

352344006000-255-084-CABLE-20120430

**SAN JUAN COUNTY
RESPONSE TO SHORELINE INVENTORY AND CHARACTERIZATION REPORT
Draft of January 2012**

See: http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf

PROPERTY OWNERS: David and Jane Cable

STREET ADDRESS: 173 Golf Course Road, Friday Harbor, WA 98250

TAX PARCEL NUMBER(S): 352344006

ISLAND: San Juan Island

MANAGEMENT AREA: Friday Harbor

REACH: 255, Attachment 1.0: General Comments, **Attachment 1.1:** Source Map 37A Shoreline I&C Report, **Attachment 1.2:** Comments specific to sub-section 4.6.1

PROPERTY CONTEXT – Broad Scale Map, Attachment 2.0 (Source SJC Polaris) showing property in relation to Reach 255.

PROPERTY CONTEXT – Close Scale maps: Attachment 2.1 shows entire parcel and **Attachment 2.2** shows approximate shoreline jurisdiction area and key features of development. (Source SJC Polaris)

EXISTING DEVELOPMENT ON THE PROPERTY – Attachment 3, Series of photos and description of property reflecting the existing condition at our site

Attachments 4.0, 4.1 and 4.2: The characterization and discussion of Reach 255 does not properly reflect our property. See "Response to Characterization Maps"

Notes:

Near-shore Key Habitats and Species Usage: Kelp, Dungeness Crab, oysters, harbor seals, sea otter, bald eagles, blue heron, osprey, many different species of ducks have been observed on and around our property.

The average lot size on the shoreline in the area of our property is from 1 acre to less than 5 acres.

S.J.C. COMMUNITY
APR 30 2012
DEVELOPMENT & PLANNING

The property's current shoreline designation is rural residential

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.

Dated: April 30, 2012

OWNER'S SIGNATURE:



David W. Cable



Jane K. Cable

DAVID AND JANE CABLE
RESPONSE TO SAN JUAN COUNTY DRAFT SHORELINE INVENTORY & CHARACTERIZATION REPORT
Tax Parcel 352344006
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Attachment 1.0

Section 4.6 Friday Harbor Management Area: Reach #255

General Comments

Please be advised that we submit these comments under protest, reserving our right as property owners and residents of San Juan County to submit an addendum to these comments at a later date.

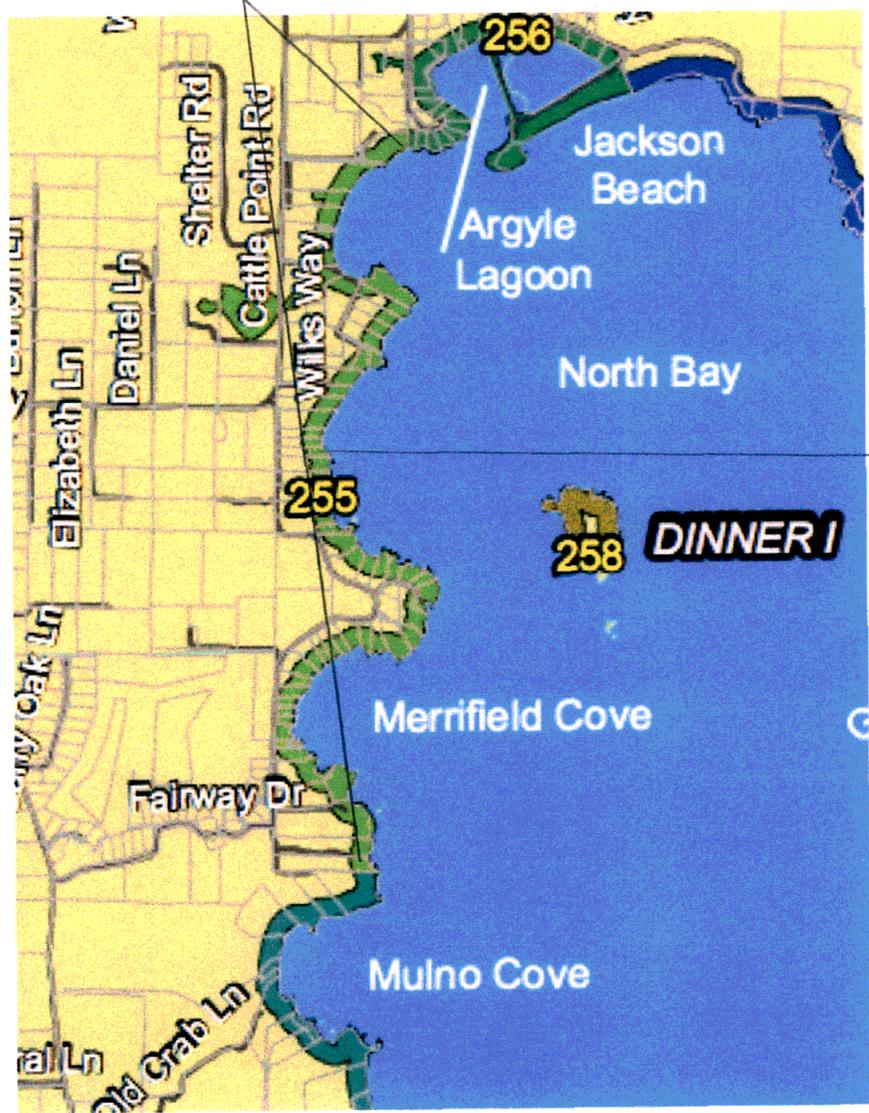
After considerable time and effort reviewing the County's website, a print version of the 313-page Draft Shoreline Inventory and Characterization Report of January 2012, a CD of the same, including 33 maps and 3 Appendices, we find this information to be so convoluted and difficult to use and understand, making the information almost unintelligible. Upon a trip to the Planning Department hoping to see large scale and legible maps, we were told that even the County does not have copies of such maps available. We question how anyone should be required to comment on such an overly vague and inaccurate characterization document.

The characterization of Reach #255 seems to overstate environmental values and understate the built environment. Although nearly fully developed this reach should be recognized as very low intensity development. The discussion of the physical characteristics of the Reach along the shoreline is far too general to provide an understanding of the specific differences that exist along the shoreline, when observed on a parcel-by-parcel basis. This is most apparent when examining the Characterization Maps, which are so out of scale and incorrect that they should be disregarded altogether.

Just a final note, it should be recognized that the Legislature has made it clear that not all shorelines are critical areas. Only those critical areas meeting the test in WAC 365-190-030 should be identified.

ATTACHMENT # 1.1
REACH # 255
(BROAD SCALE)

REACH 255 - Source MAP 37A



CABLE PARCEL
352344006

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Attachment 1.2

Section 4.6 Friday Harbor Management Area: Reach #255

Comments specific to sub-section 4.6.1

Physical and Biological Characteristics

Near-shore Physical Processes: We disagree with the wave energy assessment having a rating of "4" (wave/current attenuation). Wave action in storms at high tide is extremely severe, scrubbing shore and washing lower bank clay into Griffin Bay. We estimate that wave attenuation rating should be between "0" and "1" (see photos attached). Currents during tide change are observed to be strong and are estimated to be between 1 to 2 knots.

Marine, Riparian, Near-shore and Estuarine Habitats: The area in Reach 255 is rural residential development and should be characterized as "low intensity." Moreover, there is significant forestation of old growth fir trees on our parcel and on the parcels to the north and south.

Water Quality: We agree that water quality in North Bay and particularly in the waters between our parcel and Dinner Island are observed to be excellent due to strong tidal flushing on a daily basis.

Map Scale: 1"=400'

Map Contents

Search

Find Address
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Find Island

Overview Map

My Maps

Please select a map

Available maps

Refresh Map Remove Map Link

View public maps

Save a map

Enter a map name:

Save Map Save as public

Search Results (Right click to zoom)

Clear All

- 352344006 (1)
- 352344006 (1)



CABLE PARCEL
#352344006

San Juan County - Polaris Property Search

Map Scale: 1"=100'

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Map Contents

Search

Find Address
Find Road
Find Parcel
Find Island

Search Results (Right click to zoom)

Clear All

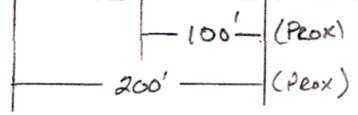
- 352344006 (1)
 - Tax Parcels (1)
 - 352344006000
 - 173 golf course road (No results found)

Overview Map

My Maps



PROPERTY LINE INCORRECT
SHOULD BE MOVED NORTH 8'(prox)



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Map Contents

Search

Find Address
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Find Parcel
Find Island

Search Results (Right click to zoom)

Clear All

- 352344006 (1)
 - Tax Parcels (1)
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 - 173 golf course road (No results found)

Overview Map

My Maps



FIREWOOD STORAGE/PILE

RETAINING WALL

GARDENS

PATIO

DRIVEWAY TO LOW BANK

ROCKERY

LOG TERRACE/PLANTINGS

FIRE PIT

PICNIC TABLE

BOAT RAMP & KAYAK RACK

BENCH

BULKHEAD

STAIRS TO BULKHEAD

WALKING TRAIL

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Attachment 3.0

History of Property:

Owners have had common knowledge of this property for more than 60 years. For sometime prior to subdivision, it was used as a farm. The original log cabin was moved from place to place several times over the years. Many modifications were made to the property during this time to provide shoreline protection and access to the beach. The beach has been used historically for family picnics, beach fires, salmon barbecues and access by boat and kayak to the water. The property ownership has always included the tidelands.

Note: Property line as shown on Polaris is incorrect. The line should be moved north approximately 8 feet. Assessor's Office has been notified.

Existing Development on the Property Consists of:

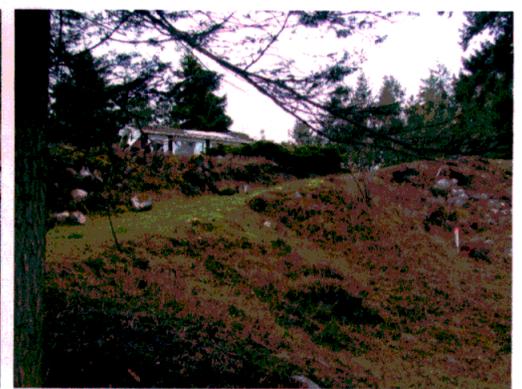
- Main house with accessory dwelling unit over 3 car garage
- Accessory building houses the water storage tank and equipment
- A paver patio is located to the east side of the main house (facing Griffin Bay) above rockery, overlooking a driveway to the beach, fire-pit and picnic area, permitted stairs to the beach and bulkhead
- A wooden bench is located on the southeastern most point of the property overlooking Griffin Bay in all directions
- A concrete retaining wall exists on the south and west side of the house
- A wood and metal fence exists on the south property line, and includes a wooden arbor and gates
- Rock lined shrub and flower gardens surround the main house and garage
- Firewood is stacked to the northeast crest of the bank
- A trail extends from the end of the driveway to the beach, along the shoreline and back to the top of the terraced bank. It is composed of wood chips and several wooden steps recessed into the steep bank to facilitate climbing.
- A permitted boat ramp (replaces the original) and supports a kayak rack. Steps have been recessed into the bank (replacing original) for access to the ramp
- A concrete bulkhead, constructed in 1974, lines the south beach bank area and is accessed by permitted wooden stairs
- The bank (directly below the top of the driveway to the beach) is terraced with logs and planted for erosion control



Car on driveway to Beach. County approved low bank as top of bank



Stakes mark a part of former 2nd stair to beach



Approved to build at 50 ft. stake in picture



Old boat ramp circa 1969



County approved drainage down center of driveway to the beach



Wind waves at high tide. Tree damaged by logs hitting it.



Wind driven waves at high tide covers bulkhead and big rocks



Beach view to the house



Permitted replacement boat ramp



June 2009 Low Tide -3.1 and low bank



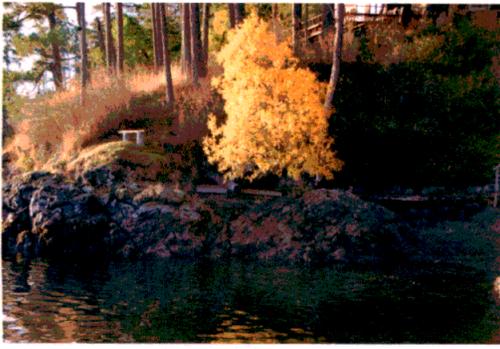
Replacement steps in trail to the beach



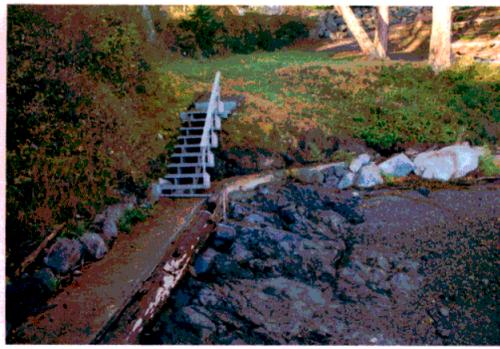
Trail along shoreline. Circa 1969

Cable, David and Jane

Attachment 3(1)



Bench at shoreline (left) and bulkhead



Bulkhead dated 1974 : outflow of approved drainage



One of two beaches on parcel



Terraced bank, picnic area, fire pit and trail



Arbor entry to garden



Beach at low tide



Patio overlooking driveway to beach



Retaining wall and entry walk



Retaining wall and garden



Rockery and driveway to the beach



Steps at shoreline to boat ramp



Wood Pile

Cable

Attachment 3(2)

Response to Characterization Maps:

Having reviewed the characterization maps for our parcel, we have the following comments with respect to each map as identified by number and title below:

- Contrary to the Characterization Map, there are no wetlands on our property.
- (8A) Surface Water Systems: Missing key information

With regards County ditches – although culverts are marked, ditches are not shown along Golf Course Road. Note: The maintenance (or lack thereof) of these ditches is a major contributing factor to storm water runoff issues all along Golf Course Road.

- (9A) Shoreline Modifications: Incorrect.

Modification is incorrectly shown on adjacent parcel to the north. It should be shown on Parcel #352344006 (Cable's)

- (19A) Land Cover: Incorrect.

Referring to the Characterization Map (see Attachment 4), land is incorrectly characterized. There is no "estuarine emergent wetland" nor is there "palustrine forested wetland." The entire parcel slopes from approximately 100 ft. in elevation to the shore.

A more appropriate characterization of the area would be "mixed forest" on alluvial soil consisting of sand and gravel over bedrock.

The upland region of the parcel is also mischaracterized. The western area adjacent to the County road (Golf Course Road) is "mixed forest" blending to the east with "grassland" and "low intensity development" above the shoreline.

- (23A) PHS Aquatic Vegetation: Map is incorrect.

In 43 years of ownership, eelgrass has not been observed between reef and shore.

- (24A) PHS Aquatic Birds & Mammals: Harbor seals, seagulls and numerous species of ducks are observed, along with eagles, osprey and heron which are seen sporadically hunting and fishing.

- (26A) PHS Shellfish: Map is inaccurate.

Red coding indicates red sea urchins, which have not been observed. Coding should be orange indicating Dungeness crab which are prolific in North Bay.

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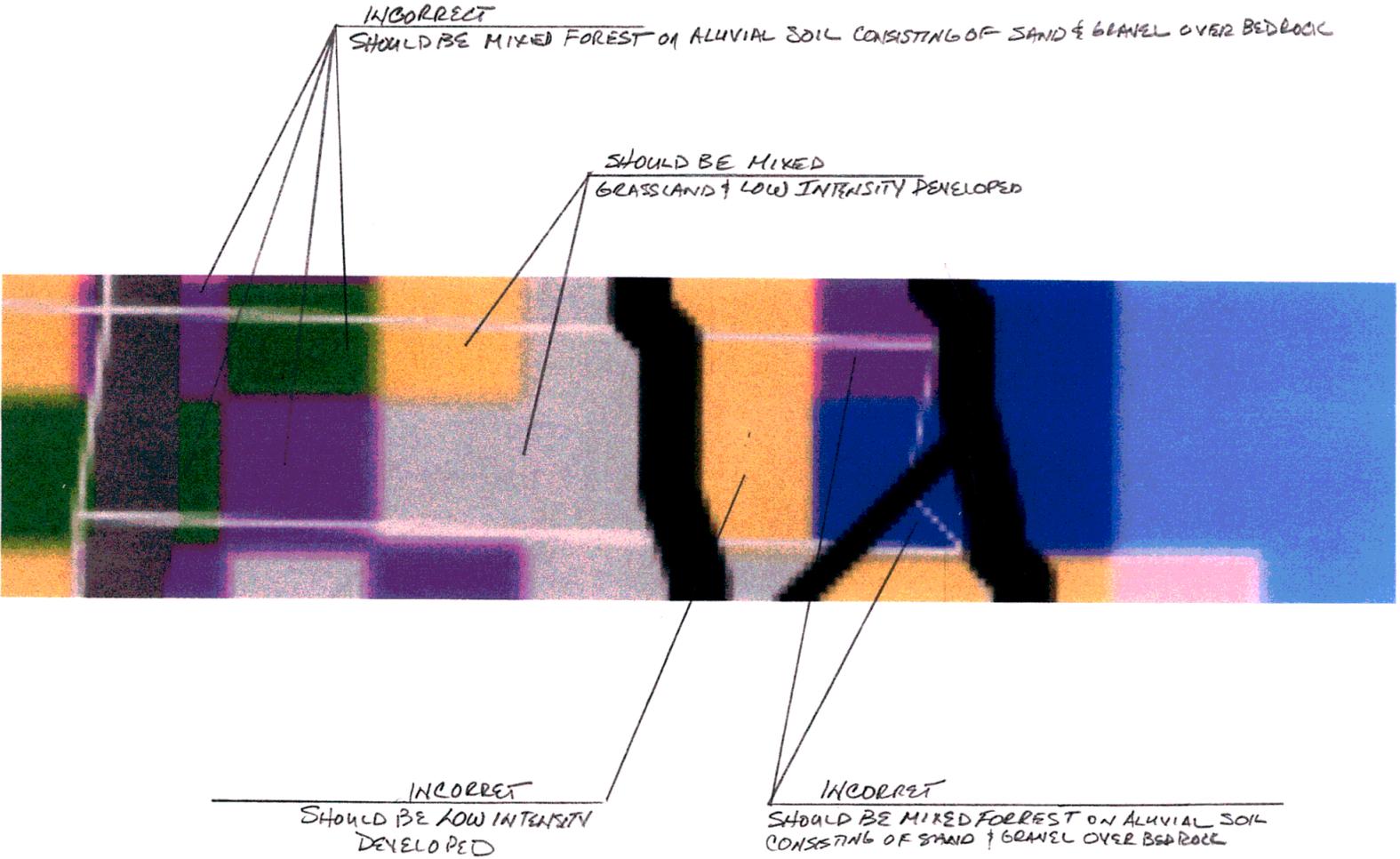
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- (27A), (28A), (29A) Given the depth and strong currents of Griffin/North Bays, it is unlikely that the probability of salmon is the same or higher than on the west side of San Juan Island.
- (31A), (32A) and (33A) These maps indicate a medium probability for certain surf smelt and juvenile fish. In 43 years of living on this property, we have not seen small fish near the beach. Which brings into question the validity of this characterization.

CHARACTERIZATION MAP

PARCEL # 352344006



CHARACTERIZATION LEGEND

PARCEL # 352 344 006

LEGEND

Land cover [2006]*

-  Bare land
-  Cultivated
-  Deciduous forest
-  Developed open space
-  Estuarine aquatic bed
- ✓  Estuarine emergent wetland ✓
- ✓  Evergreen forest
-  Grassland
-  High intensity developed
- ✓  Low intensity developed

-  Medium intensity developed
-  Mixed forest
-  Palustrine aquatic bed
-  Palustrine emergent wetland
- ✓  Palustrine forested wetland
-  Palustrine shrub/scrub wetland
- ✓  Pasture/Hay
-  Shrub/Scrub
-  Unconsolidated shore
-  Water
-  Shoreline jurisdiction
-  Potential associated wetlands

Parcels [2010]**

— Roads [2009]**