

\*462451023000-224-040-EUINGINVSMT-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](http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf)

PROPERTY OWNERS: Ewing Investments, LLC

STREET ADDRESS\_ 226 Westcott Dr. \_\_\_\_\_

MAIL ADDRESS IF DIFFERENT \_\_\_\_\_

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

TAX PARCEL NUMBER(S) 462451023000

ISLAND San Juan

MANAGEMENT AREA \_\_\_\_\_ Roche Harbor

REACH NUMBER \_\_\_\_\_ 224 \_\_\_\_\_  
(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\_X\_\_ (Refer to reach characteristics in the text and appendices)  
If not why not. \_

*Map24A shows no observation of birds or mammals. Table 27B scores reach 224 zero for birds, zero for bats and zero for kelp. We have all kinds of birds and mammals. See attached photos, including the enlargement of the Heron standing on reach 224 next to some kelp. There are lots of bats out at twilight, but they're too fast for my camera.*

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Does the site and adjacent shoreline contain any of the "Nearshore Key habitats and species area (identified on pp 61-76)

NO \_\_\_\_\_  
YES\_X\_\_ please specify

*Clams and oysters.*

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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\_X\_\_  
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\_X\_\_  
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 \_\_\_\_\_ RR/C \_\_\_\_\_

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  \_\_\_\_\_, *Map04A color codes our neighborhood as rural farm forest.  
Should be rural residential*

OTHER COMMENTS AND OBSERVATIONS:

*Map 24A shows residential properties on both sides of Westcott Drive adjacent  
to Reach 224 as a "ZONE A FLOODPLAIN". These properties are on a wooded  
gently sloping hillside. There's no evidence of flooding since the last ice age.*

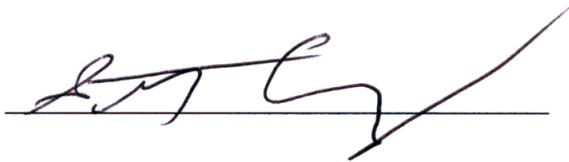
*Our home is more than a residence. Every year, it's a gathering place for family  
and friends. Our access to the deeded tidelands gives them the opportunity dig  
clams and oysters, use our small boat for fishing, and otherwise enjoy recreation*

*opportunities at our shoreline property.*

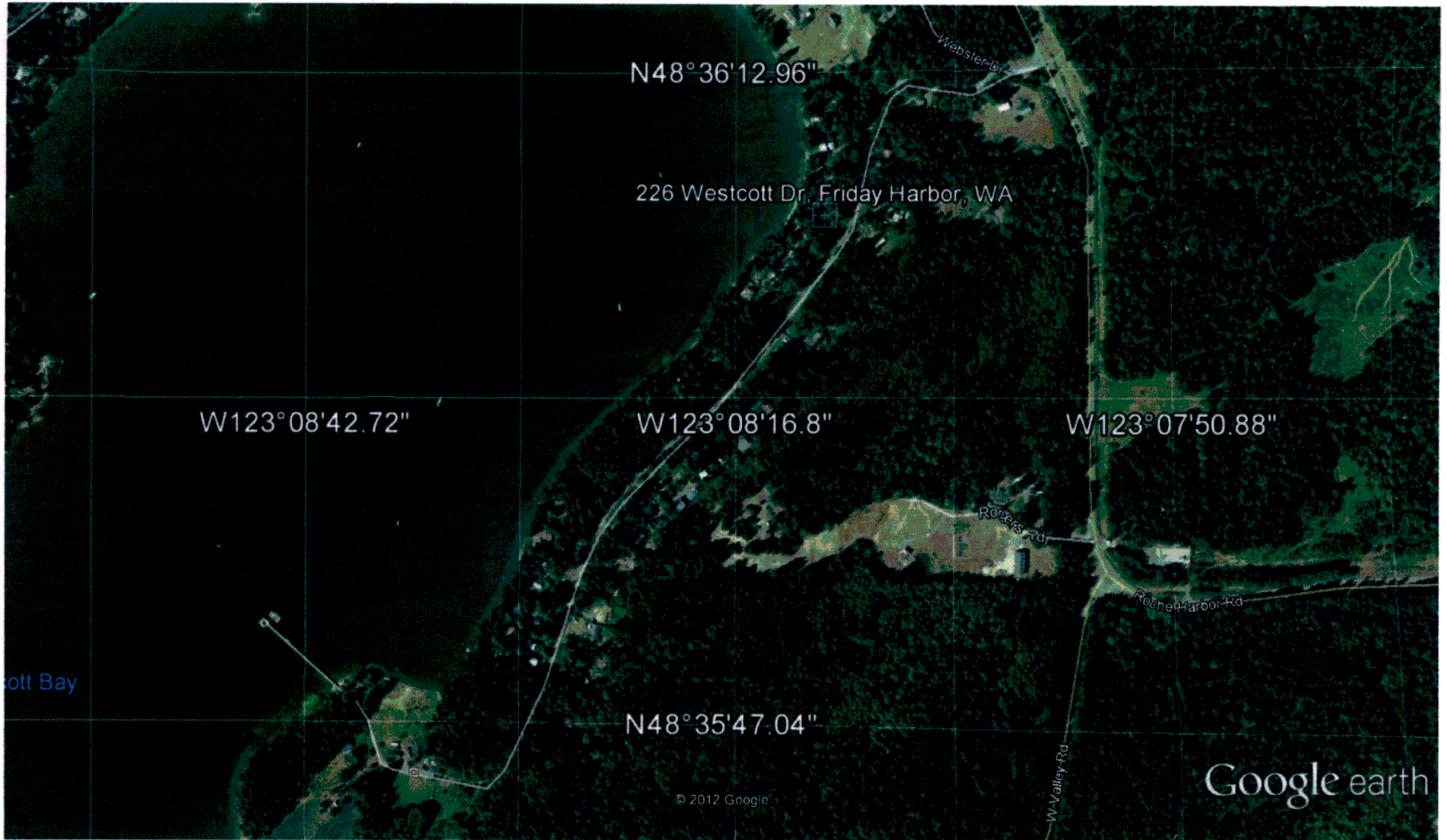
THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HERewith BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY. AND THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

OWNERS SIGN

PRINT

A handwritten signature in black ink, appearing to read 'Stuart Ewing', is written over a horizontal line. The signature is stylized and extends to the right of the line.

Stuart Ewing, Managing member,  
Ewing investments, LLC



Google earth

feet  
meters

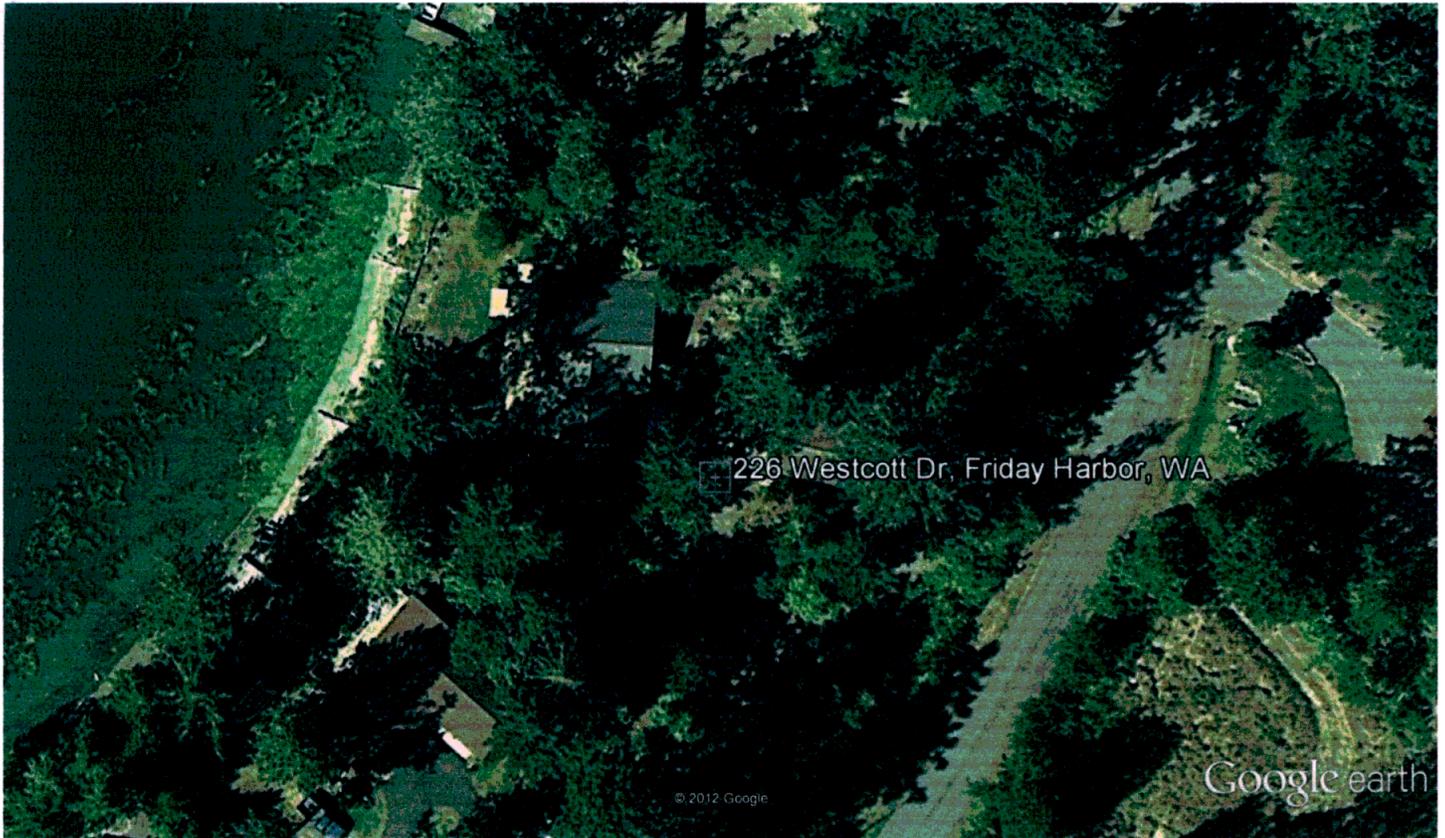
2000

800



Attachment 1

Reach 224, Westcott Bay



Google earth

feet  
meters



Attachment 2  
226 Westcott Dr.

