



25154401000-139/140-04S-BARGREEN-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: LOPEZ VILLAGE HMB LLC

STREET ADDRESS 211 Lopez Road

MAIL ADDRESS IF DIFFERENT 2821 Rucker, Everett, WA 98201

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

e-mail nbargreen@aol.com

TAX PARCEL NUMBER(S) 251544-00800, 251544-01000

ISLAND LOPEZ

S.J.C. COMMUNITY

MANAGEMENT AREA Fisherman's Bay

APR 30 2012

REACH NUMBER 139 or 140 (FROM MAP index 37)

DEVELOPMENT & PLANNING

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 (Refer to reach characteristics in the text and appendices)

If not why not. very confusing geological descriptions only a consultant could decipher

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 _____

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 _____

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 _____

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

COMPREHENSIVE PLAN _____

ZONING Lopez Village Urban Growth Area

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

The southwest corner of our property is designated "wetlands" in error.
This land is not wetlands and is not attached to wetlands.

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

H. Bargreen

H. Bargreen

Managing Partner,
Lopez Village HMB LLC

Google

Attachment 1

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



Google Attachment 2

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



Attachment 3

NOT
Wetlands
(See Attached
maps
+ photos)

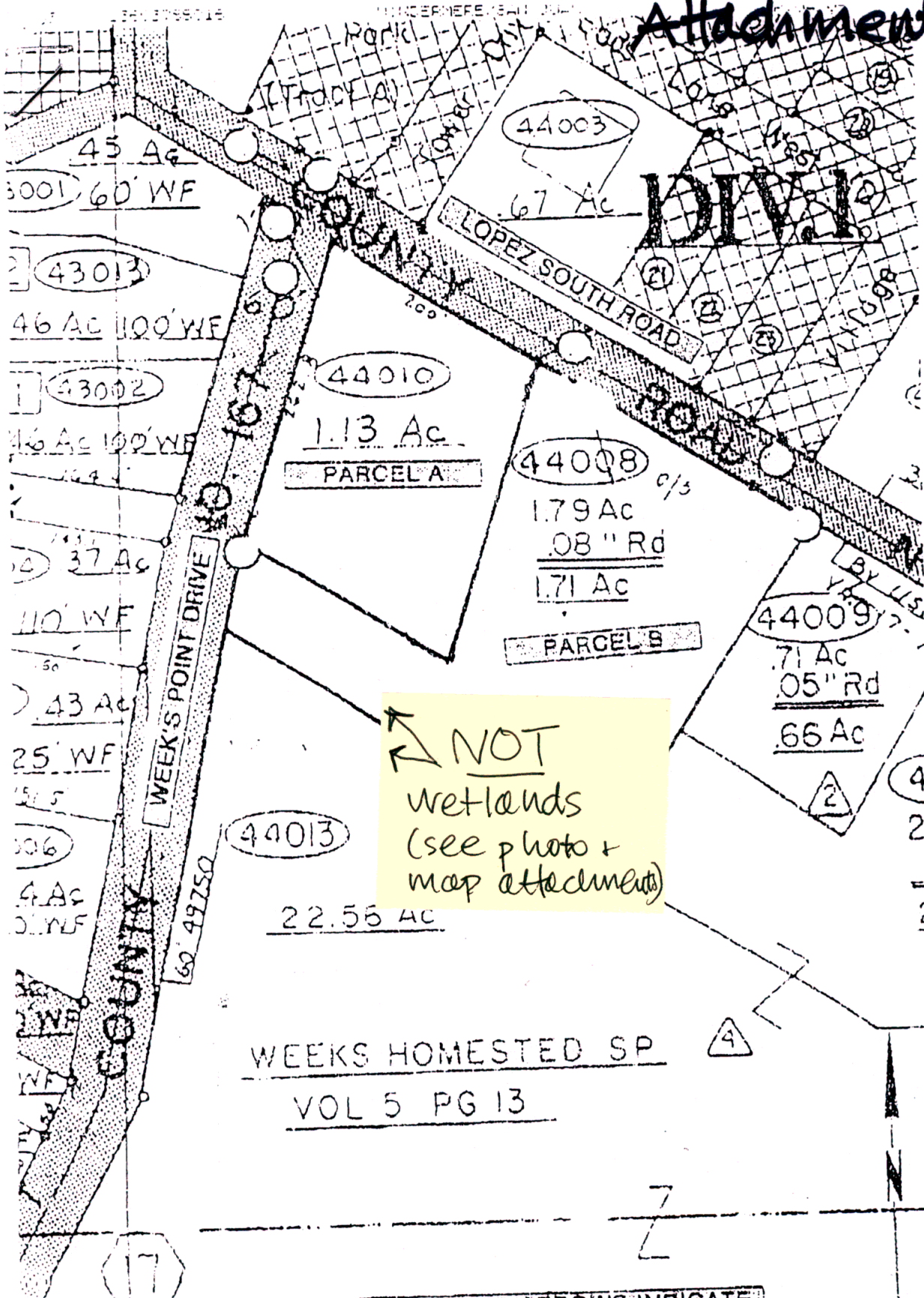
147

139

140



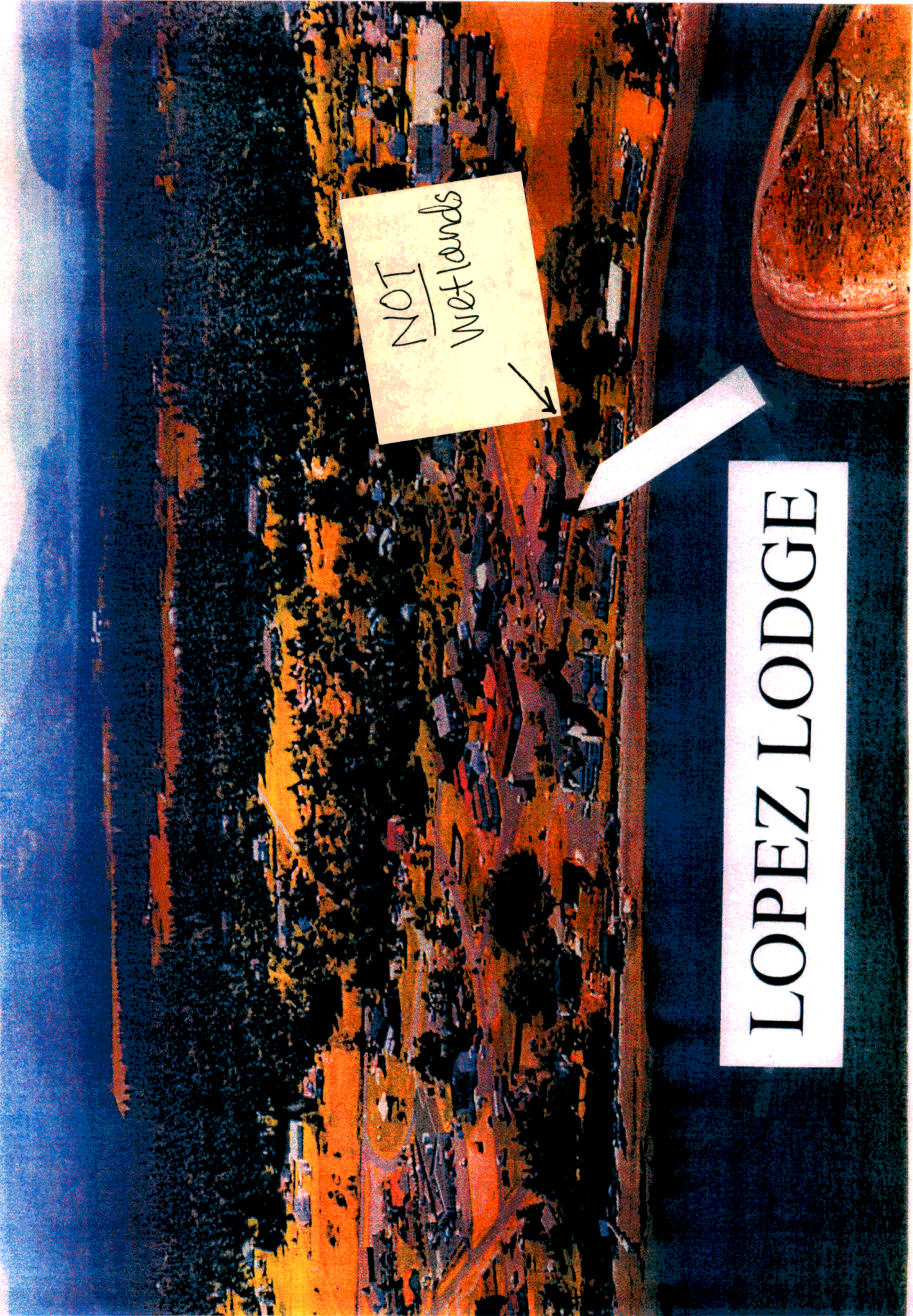
Attachment 3



NUMBERED ARROWS INDICATE
LOCATION FROM WHICH
PHOTOGRAPHS WERE TAKEN

Home Bargen 1-800-884-3161

Attachment 3



NOT
Wetlands

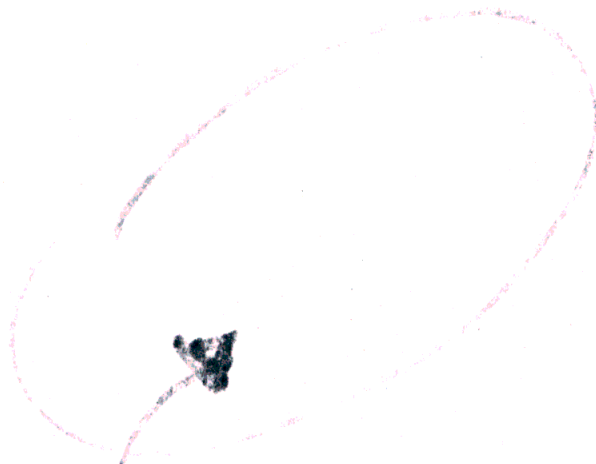
LOPEZ LODGE

NOT MENTIONED
SOURCES



3 + ANSWERS

Attachment 3



not wetlands
Bioscience



EXHIBIT 3

EXHIBIT 3





EXHIBIT 3

EXHIBIT 3





EXHIBIT 3