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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: EDWARD PRACZUKOWSKI

STREET ADDRESS 294 Willows Lane San Juan Island

MAIL ADDRESS IF DIFFERENT 6125 SW Spokane St. Seattle 98116

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

e-mail acp_ski@comcast.net

S.J.C. COMMUNITY

TAX PARCEL NUMBER(S) # 362 9500 14000

APR 30 2012

ISLAND SAN JUAN ISLAND

DEVELOPMENT & PLANNING

MANAGEMENT AREA 36 A

REACH NUMBER 201 (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. see narrative

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 river otter - mink - deer - fox - raccoon

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 _____ *na*

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 _____

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

Edward L. Praczkowski

EDWARD L. PRACZUKOWSKI

Anne C. Praczkowski

Anne C. Praczkowski

San Juan County Shoreline Inventory and Characterization Report: Responses to Public Comments

No.	SECTION	PAGE	COMMENTOR	COMMENTS & NOTES	RESPONSE
				is necessarily lost. By contrast, in pdf format users can zoom and pan to view the maps and the resolution is largely maintained. It would be useful to make a note of this pdf utility in the legend on the maps. Maps in the body (section 3) of the report are easy to read in color.	
28			Megan Dethier	Consider adding Beamer and Fresh (????)	The Beamer et al. (2011) data were not available at the time this document was prepared however, we did refer to such data and the preliminary results provided in a PowerPoint. A full discussion is added in the final version.
29	2.9	59	Megan Dethier	a sentence begins "The tidal, intertidal..." - not sure what that means. The first item should maybe be supratidal?	Supratidal has been added as suggested.
30		60	Megan Dethier	In the discussion of wetlands p. 60, it should perhaps be pointed out that a common type of shoreline wetland in the County, lagoons, are very dependent on a sediment supply to maintain the barrier beach that creates the wetland behind it. Loss of updrift sediment due to armoring may thus indirectly destroy the wetlands.	Discussion added as requested.
31	General		Megan Dethier	Pentilla is misspelled	The correct spelling is Penttila. No change required.
32		62	Megan Dethier	Bottom of page 62 should say "non-floating kelps" (not none)	Statement corrected as suggested.
33		63	Megan Dethier	Pinto Abalone, should note that they are critically rare.	Comment added as requested.
34	Figure 4		Megan Dethier	It seems very odd to me that there isn't more variation in the scores illustrated in Figure 4 ... but I don't have the time to go through and check the scoring system.	Comment noted. The scoring system is revised based on additional available data.
35		123	Megan Dethier	Discussion of potential for restoration of Argyle Lagoon - it should perhaps be mentioned that the lagoon is owned by University of Washington and is a marine preserve.	Information added as requested.
36		159	Megan Dethier	San Juan Channel - Marine Riparian, Nearshore & Estuarine Habitats - the text basically says 'no eelgrass', but practically that entire shoreline and shallow subtidal area consists of well-documented and well-studied kelp habitat. Parts of the areas are UW Marine Protected Areas, and rockfish and other protected species are abundant.	Information added as requested.
37	Shaw Management Area Discussion		Megan Dethier	Practically every place that isn't eelgrass habitat is kelp habitat.	Information added as requested.
38		174	Megan Dethier	it is noted elsewhere that Shoal Bay is important for shellfish (Clams), but not mentioned here.	Information added as requested.
39		177	Megan Dethier	unless I am mistaken, the tide gate at Shoal Bay has already (recently) been removed and the area restored.	Shoal Bay tide gate removal is now mentioned in report and inconsistency with the data noted. Without complete means of verification, it is not possible to check the entire data set for accuracy. Inconsistency was noted in the text in section 4.13.4 but no map changes were made. Any corrections to a particular dataset owned by other parties (in this case, San Juan County) would need to be done by that party
40		272	Megan Dethier	To be consistent with info earlier in the document about effects of shoreline armoring, I would encourage that language be inserted here to recommend that any new or repaired armoring be placed above extreme high water - there are good data now to show how important this is.	Information added as requested.
41			Patrick Kirby	The SMP appears to prohibit all commercial docks in Activity Centers such as Orcas Landing. This seems backwards to me. It would seem to make more sense to allow commercial docks in activity centers where human activity is supposed to be concentrated with high density and commercial enterprise. In general, I would be in favor of any changes that would allow construction of commercial or residential docks and small marinas on urban or rural shoreline within Activity Centers. I would strike the entire paragraph I have shown below from the SMP.	The comment is directed at the existing code and will be noted for potential future revisions of the SMP.

Narrative: Property Use

GEO Parcel # 362 9500 14000

This property has been used as a second home retreat. We visit mostly in the Spring, Summer, and the Fall when the weather is at its most enjoyable. There is a picnic site with a table and benches. On our eastside deck there is a barbecue for outdoor cooking. Also, on the eastside there is a tent site after one gathers the cones dropped from the fir trees. Under our home there is storage space where we keep two kayaks.

A descending zig zag path gives us access to the waterfront. Our property is cared for and loved for the naturalness of it. We love the visual beauty as we are two artists and we like to go there to be restored.

Generally, we are in agreement with the descriptions of our parcel #36 A. We did notice the comment on eel grass, we do know that there is an abundance of kelp. This is described in the Characterization Report Responses and we have enclosed a copy.

Listing Of The Enclosed Photos

1. House seen from Shore
2. Front of House--facing South
3. View of the East Side
4. Front Yard and Driveway
5. Looking East at Low Tide
6. Looking West at Low Tide
7. Low Tide viewed from Above
8. High Tide Northeast View
9. Picnic Site East of House
10. Southeast View













