



STATE ENVIRONMENTAL POLICY ACT

**Determination of Non-Significance**

August 15, 2024

Lead agency: San Juan County

Agency Contact: Sophia Cassam, Planner III, (360) 370-7589, [sophiac@sanjuancountywa.gov](mailto:sophiac@sanjuancountywa.gov)

Agency File Number: LANDUSE-24-0105

**Proposal:**

The proposal is to change the land use designation of Tax Parcel Number (TPN) 262932006000 from Rural Farm Forest (RFF) to Rural Industrial (RI) on the Comprehensive Plan Official Maps. The purpose of the Official Map amendment is to designate a 5.01-acre parcel on Shaw Island where San Juan County Public Works can apply for permits to conduct rural industrial activities, including a construction yard and an outdoor storage yard, for the provision of road maintenance and other transportation services for the public. There is currently no land on Shaw Island in a land use designation allowing these uses.

**Applicant:**

San Juan County Department of Public Works, (360) 360-468-1370

**SEPA Decision:**

San Juan County has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030. We have reviewed the attached Environmental Checklist and associated documents, available at:

<https://www.sanjuancountywa.gov/1658/Annual-Docket>.

This determination is based on the following findings and conclusions:

- Changing the land use designation of a 5-acre parcel from RFF to RI on the San Juan County Comprehensive Plan Official Maps will not have probable adverse impacts on the environment.
- The proposal will allow rural industrial uses to be permitted on the subject parcel. Any new uses will follow applicable permitting processes, including environmental review at the time of application.

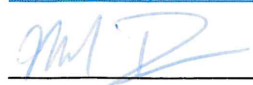
This DNS is issued under WAC 197-11-340(2) and the comment period will end at 4:30pm on September 4, 2024.

**Responsible Official:** Mark Tompkins, Interim Director

135 Rhone St, Friday Harbor WA, 98250

360-370-7517

[markt@sanjuancountywa.gov](mailto:markt@sanjuancountywa.gov)

 8/15/24

**Date Approved:**

**Appeal process:**

You may appeal this determination by filing a written appeal and paying the \$600.00 appeal fee to the Department of Community Development, 135 Rhone Street, PO Box 947, Friday Harbor, WA, 98250 in accordance with the appeal procedures set forth in San Juan County Code Section 18.80.140 no later than 4:30 pm, on September 11, 2024. An appellant must be prepared to make specific factual objections. Following a final decision this determination may be appealed with the underlying action to Superior Court or State Boards as provided in RCW 36.70A, RCW 90.58, and RCW 36.70C. For appeals to Superior Court the appeal period is 21 days and for appeals to the Growth Management Hearing's Board the appeal period is 60 days.



**SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250  
 (360) 378-2354 | (360) 378-2116  
 dcd@sanjuanco.com | www.sanjuanco.com


**Comprehensive Plan Map Amendment Application**

(Site Specific Map Re-Designation)

|  |  |
|--|--|
| <b>APPLICANT AND AGENT INFORMATION:</b>                |  |
| Name of Applicant: <u>San Juan County Public Works</u> | Name of Agent: <u>Mackenzie Sims/Senior Project Engineer</u> |
| Address _____  | Address <u>1609 Beaverton Valley Rd</u>                      |
| City, State, Zip _____                                 | City, State, Zip <u>Friday Harbor, WA 98250</u>              |
| Phone Number _____                                     | Phone Number <u>360-468-1370</u>                             |
| Email _____  | E-mail <u>mackenzies@sanjuancountywa.gov</u>                 |

|   |  |
|---|--|
| <b>PROPERTY OWNER INFORMATION:</b>              |  |
| Name of Owners: <u>SJC Public Works</u>         | Phone Number <u>360-370-0514</u>         |
| Address <u>1609 Beaverton Valley Rd</u>         | E-mail <u>colinh@sanjuancountywa.gov</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>262932006000</u>  | Land Use/Shoreline Designation: <u>RFF/</u> | Parcel size: <u>5.01</u> |
| Tax Parcel Number: _____  | Land Use/Shoreline Designation: _____/_____ | Parcel size: _____       |
| 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.)           |  |                                   |
| <br>Mackenzie Sims<br><small>Digitally signed by Mackenzie Sims<br/>         DN: cn=US,<br/>         e=mackenzies@sanjuancountywa.gov, o=San Juan County, ou=Public Works, cn=Mackenzie Sims<br/>         Date: 2024.08.13 14:37:48 -0700</small> | Mackenzie Sims<br>_____<br><i>Printed Name</i> | 7/25/2024<br>_____<br><i>Date</i> |
| 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<br>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 parcel to be used as a construction yard to support duties of Public Works on Shaw Island.**

**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: 262932006000 Land Use/Shoreline Designation: RI/ 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:  |   | <b>The parcel (1427 Neck Point rd) is accessed off Neck Point Road on Shaw island. It is about 3 miles west of the ferry landing. The nearest intersection is McLaughlan Rd and Neck point to the east.</b> |   |                      |       |
| Island: <b>Shaw</b>  |   | Total acres of proposal: 5.01   |   |                      |       |
| List all existing use(s) on property:  |   | The existing use of the property is a private residence. The property includes a main house, a small studio and shed.   |   |                      |       |
| List any special tax categories that apply to the property, such as Open Space or Designated Forest Land |   | <b>NA</b>   |   |                      |       |
| Describe existing and proposed method of sewage disposal   |   | <b>The Existing septic tank and drain field will be used. The system was inspected in 2023</b>  |   |                      |       |
| Describe existing and proposed water supply  |   | <b>The existing well will be used for domestic needs.</b>   |   |                      |       |
| Did you attend a pre-application meeting?  | Yes<br><input checked="" type="checkbox"/> No | Has this proposal been previously submitted?  | Yes<br><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?  
 Shaw public works currently operates from a 1 acre parcel next to the community center which has no utilities and insufficient space for storing and processing materials, staging vehicles and work crews for essential road maintenance on the island. The new location at 1427 Neck Point provides PW sufficient space for storing, managing and wasting materials from county roadwork, and includes utilities needed for more efficient operations including a resting and staging place and basic facilities for PW employees. Changing the designation of the parcel to RI best reflects the way the land would be used.

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 a construction yard for operations staff. The existing structure will be able to provide staff with a clean, adequate public health facility for their safety and well being during the work day, something that is currently not available

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.

**The current land use map designation does not reflect the recent changed circumstance that in 2024 the County purchased TPN 262932006000, a parcel that has been residential historically but now will be a construction yard for Public Works. There are currently no parcels on Shaw designated as Rural Industrial. To align with the needed use by Public Works, a land use change is needed from RFF to RI. The construction yard allows operations and road maintenance staff to perform their essential duties with more ease, efficiency and in a safe environment.**

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 facilities and land on this parcel live in San Juan County. Utilizing this property for a construction yard and home base for county employees performing work on Shaw Island allows for faster mobility of work crews and an increased efficiency of tasks performed, primarily road maintenance.

**Chapter 2.5.1, Policy #6 states “allow the location of rural industries in...rural industrial areas.”**

There are no existing parcels on Shaw Island designated as RI. Redesignating this parcel would reflect the intended use of the land for county road 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 to RI establishes a suitable location for PW staff to serve the community of Shaw safely and efficiently with needed road operation and maintenance services.

**Chapter 2.5.3.d Rural Industrial, Policy (1)ii. Lands with direct access to a public roadway, iii. Lands where on-site physical features can be used to protect surrounding lands from negative impacts, and iv. Areas with parcel sizes large enough to accommodate expansion of existing uses or serve several new used in a concentrated area.**

This approx. 5 acre parcel is accessed from Neck Point Road, a public road. The existing structures and clearings are centrally located on the property with an existing forested buffer between the cleared area and neighboring properties. The existing property used by PW for the storage of chip rock is 1 acre, and adjacent to the community center (note the community center is currently using this lot for access and parking). Relocating to the Neck Point property provides the community a buffer from activities on the Construction yard. Additionally, this parcel allows for additional uses needed to operate and maintain county roads including storage of equipment, processing and wasting of roadway shoulder materials, and safe basic facilities for staff. The parcel can also support other public entities such as the storage of a fire truck, or other essential public services as arranged.

**Chapter 2.5.3d Rural Industrial, Policy (2) Rural industrial uses should be limited to those which are most appropriately located in rural environments because of incompatibility with...activity centers. Such uses include...storage yards...”**

This parcel is in a rural environment, not adjacent to community activity centers on the Island. With a RI designation, PW will be able to perform road maintenance duties with increased safety and efficiency.

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 systems is open ad 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 property will be used to store, process, and waste materials needed and generated from road maintenance on Shaw Island. No significant adverse impacts are anticipated. The overall benefit is that the land use redesignation allows the parcel to reflect**

|   |     |  |
|---|-----|--|
| <b>PLEASE ANSWER OR ATTACH INFORMATION FOR QUESTIONS 1-12, AS THEY APPLY TO YOUR PROPOSAL</b>   |     |  |
| the proposed use for county road maintenance and operations. The county staff will also gain access to the existing structure to support their duties while on Shaw Island including staging, preparation, and basic facilities (restroom).   |     |  |
| 7. How is this proposal consistent with the Growth Management Act (GMA) – RCW 36.70A?   |     |  |
| <p>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:</p> <p>“...provide for a variety of rural densities, uses, essential public facilities, and rural governmental services...”</p> <p>Public Work staff will be located at the redesignated parcel which will be considered an essential public facility and rural government office.</p>  |     |  |
| 8. Does this proposal include an Urban Growth Area (UGA) expansion?   | Yes | <input checked="" type="checkbox"/> 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**

**1427 Neck Point Rd, Shaw Island**

**Attachments**

1. Maps
  - Parcel map
  - Land use map
  - Conceptual site plan
2. Mailing list – Parcels within 300ft of property boundary
3. Agreement for Sale and Real Property including Attachment A-Legal Description
4. SEPA Checklist

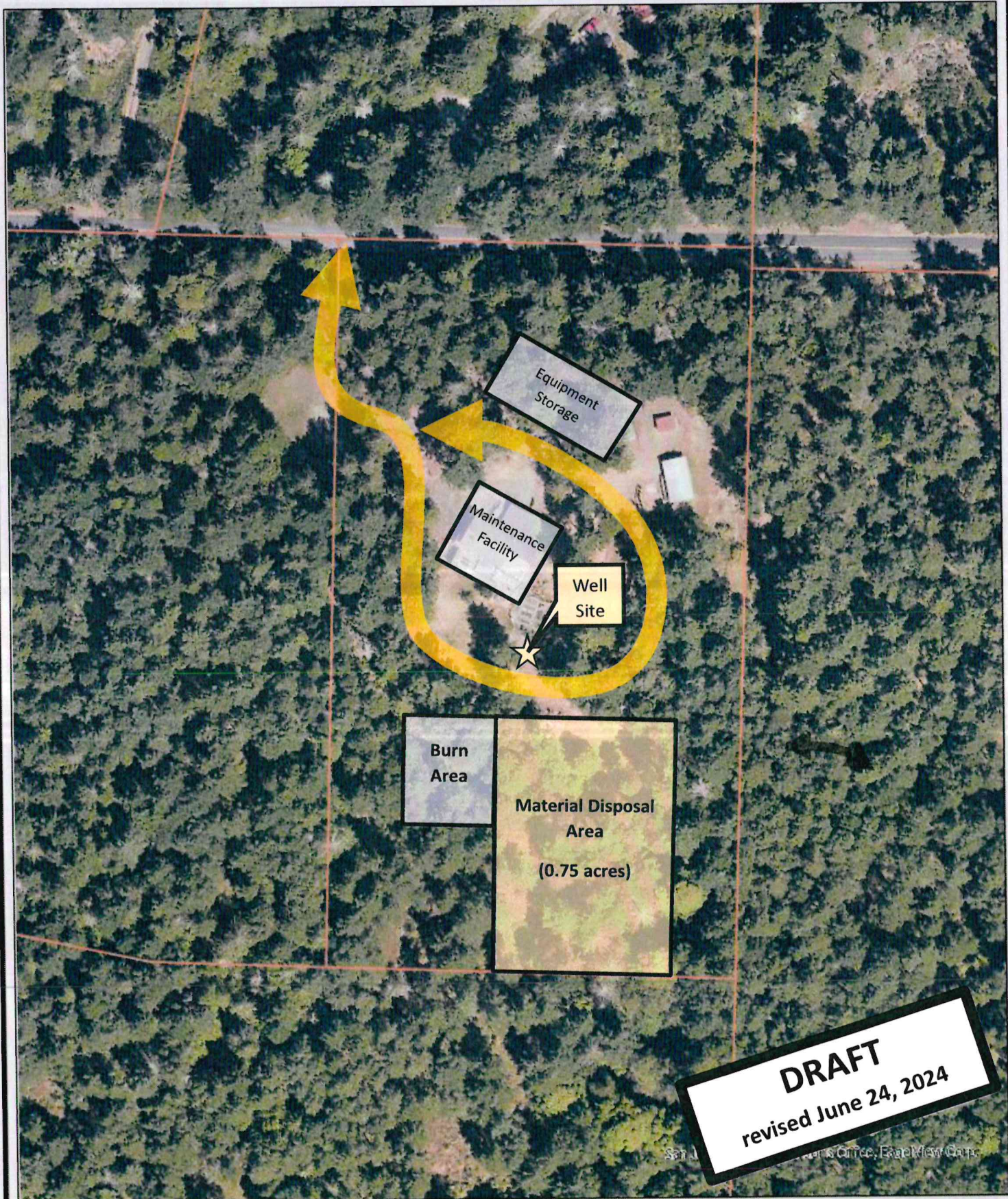


This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice.



# San Juan County - Polaris

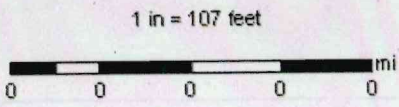




**DRAFT**  
revised June 24, 2024



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



**Shaw Island Facility**

**Parcels within 300 FT of 1427 Neck Point Rd (TPN 262932006000)**

Tax Parcel Number: 262932001000  
Owner: ZACHARY S & CAROLINE A CROSBY  
Address:  
65 PARKS BAY DR  
SHAW ISLAND WA 98286

Tax Parcel Number: 262923006000  
Owner: NATALIA SULANTAY & CARLOS VIDELA POUSA  
Address:  
PO BOX 424  
SHAW ISLAND WA 98286-0424

Tax Parcel Number: 262923002000  
Owner: TIMOTHY & HELEN RIGGINS  
Address:  
PO BOX 384  
SHAW ISLAND WA 98286-0384

Tax Parcel Number: 262924008000  
Owner: DONALD YANSEN & DIANA MARIE WISEN & DAVID YANSEN & DEBRA YANSEN ET AL  
Address:  
1501 WALTER ST  
MOUNT VERNON WA 98273-4854

Tax Parcel Number: 262931003000  
Owner: KRISTINA YOUNGER  
Address:  
1415 MADRONA PT DR  
BREMERTON WA 98312-2346

Tax Parcel Number: 262932004000  
Owner: SAN JUAN COUNTY  
Address:  
1609 BEAVERTON VALLEY RD  
FRIDAY HARBOR WA 98250-8345

APPROVED AS TO FORM ONLY  
San Juan County Prosecuting Attorney  
AMY S. Vira

**When recorded return to:**  
Mark Tompkins  
San Juan County, a political subdivision of the state  
of Washington  
1609 Beaverton Valley Rd  
Friday Harbor, WA 98250

DocuSigned by:  
BY: Jonathan Cain 6/25/2024  
Jon Cain ID: EBE63459B405... Date

San Juan County, a political subdivision of the state  
of Washington

DocuSigned by:  
BY: Mark Tompkins 6/25/2024  
Mark Tompkins ID: ...  
Interim County Manager

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

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

Escrow No.: 245461987

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Susan Laurene Laursen also known as Susan L. Laursen, as her 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.)

Lot(s): Ptn. 4 Ben Nevis 2 Short Plat

Tax Parcel Number(s): 262932006000, 262932004000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

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

\_\_\_\_\_  
Susan Laurene Laursen

State of \_\_\_\_\_  
County of \_\_\_\_\_

This record was acknowledged before me on \_\_\_\_\_ by Susan Laurene Laursen.

\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

Parcel A:

A portion of Lot 4, Short Plat of Ben Nevis 2, as recorded in Volume 4 of Short Plats, pages 24 and 24A, records of San Juan County, Washington, being portions of the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 29, Township 36 North, Range 2 West, W.M., described as follows:

Beginning at the Southeast corner of the said Southwest quarter of the Northwest quarter;  
Thence along the Easterly boundary of the said Southwest quarter of the Northwest quarter North 0°19'27" East, 17.73 feet to a point on the centerline of the Neck Point County Road #100 as shown on the Short Plat of Ben Nevis 2 as recorded in Volume 4 of Short Plats, page 24, records of said County, said point also being the Northeast corner of said Lot 4;  
Thence along said centerline North 89°52'50" West, 353.04 feet;  
Thence leaving said centerline South 0°07'10" West, 620.07 feet;  
Thence South 89°34'44" East, 349.80 feet to a point on the Easterly boundary of the said Northwest quarter of the Southwest quarter;  
Thence along said Easterly boundary North 0°25'16" East, 604.19 feet to the Point of Beginning.

EXCEPT Neck Point County Road No. 100 along the North boundary thereof.

Situate in San Juan County, Washington.

Parcel B:

That portion of Lot 4, SHORT PLAT OF BEN NEVIS 2, as recorded at Volume 4 of Short Plats, pages 24 and 24A, records of San Juan County, Washington lying South of the following described line:

Beginning at the Southeast corner of the Southwest quarter of the Northwest quarter of Section 29, Township 36 North, Range 2 West, W.M., Shaw Island, said county and state; THENCE along the Easterly boundary of the said Southwest quarter of the Northwest quarter North 0°19'27" East, 17.73 feet to a point on the centerline of the Neck Point County Road #100 as shown on said SHORT PLAT OF BEN NEVIS 2, said point also being the Northeast corner of said Lot 4; THENCE along said centerline North 89°52'50" West, 353.04 feet; THENCE leaving said centerline South 0°07'10" West, 620.07 feet; THENCE South 89°34'44" East, 349.80 feet to a point on the Easterly boundary of the Northwest quarter of the Southwest quarter of said Section 29 and the beginning of said line; THENCE North 89°34'44" West 499.80 feet; THENCE North 79°53'24" West 215.35 feet to the Southeast corner of Lot 1 of said Short Plat and the terminus of said line.

ALSO EXCEPT that portion conveyed to San Juan County for road purposes under Auditor's File No. 69694, records of San Juan County, Washington.

Parcel B-1:

**EXHIBIT "A"**  
Legal Description  
(continued)

A non-exclusive easement for roadway and utility purposes as set out and described in instrument recorded May 7, 1997 under Auditor's File No. 97050715, records of San Juan County, Washington.

## EXHIBIT "B" Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat of Ben Nevis 2:

Recording No: 119634 and in Volume 4 of Short Plats, pages 24 and 24A

2. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 31, 1981  
Recording No.: 119635

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Orcas Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: July 6, 1971  
Recording No.: 76330  
Affects: Portion of said premises

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Simple Land Division:

Recording No: 92183219

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Purpose: Ingress, egress and utilities  
Recording Date: June 2, 1993  
Recording No.: 93187439  
Affects: Portion of said premises

## EXHIBIT "B"

### Exceptions (continued)

6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 19, 1995  
Recording No.: 95121928  
Matters shown: Revised boundary lines and monuments; county road location; proposed driveway centerline

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Roadway and utility purposes  
Recording Date: May 7, 1997  
Recording No.: 97050715  
Affects: Portion of said premises and other property

Said easement contains a provision for bearing a proportionate or equal cost of maintenance, repair or reconstruction of said easement by the common users.

# 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://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](#)

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

1427 Neck Point Shaw Island Land-use redesignation

**2. Name of applicant:**

San Juan County Public Works

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

Mackenzie Sims  
Senior Project Engineer  
1609 Beaverton Valley Rd  
Friday Harbor 98250  
(360) 468-1370  
mackenzies@sanjuancountywa.gov

**4. Date checklist prepared:**

7/25/2024 Revised 8/13/2024

**5. Agency requesting checklist:**

San Juan County Department of Community Development

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

Land use redesignation change for 2024 Land Use Map changes

**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 use the site for road maintenance related material waste, operations staging, and material storage.

**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 known

**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**

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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.)**

Change the land use designation on the County-owned parcel from Rural Farm Forest (RFF) to Rural Industrial (RI) to allow the use of a construction and storage yard for public works road operations and maintenance.

- 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.**

Address: 1427 Neck Point Rd Shaw Island, 98286, access from Neck Point Road

TPN: 262932006000

Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 29, Township 36 North, Range 2 West.

Maps are included with this application.

## **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:**

Flat, hilly

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

Generally, 5-10% slope across parcel. Section of parcel at the south-central portion of site and the northwest corner have small areas with 30% slope.

- 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.**

Generally sandy loamy soils.

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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>

- 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 Land Use Redesignation proposal.

- f. **Could erosion occur because 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.**

Not required for this Land Use Redesignation.

## 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.**

General motor vehicle and engine emission currently occur from the adjacent Neck Point 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 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.

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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.**

No onsite water bodies or known wetland 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.**

None included in Land Use Redesignation proposal.

4. **Will the proposal require surface water withdrawals or diversions? Give a 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 material discharges are included in the Land Use Redesignation proposal

#### 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.**

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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>

<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>

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 (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 have an existing septic system that serves the existing buildings.

**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

[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?**

The proposal is for Land Use Redesignation, 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.**

Purple starthistle, Himalayan blackberry, Tansy

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

Various birds and mammals, including deer, are known to be on or near the site.

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

None known.

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

None known.

**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 known.

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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>

## 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.**

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

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

- 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.**

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.**

None needed for this proposal.

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

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<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>

None required for this 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 Neck Point Road 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**

[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.**

The parcel contains a residence, small studio, and shed. The property will be used as a construction yard and material waste site. The buildings will be used to support the road crew while working on Shaw. All adjacent properties are residential and will remain so except for the property directly to the south, also owned by Public Works. This property is designated as RFF but has no development on it. This proposal does not impact that parcel and no development is proposed for that site. This land use redesignation from RFF to RI 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 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?**

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

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

There is an existing single family residence, small studio, shed, and wellhouse on site.

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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>

**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.

**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. One full time county employee works on Shaw Island and would use the site regularly. Other operations staff would use the site while performing road operation and maintenance tasks while on Shaw Island. Likely four-seven staff as needed.

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

None

**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.**

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

[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

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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>

- 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

[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?**

This proposal is for a Land Use Redesignation from RFF to RI. The existing structures on site include a 2-story wood siding dwelling, single story shed, and studio.

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

None.

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

None proposed.

## 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?**

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

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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?**

None

- 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.

## 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.**

None known to 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.**

None known to the applicant

- 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.**

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

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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.**

The property is served from Neck Point Road which turns into Blind Bay Road to the east towards the ferry landing.

- 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 Shaw Island.

- 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).**

No

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

No.

- 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?**

Redesignation the Land use from RFF to RI does not require transportation.

- 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

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

None.

## 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.

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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>

<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>

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

None proposed.

## 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:

Electricity, water (on site well), 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 from the Land Use Redesignation from RFF to RI

## 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

Mackenzie Sims

Digitally signed by Mackenzie Sims  
DN: cn=U.S.,  
e=mackenzies@sanjuancountywa.gov,  
o=San Juan County, ou=Public Works,  
cn=Mackenzie Sims  
Date: 2024.08.13 14:37:21 -0700

Type name of signee:

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.

<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>

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

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?**

Redesignating Land Use from RFF to RI will not impact discharges or emissions. The land use designation change will allow rural industrial activities including a construction yard and an outdoor storage yard. Permitting of these activities will follow applicable permitting processes including additional environmental review.

- **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?**

No impact from Land Use Redesignation.

- **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?**

No impact from Land Use Redesignation. Energy usage will decrease compared to a full-time residential use.

- **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?**

No impact from Land Use Redesignation. There are no critical areas affecting the parcel.

- **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 would allow for the intended use by Public Works. There is no impact on shoreline use.

- **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. Utility usage as a construction yard and facility for Public Works will be less than it currently is as a full-time residence with a primary house and studio.

- **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. All required permitting will be followed for future development and uses.



Ordinance No. \_ - 2024

**REGARDING SITE-SPECIFIC RE-DESIGNATION REQUEST, LANDUSE-24-0105,  
AMENDING THE LAND USE DESIGNATION OF TAX PARCEL NUMBER 262932006000  
FROM RURAL FARM FOREST TO RURAL INDUSTRIAL ON THE SAN JUAN COUNTY  
COMPREHENSIVE PLAN OFFICIAL MAPS.**

**BACKGROUND**

- A. The Growth Management Act (GMA) was passed by the State Legislature in April 1990.
- B. The Board of County Commissioners voted to plan under the GMA in November 1990.
- C. San Juan County adopted the San Juan County Comprehensive Plan (Comprehensive Plan) and Official Maps to comply with the Growth Management Act (GMA), Chapter 36.70A RCW.
- D. San Juan County Code (SJCC) 18.90.020 Legislative Procedures establishes legislative procedures for Comprehensive Plan Official Map amendments.
- E. SJCC 18.90.030 Amendments to Comprehensive Plan Official Maps establishes the procedures for amendment of the Official Maps.
- F. At the July 9, 2024, County Council meeting, the County Council directed San Juan County Public Works to submit a site-specific redesignation application to the Department of Community Development (DCD) to change the land use designation of TPN 262932006000 from Rural Farm Forest (RFF) to Rural Industrial (RI) on the Comprehensive Plan Official Maps. The County Council directed DCD to process the application in 2024.
- G. SJCC 18.90.020 (B) Legislative procedures states:  
*“Planning Department. The department shall evaluate all requests to modify this code and forward recommendations to the planning commission and County council for consideration”.*
- H. On July 25, 2024, Public Works submitted a site-specific redesignation application to DCD to change the land use designation of TPN 262932006000 from RFF to RI on the Official Maps. Public Works paid the required fee of \$3,950 to DCD.
- I. The application was deemed complete on July 26, 2024 and was assigned application number LANDUSE-24-0105.
- J. In an August 1, 2025 staff report, staff determined that the proposal is consistent with applicable state and local requirements. Staff recommended approval of the proposal.

- 1 **K.** Public Works prepared an environmental checklist for the proposed land use designation  
2 change.  
3
- 4 **L.** The SEPA DNS was sent to the WA State Department of Ecology and posted to the SEPA  
5 register on August 15, 2024. It was assigned material identification number 202302543.  
6 The comment period on the SEPA determination was August 16 through September 4,  
7 2024. The SEPA determination was published in the Journal of the San Juan Islands and  
8 the Island Sounder on August 21, 2024.  
9
- 10 **M.** The Planning Commission was briefed on the proposal and the staff analysis and  
11 recommendations on August 16, 2024. The Planning Commission set a public hearing on  
12 September 20, 2024.
- 13 **N.** On August **DATE**, Public Works posted a sign and mailed letters to property owners within  
14 300 feet of the subject parcel boundary, providing notification of the public hearing per  
15 SJCC 18.90.030(E).
- 16 **O.** County Council was briefed on the proposal and the staff analysis and recommendations  
17 on August 27, 2024.
- 18 **P.** SJCC 18.90.020 (C) Legislative procedures states:
- 19 *“Planning Commission. The planning commission shall hold a public*  
20 *hearing and make recommendations to the County council on all legislative*  
21 *decisions specified in this section”.*
- 22 **Q.** On August 2, 2023, the Department of Community Development advertised an August 18,  
23 2023 Planning Commission public hearing the Journal of the San Juan Islands and Islands’  
24 Sounder.
- 25 **R.** The Planning Commission held a duly advertised public hearing on September 20, 2024.
- 26 **S.** Following the public hearing, the Planning Commission issued the following findings and  
27 recommendations:
- 28 **1. PLACEHOLDER FOR PC FINDINGS**
- 29 **T.** In compliance with RCW 36.70A.106, a notice of the County’s intent to adopt a  
30 Comprehensive Plan amendment was transmitted to the Washington State Department of  
31 Commerce on **DATE**.
- 32 **U.** Staff briefed the County Council on the Planning Commission recommendation and the  
33 initial draft of this ordinance on **DATE**. At the briefing, the County Council set a public  
34 hearing on the ordinance on **DATE**.
- 35 **V.** SJCC 18.90.020 (D) Legislative procedures states:

1                   *“County Council. All amendments to the development code, Comprehensive*  
2                   *Plan, and official maps require a public hearing before the County*  
3                   *council”.*

4       **W.**    The County Council public hearing was advertised in the Journal of the San Juan Islands  
5            and the Island Sounder on **DATE**.

6       **X.**    The County Council held a duly advertised public hearing and deliberated on the proposal  
7            on **DATE**.

8            **NOW, THEREFORE, BE IT ORDAINED** by the County Council of San Juan County,  
9    State of Washington, as follows:

10                   **SECTION 1. The County Council makes the following findings:**

11                   **A. PLACEHOLDER FOR COUNCIL FINDINGS**

12                   **SECTION 2. Amendments to the Comprehensive Plan Official Map:**

13                   The San Juan County Comprehensive Plan, Official Map and Ord. 9-2023 is amended as shown  
14                   on attached Exhibit A. The land use designation for TPN 262932006000 is amended from RFF to  
15                   RI.  
16                   

17                   **SECTION 3.    Effective date: DATE**

18                   This ordinance shall take effect on the 10th working day after adoption.  
19

1 ADOPTED this X day of November 2024.

2

3 ATTEST: Clerk of the Council

COUNTY COUNCIL

4

SAN JUAN COUNTY, WASHINGTON

5

6 \_\_\_\_\_

7 Sally Rogers, Clerk

Date

8

\_\_\_\_\_

Jane Fuller, Chair

9

District 3

10

11

12

13 REVIEWED BY COUNTY MANAGER

14

15

16

17 \_\_\_\_\_

Christine Minner, Vice-Chair

18 Jessica Hudson

Date

District 1

19

20 AMY S. VIRA

21 APPROVED AS TO FORM ONLY

22

23

\_\_\_\_\_

Cindy Wolf, Member

24 By: \_\_\_\_\_

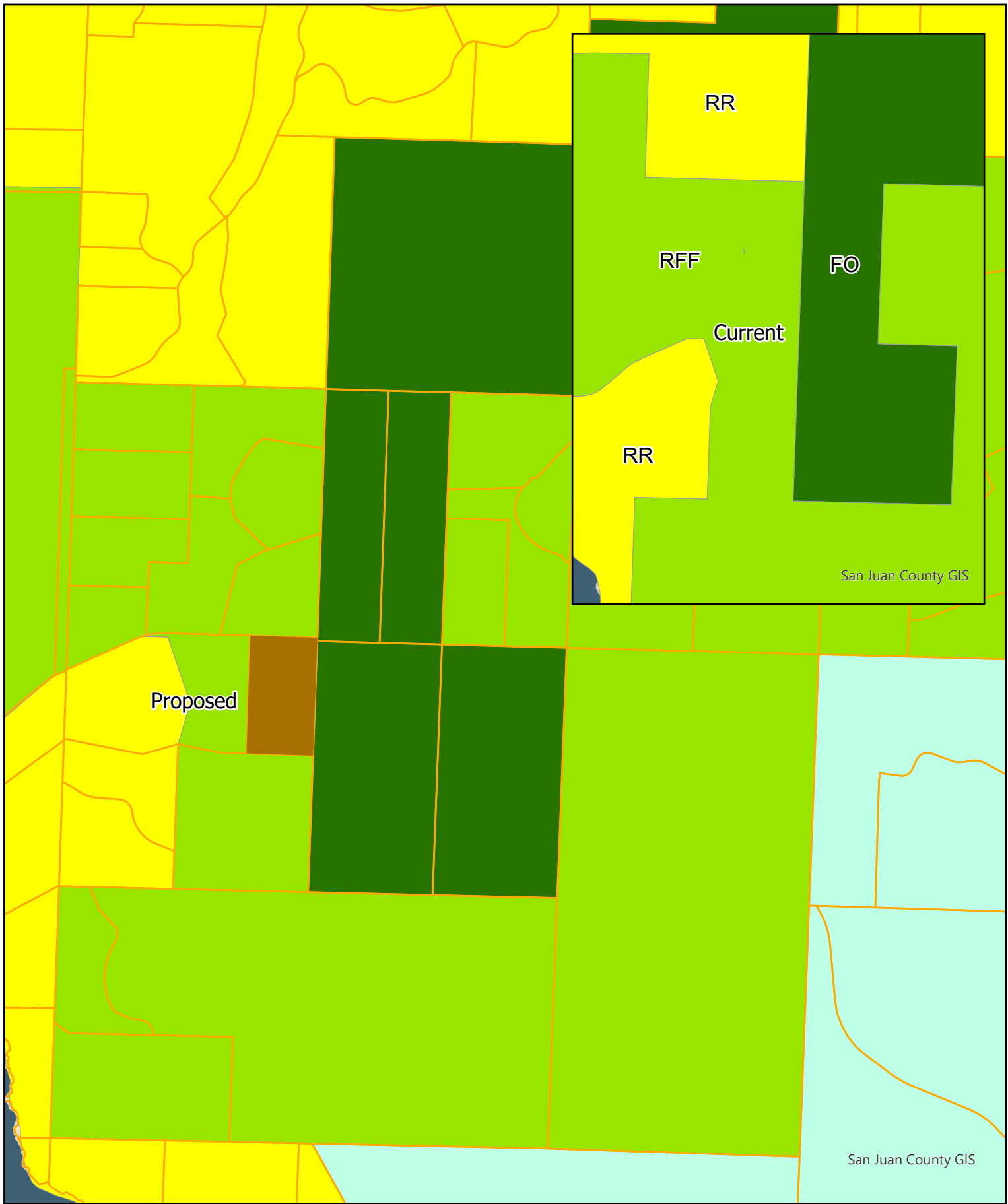
District 2

25

Date

26

27 **Exhibit A:** San Juan County Comprehensive Plan Official Map sheet for District 3

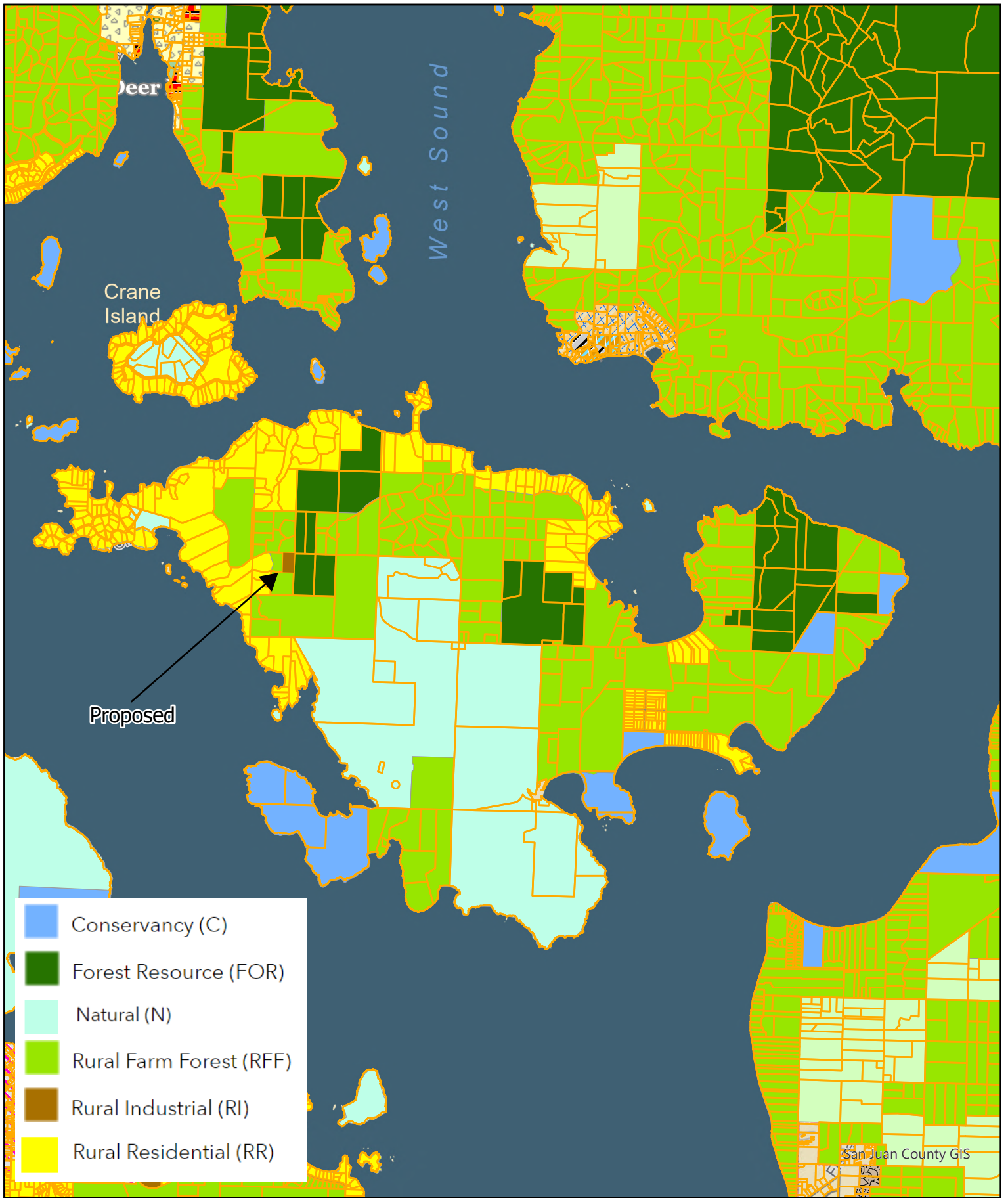


*This map is derived from San Juan County's Geographic Information System (GIS). It is intended for reference only and is not guaranteed to survey accuracy. The information represented on this map is subject to change without notice*

0 500 1,000 Feet



**Proposed Land Use Change for Parcel:  
262932006000 From RFF to RI**



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

0 2,500 5,000 Feet



**Proposed Land Use Change for Parcel:  
262932006000 From RFF to RI**