

Lee McEnery

From: Radabaugh, David (ECY) <DRAD461@ECY.WA.GOV>
Sent: Thursday, May 16, 2013 5:21 PM
To: Lee McEnery
Cc: Stockdale, Erik (ECY); Graves, John; McKinney, Scott (ECY)
Subject: Runstad Bulkhead, PSJ000-12-0019
Attachments: habitat_assessment_guide_final..pdf; san_juan_0001.pdf

Lee,

Thank you for the information regarding the Flood Insurance Rate Maps at the southern end of Blakely Island. From the map that you sent, it is not immediately evident how the Special Flood Hazard Area (SFHA) was determined. I have attached the relevant portion of the FIRM. The FIRM identifies the coastal area of Thatcher Pass as an unnumbered A zone. It is not clear how San Juan County determines the SFHA boundaries or elevations.

I note the following definitions in the San Juan County Code, Section 15.12.020:

"Development" means any man-made change to improved or unimproved real estate, including but not limited to the construction or exterior alteration of buildings or other structures, mining, dredging, dumping, filling, paving, excavation or drilling operations located within any area of special flood hazard.

"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

San Juan County Code, Section 15.12.080 requires that:

When base flood elevation data has not been provided by the Federal Insurance Administration on the flood hazard boundary maps, the local administrator shall obtain, review and reasonably utilize any base flood elevation data available from a federal, state or other source in order to administer SJCC [15.12.170](#).

It is the responsibility of the County to determine the boundary of the SFHA and the base flood elevation. It has been noted by the Washington Department of Fish and Wildlife that it appears that excavation occurred on the beach of the Runstad site. It seems likely that the beach and the bulkhead are affected by the mapped flood source (Thatcher Pass). Please let me know if a Letter of Map Correction has been approved by FEMA for this location.

Development within the SFHA requires compliance with the National Flood Insurance Program Biological Opinion for Puget Sound. For a Door 3 community such as San Juan County, a project specific habitat assessment is necessary. I have attached FEMA's guidance for the preparation of habitat assessments.

If you have any questions, please contact me.

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FLOOD HAZARD BOUNDARY MAP

**SAN JUAN COUNTY
WASHINGTON
UNINCORPORATED AREA**

PAGE 6 OF 8
SEE MAP INDEX FOR PAGES

**EFFECTIVE DATE:
JUNE 7, 1977**

**CONVERTED BY LETTER
EFFECTIVE 5/1/81**

**COMMUNITY-PANEL NO.
530149 0006 A**



**U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**
FLOOD ADVISORY PROGRAM

This is an official copy of a portion of the above referenced flood map. It is not to be used for any purpose other than that for which it was prepared. The map does not indicate any of the conditions which may have been made subsequent to the date of the map. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov



Hatch mark area
FEMA flood zone

Runoff project area
No FEMA flood zone