonproject action.

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

None known

## 6. Energy and natural resources

[Find help answering energy and natural resource questions<sup>9</sup>](#)

**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.**

This question is not applicable to a nonproject action.

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

No, this question is not applicable to a nonproject action.

**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.**

None, this question is not applicable to a nonproject action.

## 7. Environmental health

[Health Find help with answering environmental health questions<sup>10</sup>](#)

<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-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 because of this proposal? If so, describe.**

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

No unresolved concerns from phase 1 ESA

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, this question is not applicable to a nonproject action.

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.**

None, this question is not applicable to a nonproject action.

4. **Describe special emergency services that might be required.**

This question is not applicable to a nonproject action.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

This question is not applicable to a nonproject action.

b. **Noise**

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

This question is not applicable to a nonproject action.

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)?**

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- 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.**

Subject parcel is Rural residential designation and Rural industrial use. Rural Residential designation and use for neighbors. Adjacent Port parcel is Rural industrial designation and use.

This nonproject action will not alter adjacent land uses.

- 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 because 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?**

No.

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.

- c. **Describe any structures on the site.**

Marina services building & shop, 60' x 120' work shed, shop with temporary lodging space above.

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

This question is not applicable to a nonproject action.

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

NA

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

RR

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

PMT

- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** No

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

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

This question is not applicable to a nonproject action.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

None, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

None, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

None, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

**Proposed measures to reduce or control light and glare impacts, if any:** None, this question is not applicable to a nonproject action.

- d.

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

## 12. Recreation

[Find help answering recreation questions](#)

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

Shipyards Cove Marina, Jensen Marina, fishing

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

No, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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.**

No.

- 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.**

None noted in cultural resources surveys.

- 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.**

Recent project permits unrelated to the nonproject action.

- 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.**

None, this question is not applicable to a nonproject action.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

Served by Turn Point Road. This question is not applicable to a nonproject action.

- 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.

- c. **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).**

None, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

- e. **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?**

None, this question is not applicable to a nonproject action.

- f. **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, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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, this question is not applicable to a nonproject action.

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

None, this question is not applicable to a nonproject action.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

Electric, water, septic

- 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.**

None, this question is not applicable to a nonproject action.

## C. Signature

[Find help about who should sign<sup>19</sup>](#)

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.

X 

Type name of signee:

\_\_\_\_\_

<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

**Position and agency/organization:**

**Date submitted:**

## **D. Supplemental sheet for nonproject actions**

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not** use this section 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?**

Not likely, this nonproject action is to align land use designation with the current usage.

- **Proposed measures to avoid or reduce such increases are:**

None

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

Not likely, this nonproject action is to align land use designation with the current usage.

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

None

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

Not likely, this nonproject action is to align land use designation with the current usage.

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

None

- 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?**

Not likely, this nonproject action is to align land use designation with the current usage.

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<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**  
None

**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?**

Not likely, this nonproject action is to align land use designation with the current usage.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**  
None

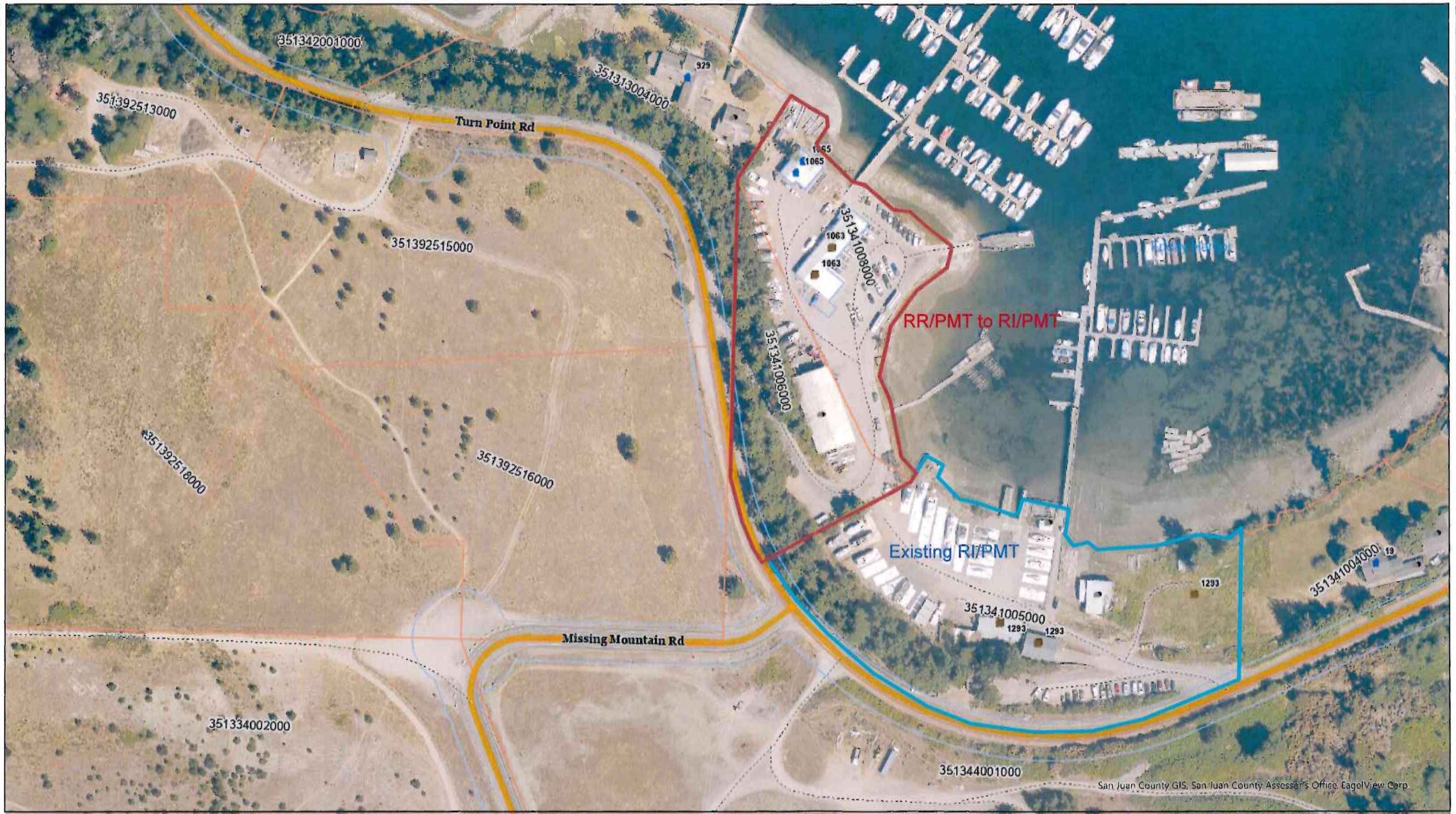
**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Not likely, this nonproject action is to align land use designation with the current usage.

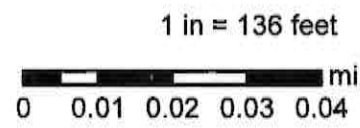
- **Proposed measures to reduce or respond to such demand(s) are:**  
None

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

Not likely, this nonproject action is to align land use designation with the current usage. Current uses are in compliance with current regulations.



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.



# San Juan County - Polaris