



262734004000-180-096-TGDYNAMICS-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: TG DYNAMICS, GROUP II LLC

STREET ADDRESS 2126 BLIND BAY RD SHAW ISLAND 98286

MAIL ADDRESS IF DIFFERENT PO. BOX 610910 SAN JOSE CA 95161

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

e-mail STEPHEN@DYNAMICFOUNDATION.ORG

TAX PARCEL NUMBER(S) 262734001, 002, 003, 004

ISLAND SHAW ISLAND

MANAGEMENT AREA SHAW ISLAND

REACH NUMBER 180 (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 (Refer to reach characteristics in the text and appendices)

If not why not. VEGETATION PERCENTAGE IS HIGH - MAP 19 B SAYS WE HAVE A PALUDTRINE EMERGENT WETLAND ON LOT #4 - NOT SO... HAVE FOUND MAPS ARE VAGUE, CONFUSING AND NOT ACCURATE.

S.J.C. COMMUNITY
APR 30 2012
DEVELOPMENT & PLANNING

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 RURAL FARM FOREST

ZONING _____

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 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



JOHN LACKEY - AS AGENT
FOR OWNERS —



Attachment 1

Blind Bay Estates
2126 Blind Bay Rd
Shaw Island WA 98286

TPNs 262734001, 002, 003, 004



Attachment 2

Blind Bay Estates
2126 Blind Bay Rd
Shaw Island WA 98286

TPNs 262734001, 002, 003, 004

Attachment 3

Blind Bay Estates

2126 Blind Bay Rd

Shaw Island WA 982

TG Dynamic Group II LLC

P. O. Box 610910 San Jose CA 96161

TPN: 462350001, 002, 003, 004

Phone: 360-378-7836 Email: john@sanjuanislands.com

Existing Developments and Current Uses on Property

Lot #1-Fire pit on Picnic Point, Boat house with pilings, community dock, gravel path along common area- See photos

Lot #1-Photos taken from the counties Polaris Mapping System showing pre-existing structures on what is now lot #1.

Lot #2- 1920s Farmhouse w/attached garage, steps to beach. See photos

Lot #3- Vacant parcel with photos taken looking north and south

Lot #4- New Construction-5 bedroom house w/ 2 car attached garage.

Lot #4-Has a barge landing that has been used over the years and has been noted on old documents.

***NOTE:** The vegetation percentage listed in Reach 180 is high and not reflective of what is on the ground for this 26 acres. Map 19B is an example of the maps in this report not showing what is on the ground. Some are hard to read, others confusing and some just not accurate. To say the glossary included in The Shoreline Characterization and Inventory Report is inadequate, is putting it mildly.



This photo of a portion of lots #1 and #2 shows a preexisting condition prior to the purchase in 2006. At one time the Fowler Farm was the largest supplier of eggs to Seattle. Upper middle in the photos shows the remains of a chicken coop that was removed by the current owners. To the right the structure running parallel to the shoreline was a utility barn that was in good shape but its removal was required for short plat approval. Noted above the building in question was the remains of various trucks, cars and farm equipment. Portions of the property was littered with discarded and worn out equipment.



Lot #1 common area at the dock. This is the transition area where the fixed pier will join the shoreline.



Lot #1 common area gravel path– Farmhouse on lot #2 in background.



Lot #1 looking north to point with fire pit.



Lot #2-Common area waterfront in front of the original farmhouse that was built in the 1920s.



Lot #1-North beach with boat house.



Lot #1 Blind Bay Estates– northwest bay



Lot #1 Blind Bay Estates– Picnic Point fire pit.
Was on the property before purchase in June of 2006.



Lot #1– Boat house– no one knows the age of this boat house, needless to say it has been a part of this beach for a long time.



Lot #1 Blind Bay Estates– View to northeast– boat house with dock in the background.



Picture taken from Lot #2 from the farmhouse looking north across to Lot #1 to the boat house and the two pilings in front of it. Also in the photos is the walkway that was part of the short plat requirement



Original 1920s farmhouse, now situated on lot #2 of Blind Bay Estates.

Photo taken from the waterfront common area on Lot #2.



Lot #2-Steps to the beach. Common area waterfront in front of the original farmhouse.



Photo taken from waterfront common area on lot #3 looking north to lot #2.



New construction on lot #4 Blind Bay Estates. Photo was taken from the waterfront common area on lot #3



Photo taken from barge ramp on lot #4 common area looking back at the new construction. Stairs to beach in foreground.



Photo taken from lot #4 waterfront common area looking north all the way to the community dock on lot #1 of Blind Bay Estates