



242412015000-163-076-JACOBSEN-20120430

SAN JUAN COUNTY
RESPONSE TO SHORELINE INVENTORY REPORT

See: http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf

PROPERTY OWNERS: Dean and Carolyn Jacobsen

STREET ADDRESS 1631 Mackaye Harbor Road

MAIL ADDRESS IF DIFFERENT _____

_____ If checked Please add our e-mail to the contact list for future shoreline proceedings

e-mail cjacobsen@rockisland.com

TAX PARCEL NUMBER(S) 242412015000

ISLAND Lopez

MANAGEMENT AREA Strait of Juan De Fuca

REACH NUMBER 163 (FROM MAP index 37)

PROPERTY CONTEXT –Broad scale **Attachment 1**
(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

PROPERTY CONTEXT (Close Scale) **Attachment 2**
(Google Earth or Map quest showing site and adjoining properties)
(If you can scale setbacks from structures and elements of the built environment including lawns, garden patio's etc onto the photo—So much the better)

EXISTING DEVELOPMENT ON THE PROPERTY **Attachment 3**

A series of Photo's

At the shoreline showing the current condition (include physical characteristics of the shoreline and both retained native vegetation and elements of the built environment improvements to include docks, bulkheads, walkways trails etc) both high and low tide photo's

At the home or business showing the current condition (include photo's of the house setting in relationship to the shoreline, other structures, lawns, patios, places of shoreline access for people, boats other improvements For commercial uses make sure the totality of the site use is properly characterized)

Does the discussion of the Reach properly reflect your property location, setting and context.

Yes____, NO X (Refer to reach characteristics in the text and appendices)

If not why not. Have bird presence

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Does the site and adjacent shoreline contain any of the "Nearshore Key habitats and species area (identified on pp 61-76)

NO ☒
YES ☒ please specify Birds, fish, otter, deer, raccoon

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IS YOUR PARCEL LISTED AS A POTENTIALLY NONCONFORMING LOT BY REASON OF A STRUCTURE WITHIN 50 FEET OF THE SHORELINE (Map 35 A, B or C)

NO ☒
YES ☐

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IF YES, DOES THE CHARACTERIZATION IDENTIFY ANY SPECIFIC HARM THE EXISTING STRUCTURE(S) IS/ARE CAUSING ON THE EXISTING SHORELINE CONDITION OR HABITAT? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO ☐
YES ☐ AT PAGE(S) ☐

DO THE PHOTOGRAPHS ATTACHED REFLECT THE EXISTING CONDITION AT YOUR SITE?

YES ☒
NO ☐

DOES THE INVENTORY REPORT IDENTIFY ANY SCIENTIFIC BASIS FOR MAKING YOUR PROPERTY A NONCONFORMING USE? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO ☒
YES ☐ AT PAGE(S) ☐

WHAT IS THE AVERAGE LOT SIZE ON THE SHORELINE IN THE AREA OF YOUR PROPERTY?

☒ Less than one acre, ☐ one acre to less than five acres ☐ five acres and over

WHAT IS THE PROPERTY'S CURRENT SHORELINE DESIGNATION?

URBAN ☐, RURAL ☐, CONSERVANCY ☐ NATURAL ☐ **SEE ATTACHED NOTE**

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY

COMPREHENSIVE PLAN ☐

ZONING ☐ **SEE ATTACHED NOTE**

DOES YOUR NEIGHBORHOOD FIT THE CRITERIA FOR A RESIDENTIAL ACTIVITY CENTER AS DEFINED IN THE 2010 COMPREHENSIVE PLAN?

Residential Activity Centers are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.

YES ☐
NO ☒

IF YES, DOES THE SHORELINE INVENTORY REPORT ACCURATELY REFLECT THE RESIDENTIAL ACTIVITY CENTER CHARACTERISTIC AND SHORELINE RESIDENTIAL MANAGEMENT GOALS IN CHARACTERIZING YOUR REACH.

YES _____
NO _____,

OTHER COMMENTS AND OBSERVATIONS ATTACHED

*We are constructing a garage (by permit)
within a month.*

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THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HERewith BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY.

(CHECK IF APPROPRIATE) _____ AND

THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN

PRINT



Dean W. Jacobsen



Carolyn J. Jacobsen

Dean and Carolyn Jacobsen
1631 Mackaye Harbor Road
Lopez Island, WA 98261

April 26, 2012

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Re: San Juan County Response to Shoreline Inventory Report:

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To Whom It May Concern:

I contacted the S.J.C. Planning Department to ask for assistance in answering two of the questions. They were not able to assist me. I would appreciate being advised the answers in the future, if possible.

The following are the two questions:

What is the property's current shoreline designation?

What is the current GMA Comprehensive Plan Designation and zoning for your property?

Sincerely,



Carolyn J. Jacobsen
cjacobsen@rockisland.com



Address **1631 Mackaye Harbor Rd**
Lopez Island, WA 98261

Get Google Maps on your phone



Text the word "GMAPS" to 466453



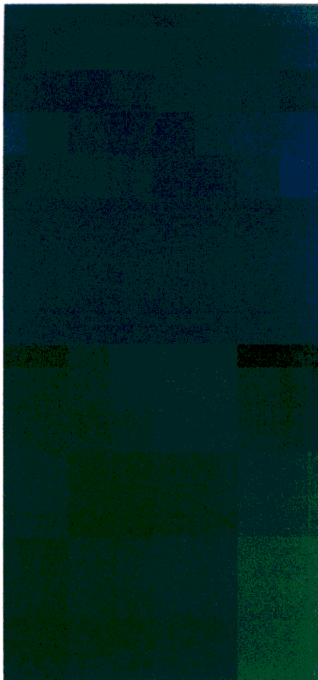
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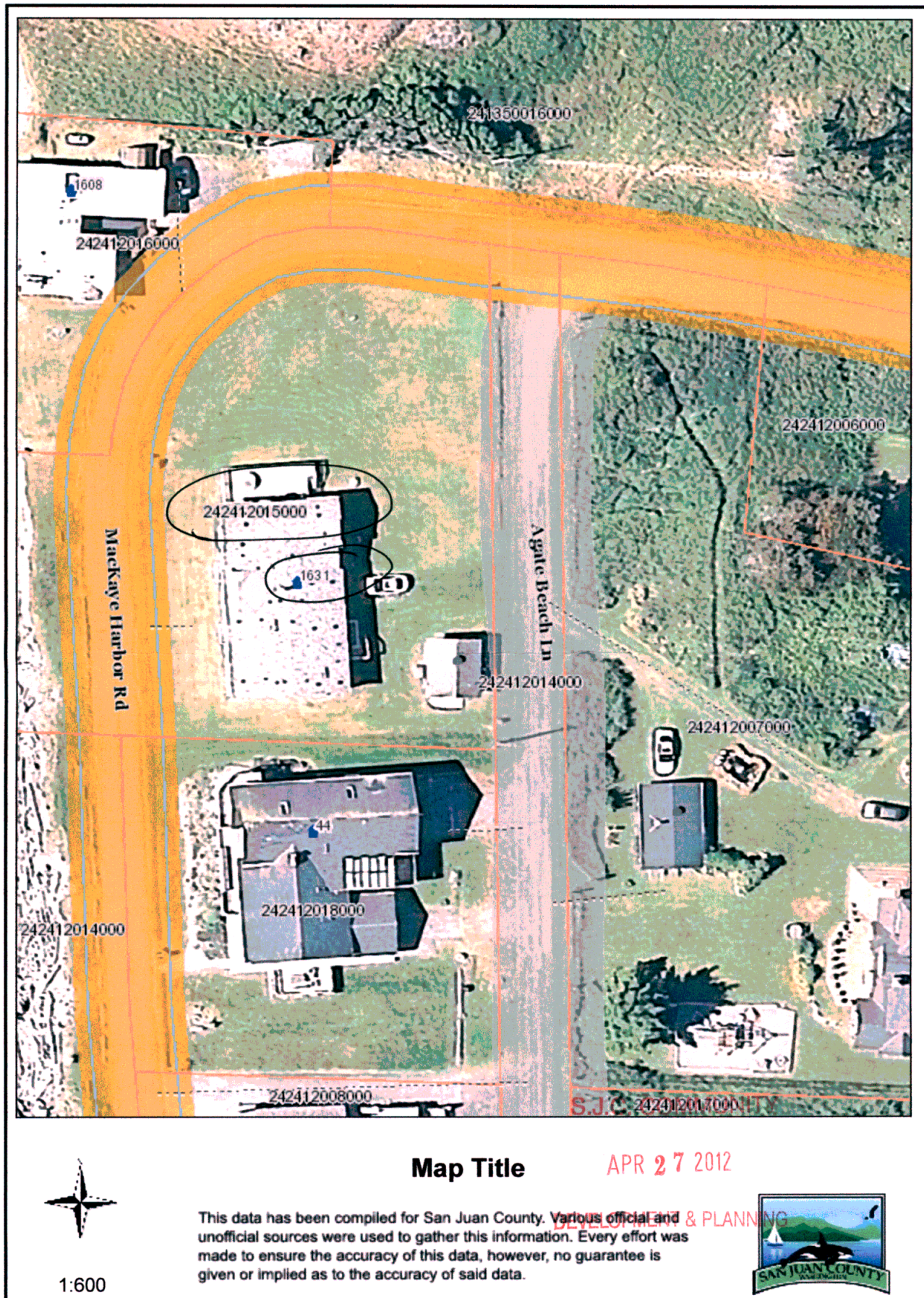
To see all the details that are visible on the screen, use the "Print" link next to the map.



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Breakwater – 1631 Mackaye Harbor Road



Surf on beach at 1631 Mackaye Harbor Road



Deck on home at 1631 Mackaye Harbor Road



Entry to home at 1631 Mackaye Harbor Road

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Breakwater view from property next to street at 1631



Beach access for 1631 shown just above and to left of boy.



Breakwater for 1608 & 1631 Mackaye Harbor Road