



161642003000-068-037-BURGER_PLAYA-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

S.J.C. COMMUNITY 37.

APR 30 2012

DEVELOPMENT & PLANNING

PROPERTY OWNERS: Carl R. Burger, Sandy Playa

STREET ADDRESS 464 Spring Bay Trail, Olga WA 98279

MAIL ADDRESS IF DIFFERENT POB 97, Olga, WA 98279

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

e-mail Kayakin@rockisland.com

TAX PARCEL NUMBER(S) 161642001001, 161642001002, 161642002000, 161642003000

ISLAND Occas

MANAGEMENT AREA Olga

REACH NUMBER 68 (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. _____

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 bald eagles, marbled murrelet, g.b. heron, black oysted catcher, loons, comorants, belted kingfisher, bat sp, forage fish, crab sp, river otter, harbor seal.

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

N/A

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

Rural forest

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY)

COMPREHENSIVE PLAN rural forest farmland

ZONING rft

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 _____

N/A

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

Carl R Burger

Carl R Burger

[Signature]

Sandy Playa

Other Comments/Observations Shoreline Inventory and Characterization

Olga Management Area - Reach 68

Table 26 B

Bat Presence - (Current score of 0) Since 1992 when we first arrived, we have observed bats (sp.) locally, especially at sunset in summertime, swooping above the shoreline and bay, and foraging for flying insects attracted to light from our windows. We also learned from a local representative at San Juan Pest Control (Brian) that the droppings we found in our attic insulation were not from rodents, as we suspected; Brian taught us to differentiate rodent from bat scat by watching for iridescence from insect exoskeletal remains. Needless to say, we've done nothing to limit bat activity, and we've gotten more skilled at coaxing errant bats back outside whenever they come in thru an open window or door. Also, a few years back, we discovered a dead juvenile bat (sp.) in a downspout.

Bird Presence - (Current score of 1) Since 1993, when Spring Bay Inn B&B first opened for business, we've hosted numerous serious birders, some of whom have left us with lists of their sightings from this area, as many as two dozen species, distributed between our 57 acres and the 80 acres at Obstruction Pass Park. We're not seeing as many Marbled murrelets as we used to, but occasional pairs still surprise us during our frequent kayak outings, especially around Obstruction Island. Herons, oystercatchers, and kingfishers are fairly common locally, and our wintertime influx of migratory species is noteworthy. Also, four years ago, a (younger) pair of Bald Eagles constructed their nest in the dead crown of a large Doug fir along our "Sunset Ridge" trail, visible from our residence, we suspect within the boundaries of our Reach. (See b/w photo, attached, snapped from our front porch.) They've overcome obstacles in defending from predators (crows, vultures) to raise two juveniles successfully, but this year they weren't successful in fending off an oversized flock of aggressive crows, and we think

they've vacated, at least temporarily.

Map Errata/Comments

2B Shoreline Jurisdiction - We're not clear of the rationale behind what appears to be a mere 100' "buffer" for our Wecoma Shore neighbors in Obstruction Pass (conventionally-sized residential lots, immediately adjacent), while we're required to honor a 200' "buffer" on our side of the fence. (A 200' universal setback would likely include a significant wetland area along our access road, Point of View Lane, below the east slope of our "Sunset Ridge" to the east.)

3B Land Ownership - Obstruction Pass Park is actually owned by DNR, with a 50-year lease held by WA State Parks. Also, San Juan County Parks control two separate parcels, Buck Bay and Olga Park, along the waterfront at Buck Bay, not indicated by this map.

4B Existing Land Use - Our waterfront parcel, with Cabin and main house, is residential, at least since 1992. Conditional use permit was approved in 1993 for Bed and Breakfast including kayak tours and dinners served. Timber harvest permits are current for upland parcels.

5B Current Land Use - Our no-bank, and high-bank parcels are residential, with improvements in place. Current land uses include: vacation cabin rental, kayak tours, weddings, music events, fenced vegetable and flower gardens, campsites w/fire ring/picnic table/rv hook-ups, developed sited for residence on ridge parcel, kayak storage, mooring buoy, and timber harvest.

9B Shoreline Modifications - There's a rough vehicle road leading to the shoreline, past our Cabin. Also, one of our two mooring buoys, the northernmost one, is gone. Finally, there are now only two State Park moorings, not three, at Obstruction Pass Park campground.

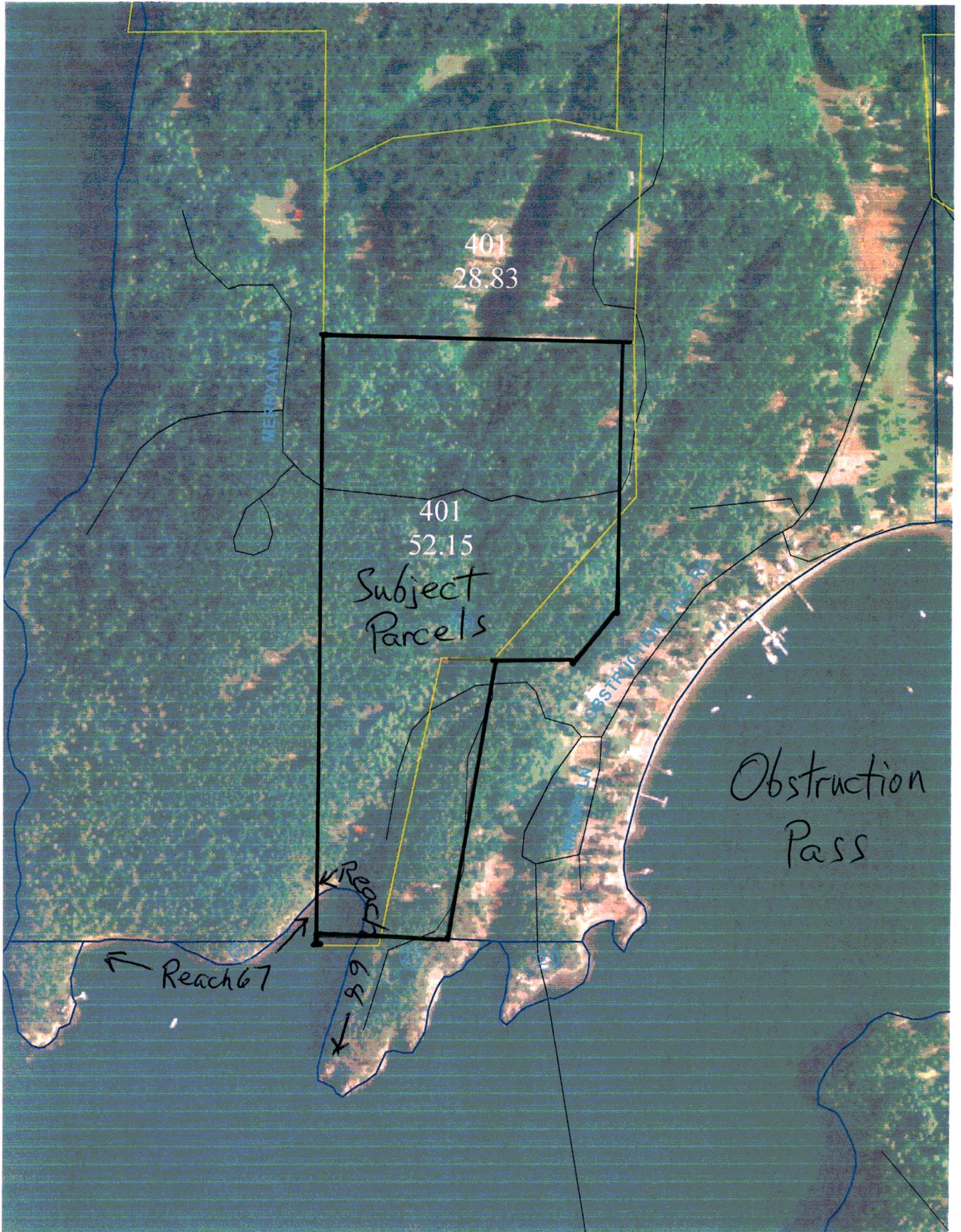
12B Floodplains and Wetlands - The wetland feature drawn outside our northeastern boundary line (with Walt Corbin) actually crosses the line, and we own appx 30% of that feature.

24B Birds and Mammals - As mentioned in "Bird Presence" Table commentary, above, there's a new, four-year-old Bald Eagle nest, located within the buffer zone of Reach 68. Also, in case it doesn't get entered elsewhere, there's a significant Harbor Seal haul-out shoal located off the northeasternmost tip of Obstruction Island, and another one on the offshore rock just west of Obstruction Pass Park.

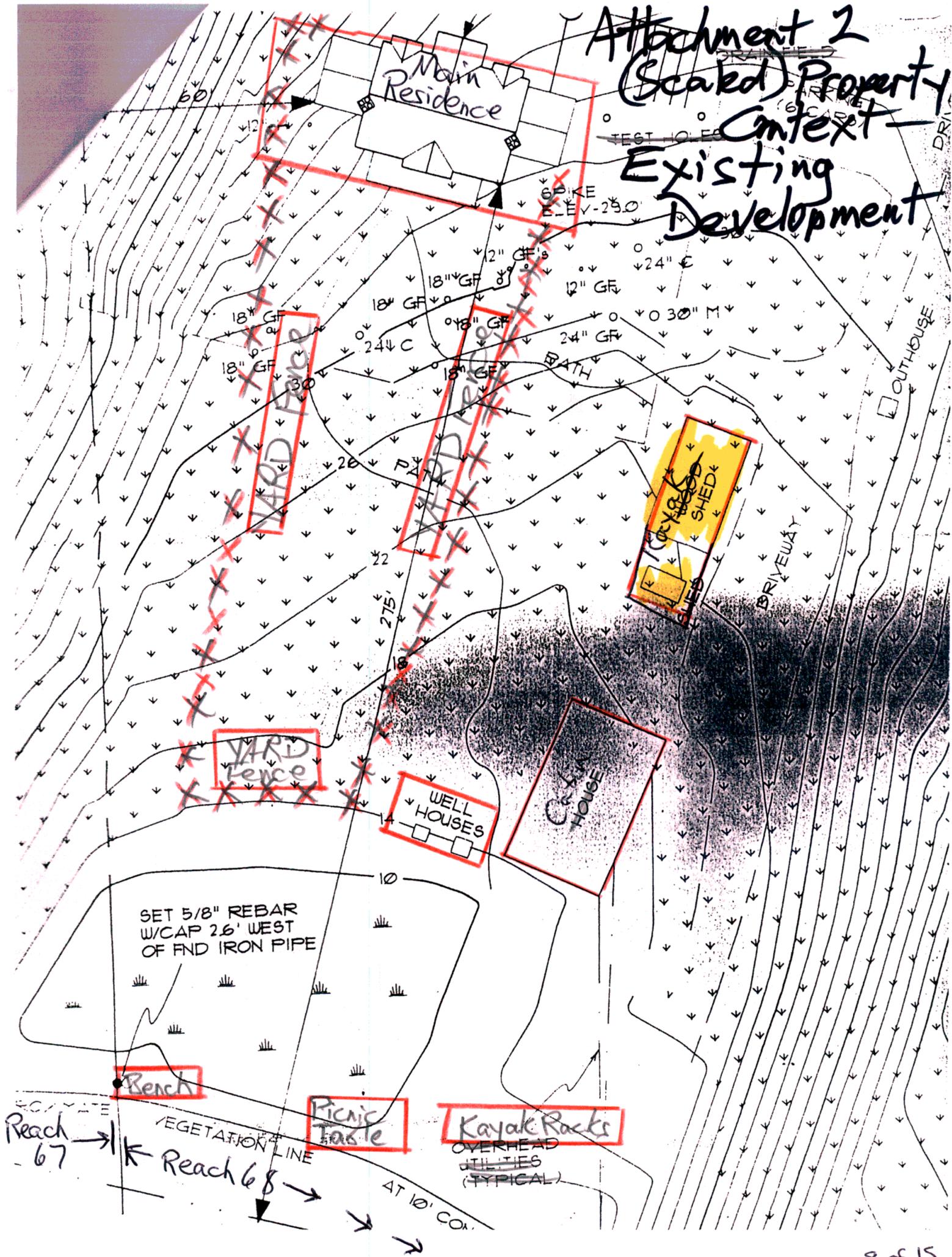
26B Shellfish - Oysters sp. occur from Reach 67, eastward to Box Bay, Reach 68, Obstruction Pass. Additionally, we kayakers have observed red sea urchins and clam (sp.) along the intertidal area of Obstruction Pass Park.

34B Vacant Parcels - Our primary waterfront parcel is not vacant, and the Cabin there was originally constructed in 1957.

35B Potential Nonconforming Shore Structures - Please find photographic and verbal documentation herein, of our shoreline Cabin, kayak rack, spring pump house, yard fence, bench, and picnic table.



Attachment 2 (Scaled) Property Context Existing Development



Low Tide, Cabin, Kayakers

Attachment 3
1 of 5



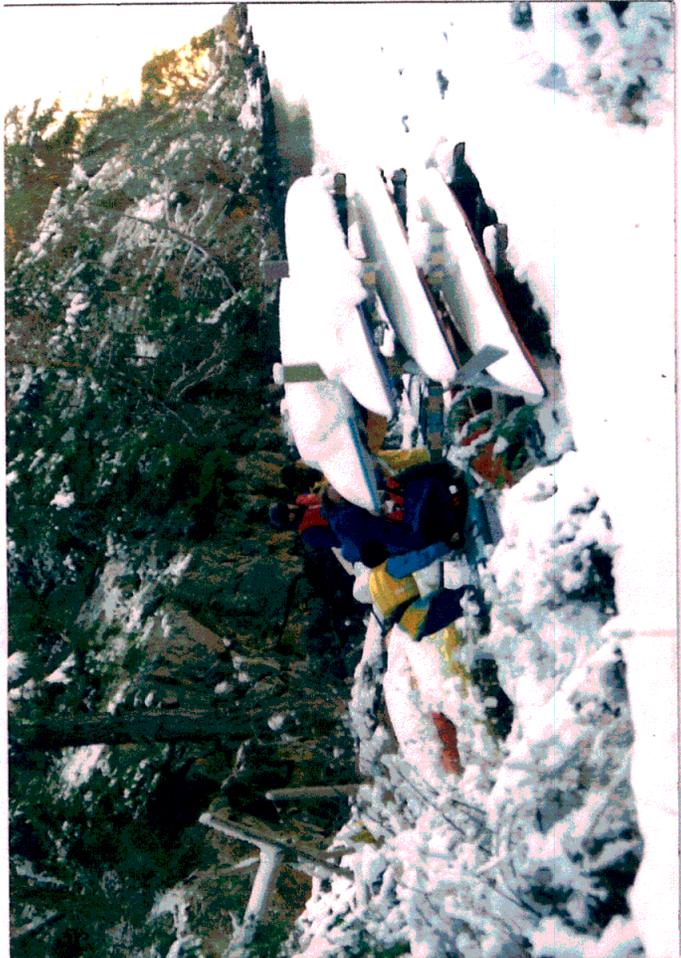
Shoreline erosion, bench



Main Residence (sun), Cabin (shade)



Kayak Rack in Snow



Kayak Rack
Spring Pump House
Cabin (before remodel)
Main Residence

Summertime - Local Hikers'
Group stops for Lunch/Guitar Serenade



(Bench at
right (west),
Kayak Rock at
left (east))

Attachment 3
3 of 5

Attachment 3
4 of 5



Corner of
Cabin
Spring
Pumphouse
Yard Fence
Main Residence



Low (1') tide
Kayak Racks
Kayakers
(Facing SSW
toward Lopez
Upright Head)

Attachment 3
5 of 5



Yard Fence
(south run)

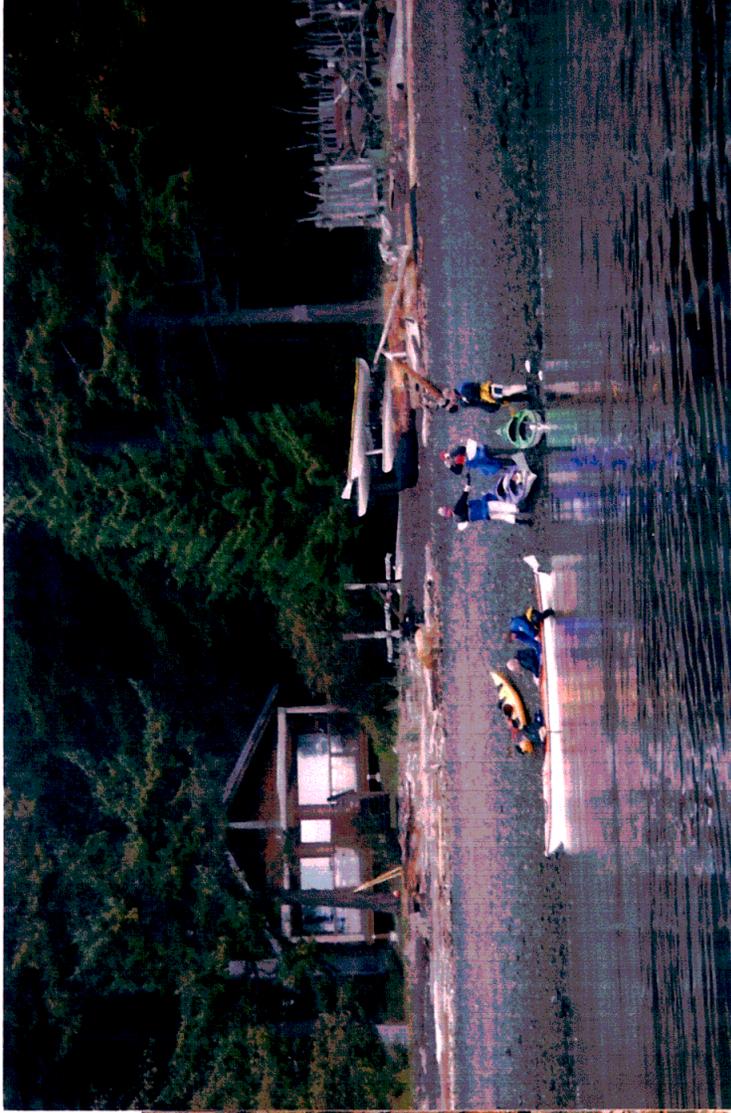
Main
Residence

Kayak Rack
 ←
 Inn, Cabin
 →
 is Kayak Rack



Kayak Tour, Cabin, hot tub (has been removed) ↓

Floating dock
 in use when
 property purchased
 1992 ↓





Map 5 B, Current Land Use (wedding ceremony)



bird presence
table 26 B