



\*450234003000-241-057-LIEBMAN-20120430\*

April 27, 2012

Mr. Colin Maycock  
San Juan County Community Development  
And Planning Department  
P. O. Box 947  
Friday Harbor, WA 98250

S.J.C. COMMUNITY

APR 30 2012

DEVELOPMENT & PLANNING

Dear Mr. Maycock:

Please find attached a Narrative depicting "As Exist on April 27, 2012" conditions for our home and waterfront property located at 4907 Westside Rd. on San Juan Island.

We have reviewed the county provided CD incorporating the Draft Shoreline Inventory and Characterization Report, with attendant maps, and, with the exception of 1 item, found the information accurate as it relates to our property and shoreline. The single item needing attention is a missing "small blue square" in front of our Andrews Bay waterfront property marking the location, on Map 9A, of our seasonal mooring buoy 275' more or less directly in front of our southeastern stairs to the beach.

For the record, to establish a baseline showing existing conditions on our property and shoreline, as of April 27, 2012, please append our attached Inventory Report, Narrative and Attachments to the County's Draft Report.

Sincerely Yours,



Maurice and Molly Liebman  
4907A Westside Rd.  
P.O. Box 518  
Friday Harbor, WA 98250  
Tel: 360.378.5521  
Fax: 360.378.7944  
Cell:360.378.8064  
Email: [liebman@centurylink.net](mailto:liebman@centurylink.net)

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: MAURICE & MOLLY LIEBMAN

STREET ADDRESS 4907 WESTSIDE RD. FRIDAY HARBOR, 98250

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

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

e-mail LIEBMAN@CENTURYLINK.NET

TAX PARCEL NUMBER(S) 451121004, 450234003

ISLAND SAN JUAN

MANAGEMENT AREA 36A

REACH NUMBER 241 (FROM MAP index 37)

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

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** 1 & 3A

A series of Photo's AUGMENTED BY NARRATIVE

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 EEL GRASS, SEASONAL STREAM,

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

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

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

COMPREHENSIVE PLAN RURAL RESIDENTIAL  
ZONING RURAL RESIDENTIAL

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  DON'T KNOW

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 \_\_\_\_\_

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

*Maurice Lieberman*  
\_\_\_\_\_  
*Molly J. Lieberman*  
\_\_\_\_\_

*MAURICE LIEBMAN*  
\_\_\_\_\_  
*MOLLY J. LIEBMAN*  
\_\_\_\_\_

# ATTACHMENT 1



ATTACHMENT 2



4907 Westside Rd

© 2012 Google

Google

110 ft

Imagery Date: 8/25/2011

48°33'02.01" N 123°09'51.28" W elev: 23 ft

Eye alt: 528 ft

ATTACHMENT 3



**NARRATIVE OF EXISTING CONDITIONS AT 4907 WESTSIDE ROAD, SAN JUAN ISLAND, WA – 04/27/2012**

The property is comprised of 2 tax accounts, TPN451121004 and TPN450234003.

**TPN451121004** is comprised of 1.13 Acres of land area with 170 feet of waterfront, as measured from the line of ordinary high tide, and includes 2<sup>nd</sup> Class Tidelands measuring 2.62 Chains. The property is improved with an architecturally designed, northwest modern, single story, wood frame, cedar sided, custom built, 2 bedroom, 2-1/2 bath, 2,800 +/- sq. ft. residence connected via a covered 7' breezeway to a stand-alone, single story, 1 bedroom, 1 bath, 1,000 sq. ft., guest house. To the east of the guest house is a 1 car carport and to the north is a 2-1/2 car connected garage. The entire complex is capped by a variable height single roof structure using heavy cedar shakes with deep overhangs. Except for the north side of the complex, there is a continuous single level deck running on all sides of the residences. Deck width varies from 8' to 20' and includes a 9X9 hot tub set in to the widest area of the deck. 1 of 2 sets of wide wooden steps lead down to the beach and is located on the southwestern side of the main residence's deck.

Forward of the breezeway's waterfront side is a 1,000 gallon septic tank serving both residences. The outflow line of the tank leads to an in ground distribution box and from there splits into gravity fed drainfield laterals located 20' in front of and parallel to the guest house deck area (Design No. 99-324-R3; Permit No. 99-Cor-208) . There is an approved 3 bedroom gravity capable drainfield reserve area on the west side of the drainfield's active laterals.

A 125' long raised fruit, flower and vegetable garden area is located between the guest house carport and the property's neighbor to the east.

A 10'X30' storage shed/wellhouse containing a deep water well, associated pumping and mechanical equipment and a 1,000 gallon underground, concrete, potable water storage tank, is located and runs perpendicular to the main house's west side, between it and Westside Road. Toward the rear of the pumphouse is an above ground 550 gallon tank storing fuel for the home's diesel fired boiler heating and hot water system. Behind this tank is a trail leading past two 1,500 gallon plastic irrigation water storage tanks, downward, to TPN450234003.

A walking trail through trimmed stands of 5'-10' tall native rosehip and snowberry bushes leads to the beach via the southeasterly 2<sup>nd</sup> set of wooden steps. Above these steps is a marine winch system capable of launching and retrieving small boats to and from the beach. The slope of the bank between the 2 sets of steps is approximately 40-45 degrees. The slope is stable and entirely covered with mature native bushes, plants, grasses and other vegetation. No sign of bank or soil erosion is in evidence. There is one 6'+/- diameter, 2<sup>nd</sup> growth, mature, fir tree located approximately 2/3 up the bank, adjacent to the southwesterly set of steps. The tree, whose age is estimated at 85-90 years, is approximately 75' tall but was taller at one time. Its' top was broken off prior to our purchase of the property in 1989 by causes unknown to us. Limbs fall from this tree from time to time. It is inevitable it will, someday, have to be taken down under controlled circumstances or nature will do so on her own and without warning.

**S.J.C. COMMUNITY**

**APR 30 2012**

**DEVELOPMENT & PLANNING**

The gravel beach is approximately 30' below the level of the residences and varies in width from approximately 20' at mean high water to approximately 200' at mean low, low water. Parallel to the length of the beach, upland from the line of ordinary high water to the base of the slope and stairways, is a voluminous quantity of all manner and size of wood bark, wood debris, branches, weathered driftwood, tree limbs, tree trunks and massive weathered logs and deadwood. The westernmost point of the beach is the outflow of a seasonal stream meandering through TPN450234003. The stream's wide outflow area is the focal and gathering point for logs which jam and squeeze themselves in a narrowing corridor, one atop the other, as tide and wind dictate. A rare and powerful combination of winter storm and tide will at times toss logs 10'-20' into the air like matchsticks. When long in duration such a storm will disengage the logjam and return a portion of deadwood to open waters. However, despite drifting about the area in changing tides, the deadwood circulates mostly about Andrews Bay and does not disperse well. Invariably, however slowly, the majority of deadwood logs return to jam up once more into the southwest corner of the bay within a relatively short time.

**NOTE: Our seasonal mooring buoy is not shown on Map 9A – Please add.** During most fair weather months a seasonally installed boat mooring buoy is attached to a concrete anchor lying in 20-25 or so feet of water a few hundred feet offshore from beach steps #2 (San Juan county Planning Department Buoy Exemption #89-012).

An Eelgrass Macro Algae Habitat Survey dated September 29, 2006 (attached to Attachment 3A) was obtained in anticipation of applying for a permit to install a 600-1000 GPD Reverse Osmosis potable water system fed by 1 of 2 sources of salt water, either an onshore, salt water, shallow well or a flexible floating suction line anchored several hundred feet offshore.

**TPN450234003** is comprised of a .43 Acre wooded parcel of land adjoining TPN451121004 to the west. It is bounded on its' northwestern side by the sharply curving Westside Road. Under this road is a 5' drainage culvert connecting bisected sections of an un-named seasonal stream. The outflow point of the culvert empties into a small retention pond whose dam is in need of rebuilding. Water exiting the dam meanders through the seasonal stream along the property's westernmost boundary. At the edge of the water retention pond is a concrete 3' diameter dug well 4-5 tiles deep. A small wood frame walk-in pump house shed sits atop the bank above the dug well and houses a pump for lifting water into two above ground 1,500 gallon, 8' diameter, plastic storage tanks which serve as the water source for gardening and fire protection. Right to withdraw surface water are held under Permit No.10911 issued by the Department of Conservation on May 2, 1961 under Certificate Record No. 53504 at Page 8110 which right was conveyed by Certificate of Change by the Department of Ecology on April 16, 1990 and recorded as file #90165011 records of San Juan County, WA..

ATTACHMENT 3A



WESTSIDE ROAD

EELGRASS MACRO ALGAE HABITAT SURVEY DATED SEPT. 29 2006 (SEE ATTACHED)

POND, DAM AND DUG WELL WATER RIGHT CERTIFICATE # 53504

PROPERTY INCLUDES 170' OF WATERFRONT AND SECOND CLASS TIDELANDS.

STEPS TO BEACH #1

OUTFLOW FOR SEASONAL CREEK

PROPERTY LINE

MARINE WINCH AND STEPS TO BEACH #2

BUOY APPROVAL # 89-012

PROPERTY LINE

3 B/R DRAINFIELD'S RESERVE AREA (GRAVITY SYSTEM)



# JEN-JAY, INC.

Preliminary Eelgrass Macro Algae Habitat Survey  
Liebman Property  
Andrews Bay, San Juan Island  
29 September 2006

LOCATION: In Andrews Bay, Haro Strait, San Juan Island, San Juan County. On tax parcel number 45112004000.

PURPOSE: For proposed de-sal installation.

TIME: Between 11:15 am and 12:30 pm.

DEPTH CALCULATIONS: Measurements were made with a submersible electronic computer with the accuracy of +/- two feet. Corrections were made using the Port Townsend tide tables, corrected to 0'=0'MLLW using Hanbury Point, Mosquito Pass tide station #1194.

BOTTOM TYPE: Beach grave with large woody debris on shore leading to beach gravel with 0 to 6" rock, sand with 0 to 6" rock and then sandy mud and finally mud (as shown on attached drawing).

VEGETATION: *Desmarestia*, *Enteromorpha*, *Gigartina exasperata*, *Gracilaria*, *Iridaea*, *Laminaria*, *Ulva* and filamentous red algae with zero to 80% cover as shown on attached drawing. There is a *Zostera marina* (eelgrass) bed of medium to high density between 180' and 400' out from the beach as shown on attached drawing.

SURVEY PATTERN: Starting at the bottom of stairs to the beach a line was ran waterward, perpendicular to the beach out 300' with 20' transects. The line was continued (at a slight angle) for another 140' to 40' beyond the eelgrass bed.

VISIBILITY: 15'±.

VERTEBRATE and INVERTEBRATE SPECIES: Geoducks (*Panope generosa*) beyond 440' out and an octopus (*Enteroctopus dofleini*) at 317' out.

FORAGE FISH HABITAT: The substrate in the +7' to +9' zone is probably beach gravel of a size suitable for forage fish habitat. However, the +7' to +9' zone is completely covered with large woody debris making it currently unsuitable for forage fish spawning.

Any questions regarding this survey should be addressed to:

Chris Betcher  
JEN-JAY, INC.

P.O. Box 278, Deer Harbor, WA 98243-0278

Ph: (360) 376-4664 Fax: (360) 376-6446 Boat: (360) 317-5373 Email: [jenjay@rockisland.com](mailto:jenjay@rockisland.com)



SCALE: 1" = 40'



### SAN JUAN ISLAND TAX PARCEL # 451121004000

Bottom of stairs to  
the beach down a  
bank. Upper edge of  
beach gravel and  
large woody debris

Beach Gravel  
and large  
woody debris  
no macro algae

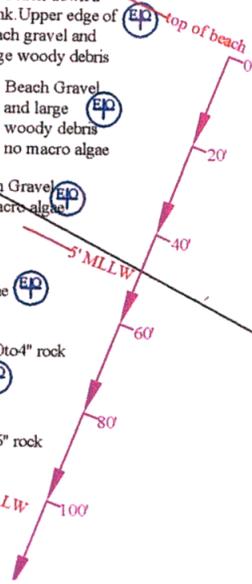
Beach Gravel  
no macro algae

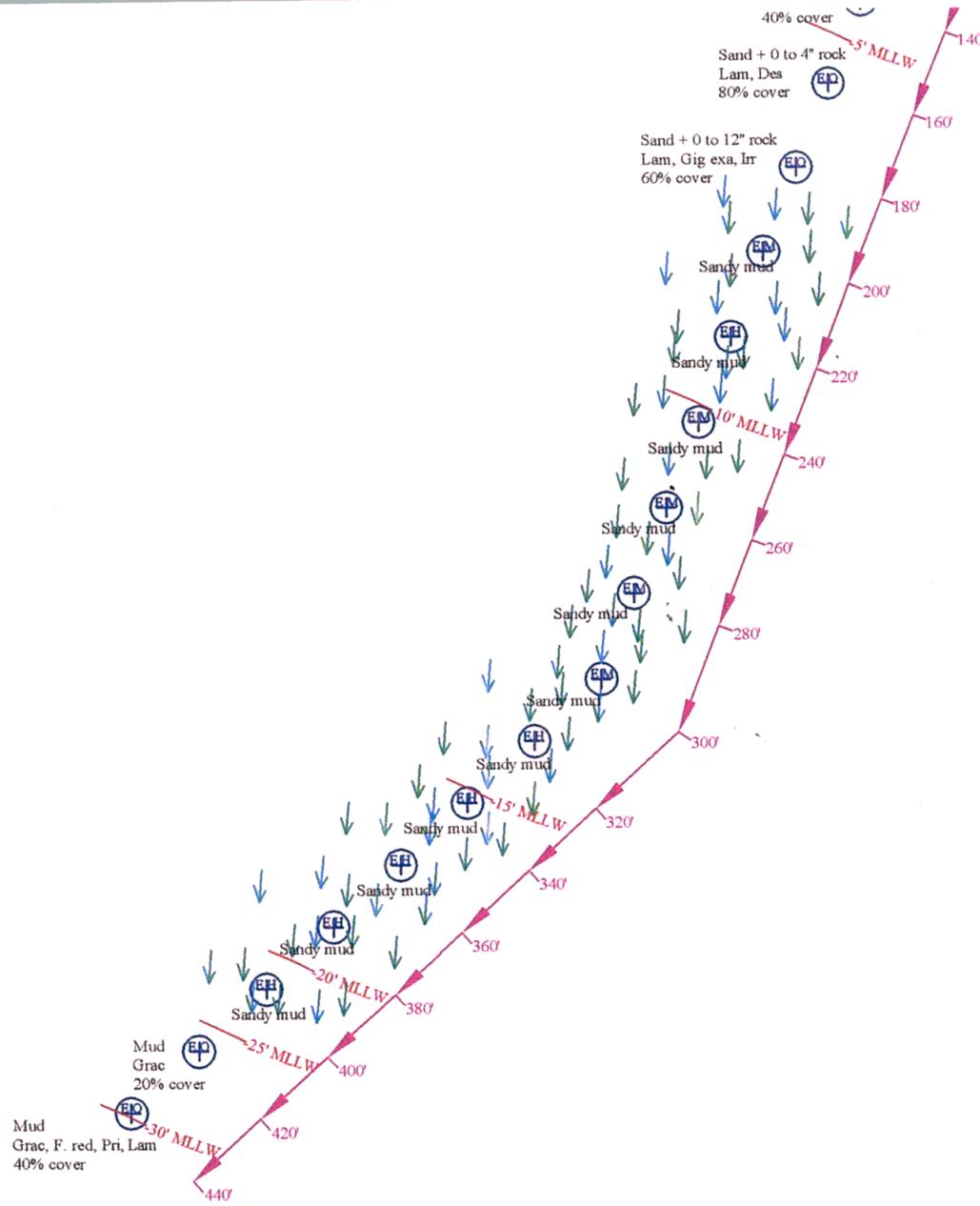
Beach Gravel  
no macro algae

Beach Gravel+ 0to4" rock  
ulva, ent  
10% cover

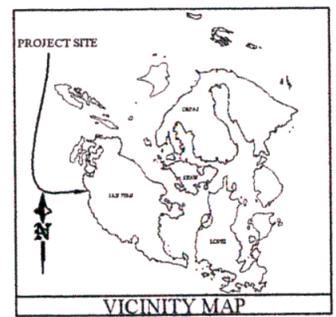
Beach Gravel+ 0to6" rock  
ulva, ent  
30% cover

Sand+ 0to6" rock  
ulva  
30% cover





HARO STRAIT



**ALGAE ABBREVIATIONS**  
 DES. = Desmarestia  
 ENT. = Enteromorpha  
 F. red = Filamentous red  
 GIG. exa. = Gigartina exasperata  
 GRAC. = Gracilaria  
 IRR. = Iridaea  
 LAM. = Laminaria  
 PRI = Prionitis  
 ULVA = Ulva

**KEY**

- ↓ = EEL GRASS BED
- ⊕ = Transects with eelgrass estimates:  
 L=low density  
 M=medium density  
 H=high density  
 0=No eelgrass
- # MLLW = Contour lines corrected to 0' MLLW by Jen-Jay Diving Inc.

**PRELIMINARY EELGRASS MACROALGAE HABITAT SURVEY**  
 FOR: LIEBMAN  
 BY: JEN-JAY INC.  
 DATE: SEPTEMBER 29, 2006

NOT CONSTRUCTION DRAWINGS  
 DEPTH CONTOURS AND ORIENTATION TO  
 LAND FEATURES ARE APPROXIMATE