



272334004000-051-024-GUTSCHMIDT-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: RALPH GUTSCHMIDT

STREET ADDRESS 294 PARADISE LOST WAY

MAIL ADDRESS IF DIFFERENT P.O. BOX 191, EASTSOUND, WA 98245

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

e-mail LORI AND RALPH @ HOTMAIL.COM

TAX PARCEL NUMBER(S) 272334004

S.J.C. COMMUNITY

APR 30 2012

ISLAND ORCAS

DEVELOPMENT & PLANNING

MANAGEMENT AREA EASTSOUND

REACH NUMBER 51 (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 SEE ATTACHED PAGES 1 TO 10 & 10A, 10B

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. _____

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 EAGLE

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 RESIDENTIAL

ZONING RFF

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 ☒

Pagastis

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

SEE ATTACHED EAGLE & OSPREY MAP 24B

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

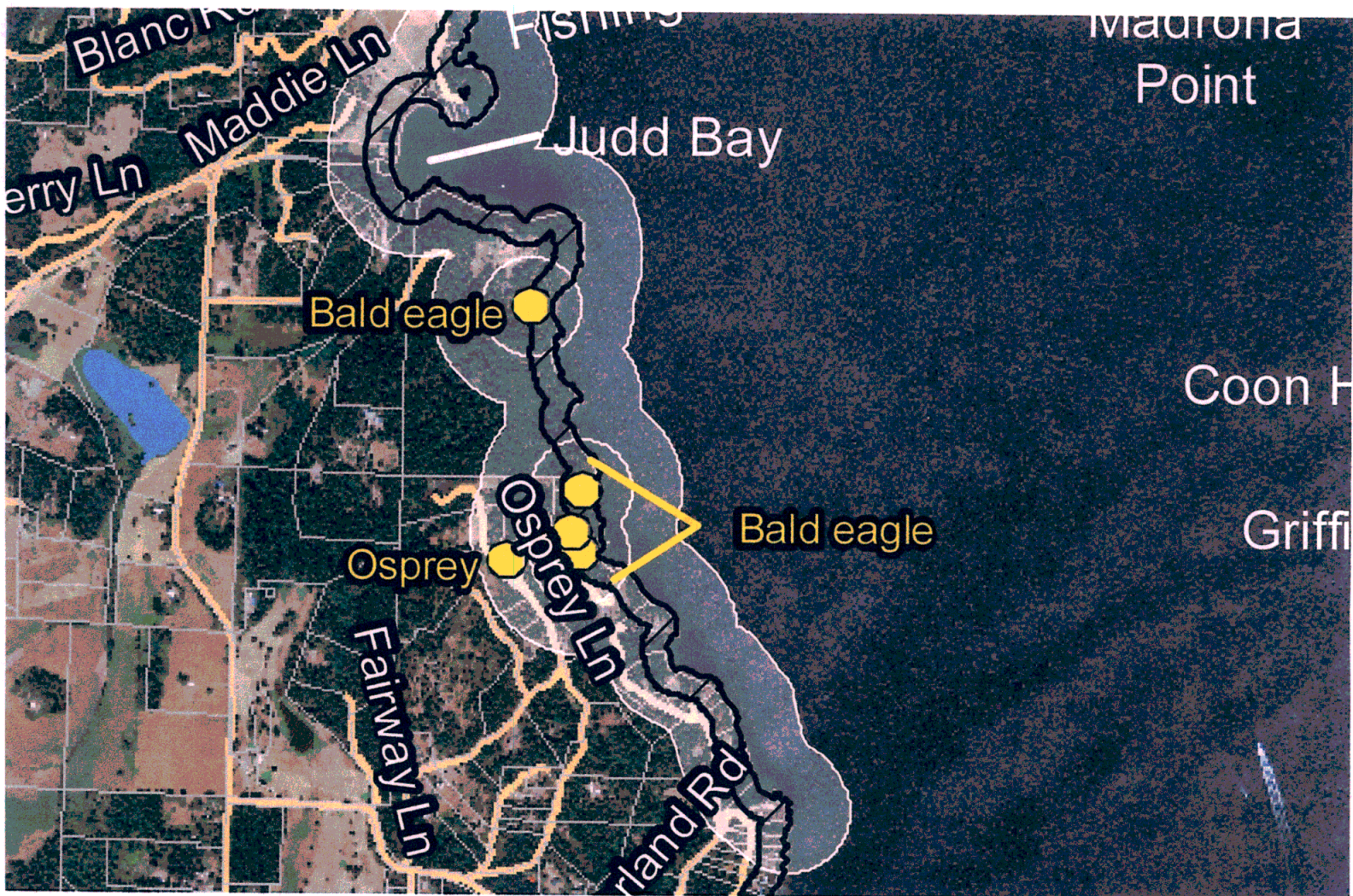
THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY
CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE
SHORELINE DESIGNATION PROCESS.

OWNERS SIGN

PRINT

Ralph Gutschmidt

RALPH GUTSCHMIDT



THE OSPREY NEST WAS DESTROYED IN A STORM OVER 10 YEARS AGO AND THE SOUTHERLY BALD EAGLE NEST WAS DESTROYED OVER 5 YEARS AGO. THE BALD EAGLES ARE PRESENTLY NESTING ON THE CENTRAL NEST, APRIL 27, 2012



This photo is showing the driveway leading to the main house on parcel # 272334004. Notice the lawn to the left of the photo and planting in front of the main house. The lawn area is about one acre in size with orchard trees. This photo is looking north.



This photo is showing the circular drive to the main house and barn/garage in the upper left of the photo and the barn in the upper right of the photo. This photo is looking southwest.



This photo shows our family enjoying a picnic at the pocket beach on parcel # 272334004. This picture is meant to show we use our waterfront property extensively.



This picture intended to show our current use and access at the near shore.



This picture is intended to show shoreline conditions including part of the pocket beach taken from the north looking south. Notice the main house at about elevation 30 above the rocky shoreline.



This photo taken from the Gutschmidt north property line (parcel # 272334004) looking south. Notice the main house above the pocket cove.



This photo is taken from south looking north at pocket beach on parcel #272334004



The top picture is showing pasture; barn and the Gutschmidt flock of rare pure bred Cotswold sheep which they have been breeding for the last 16 years on their property tax parcel # 272334004. About 5 acres of the 10 acre shoreline parcel is in pasture for their sheep and llama. This picture is looking southeast.



The bottom picture is showing the active sheep farm (Laughing Moon Farm)

9/10



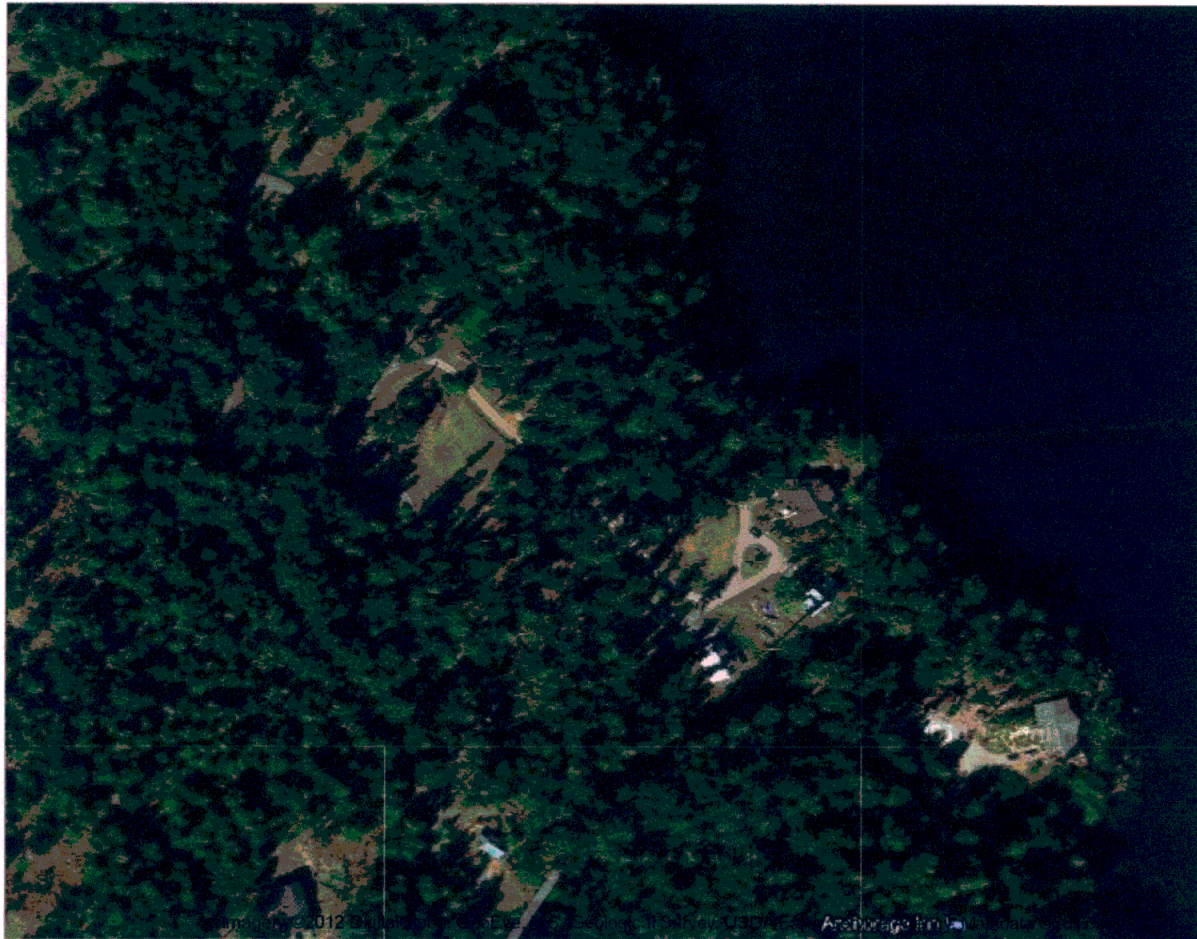
This photo is intended to show the trail to the pocked beach being used by the Gutschmidt family on parcel # 272334004



This picture shows the stairs leading from the Gutschmidt main house to the pocket beach on parcel # 272334004 being actively used by the Gutschmidt family.



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



GUTSCHMIDT MAIN HOUSE AND ADJOINING PROPERTIES
APRIL 27, 2012

PAGE 10A



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



GUTSCHMIDT MAIN HOUSE/BARN/S/GARAGE
APRIL 27, 2012

PAGE 10-B