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JBS & Associates

www.JBSAssociates.ws

TEL 949.497.3673
FAX 949.497.2623

954 LA MIRADA STREET
LAGUNA BEACH, CA 92651

April 17, 2012

S.J.C. COMMUNITY

APR 23 2012

DEVELOPMENT & PLANNING

Shireene Hale
Colin Maycock
San Juan County Planning Department
P.O. Box 947
Friday Harbor, WA 98250

Re: Proposed Wetlands Map and 35 Sacred Moon Way – 89 Sacred Moon Way, Friday Harbor

Dear Ms Hale and Mr. Maycock:

In 2011 I had my new home built on the island and am currently building the garage and an ADU. While still living in Southern California at the moment, I've become aware of the proposed changes to wetlands designations and future land use.

This letter is to officially go on record objecting to the characterization of wetlands on my property per the Possible Wetlands maps that can be found at:
http://sanjuanco.com/cdp/docs/CAO/PossibleWetlands_2012-02-21.pdf

Unfortunately the map cannot be enlarged so it readable, and then printed once magnified. Enclosed is map from <http://sjcgis.org/ps2/default.aspx> which I was able to enlarge and print.

My property – 35 Sacred Moon Way, located at the corner of Prohaska and Blue Camas is outlined in red on a print from the "sjcgis" map. The location of the home that has already been built is indicated with a hand drawn, not to scale, red house. If you compare this map with the possible wetlands map, it is clear that the land which was cleared for the construction of the house is shown as a "green blob" indicating a body of water, on the wetlands map. The house is built on dry land.

The characterization of the "green water" area that is wholly within my property boundaries, as marked on the Possible Wetlands map by a green color, is incorrectly labeled as wetlands.

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Objection
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There is also a second green-colored area on the Possible Wetlands map that straddles both 35 Sacred Moon Way and the northward abutted lot, known as 89 Sacred Moon Way. There is, in fact, a depression that was dig by some previous owner of this land, prior to our purchase and short plan subdivision of 16 acres in to three 5+ acre lots. I acknowledge the existence of that seasonally wet depression, but dispute the size of the green area as shown on the Possible Wetlands map. Since purchasing the land in December 1995 the wet portion of the depression has ranged from nearly totally dry across the entire depression in summer and fall to early spring when an area perhaps equal to 500 square feet has had a few inches of standing water before it soaked into the ground or evaporated, returning the area to dry and needing to be mowed. The green area on the map appears to me to be far bigger than the wet area we've seen to date. The depression that was created on the sloping land is far bigger than the water-covered portion has been since we purchased the land in 2006.

The Possible Wetlands map correctly notes a wet area across the border of these two properties, but significantly mis-characterizes the size of the area that is "wet" on a seasonal or year-round basis.

The comments related to the area on the 35 Sacred Moon Way and 89 Sacred Moon Way property line are jointly submitted as official objections to the Possible Wetlands map V by both property owners. The objections to the incorrectly characterized wetland wholly within the property lines of 35 Sacred Moon Way are submit by me, as the owner of that parcel.

The above points are our official objections to the wetland attributes noted on the Possible Map for our properties.

While the county commissioners are the one who vote on the proposed new ordinances, and not the planning department, we can't help but comment on the big picture of where this is all headed, from a land owner's perspective. The county's own consultant admits that the proposed ordinance's calculations are not based on defensible science, but rather opinions. So far the county has not been able to accurately differentiate between bare land ready for building and water on my lot.

Since 2006 when purchasing the 16 acres, our two families have invested over one million dollars on the island in land purchase, subdivision, development and the construction costs of a home for one family. We committed to the island economy by using local service providers and buying materials on island. This proposed map and the proposed wetlands development rules appear to make it impractical, if not impossible, for the development of the second family home at 89 Sacred Moon Way given the terrain, and land use restrictions on the west side of the lot when coupled with the proposed new laws. Effectively the county will be "taking" my friend's land by "legislated eminent domain" but without compensation. Restricting the land owners from using

the land for the purposes for which it was zoned, purchased and development begun is bad public policy.

If the county is using the wetlands maps as way to slow development, I hope they are prepared for the brutal drop in county revenue as building permits come to a near cessation, sales tax revenues dry up and the decline in property values as properties are not maintained due to permits and hassle under the proposed laws begin to show their effect. Property tax revenues will drop at the property values continue to plummet worse than the 40% they are already off since 2006. All plans to build the second family home have stopped. The six + full time good paying island jobs that our construction to date has provided for over 2 years will come to an end when my garage is done.

Sincerely,

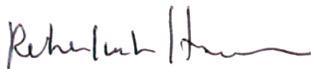


Jeanne B. Sleeper

Owner

35 Sacred Moon Way

Friday Harbor



Rebekah Halpern

Owner

89 Sacred Moon Way

Friday Harbor

Enclosures: "sjcgis" maps of 35 and 89 Sacred Moon Way

Photographs of property line area between the two properties that is designated as a large wetlands are on the Possible Wetlands map. Taken July 2008 and 2009.

JEANNE B. SLEEPER
CEO

TEL 949.497.3673 EXT. 300
FAX 949.497.2623
CELL 714.803.7497

jsleeper@JBSAssociates.ws
www.JBSAssociates.ws
954 LA MIRADA STREET
LAGUNA BEACH, CA 92651

JBS & ASSOCIATES
Consulting & Business Development



35 Sacred Moon



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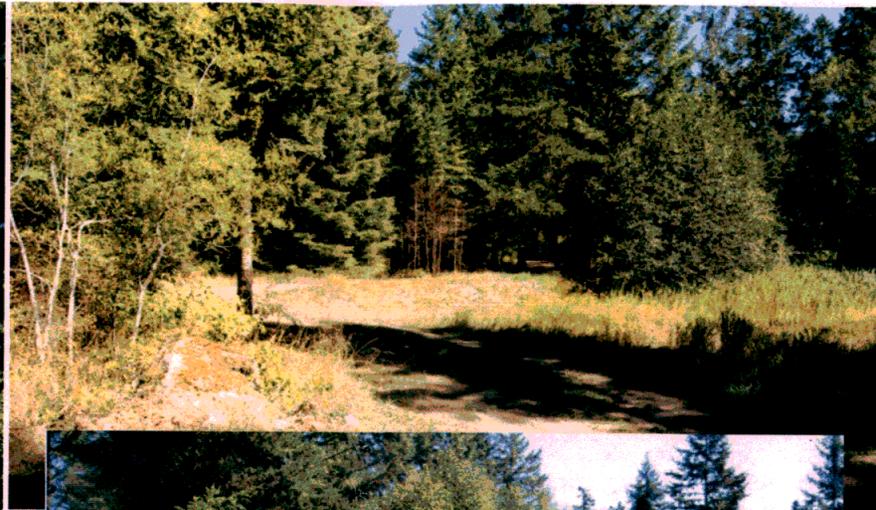
This data has been compiled for San Juan County. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.





Sleeper Property
35 Sacred Moon Way, Friday Harbor

Southend, small, inches of water



Year round

Dry at North end



Dry mid area



Dry area most of year, west side