



462333010000-00-003-GROVES-20120228

February 25, 2012

Mr. Colin Maycock, Planner

COMMUNITY DEVELOPMENT and PLANNING DEPARTMENT

P.O. Box 947

San Juan County, Wa 98250

S. J. C. COMMUNITY
FEB 28 2012
DEVELOPMENT & PLANNING

Dear Mr. Maycock:

I have reviewed the Mapping done by Herrera et al and wish to make the following corrections:

1. Our property at 1920 White Point on Map 12A is shown in a flood plane with a 1% Annual occurrence. I have enclosed a registered survey to prove to you that this is incorrect. Please note the common elevations listed. Our acreage is sloped, drains well and does not flood. Even if this mapping were supported by a Tsunami event, and a high tide caused by unusual atmospheric conditions, it is wrong.

Canadian studies show Tsunami wave run up in our area to likely be about five feet as caused by a Cascadia Slip Event, the most powerful known event that can occur here. First, the probability of a very high tide happening in occurrence with a large earthquake is more like a 1% chance in a thousand year event, not 1% annually. Second, tidal flooding is very predictable. Tides ebb and flow in predictable patterns that rarely change. Areas that flood-will again, areas that don't, well above high high water, probably never will.

Map 12A is headed "FLOODPLAINS AND WETLANDS." Now look at Kellett Bluff, Henry Island SW on Map 14A. MAP 12A SAYS THIS VERTICAL ROCK FACE ON 14A IS A FLOODPLAIN! (Believe me, it is a vertical rock face.)The flood mapping of Henry Island looks to be about 75% WRONG. Same with the West side of Bell Point in, Westcott Bay. I have walked Bell Point at least 50 times. It will never, ever flood as shown on Map 12A. The flat parade ground area that could flood is **not shown** as having a flood potential.

It is obvious that Map 12A has large inaccuracies, and huge mistakes. In fact 12A shows much of the rocky land of White Point that is higher than ours to also be in a "Floodplain."

Accordingly, we demand that you remove any Floodplain designation from our property.

2. On map 9A, "Shoreline Modifications" you show a "overwater structure" on the SW corner of our land. This is not an "overwater structure." It is a tree that fell onto the beach. Please remove this green spike.

3. I'm going to review the "armoring" and mooring buoy mapping from a boat as soon as I can, **but there seems to be no baseline for what is armoring.** For instance, the Canadian "armoring" on the Saanich Peninsula less than five miles from here, is a quantum leap larger in both height and coverage than anything in San Juan County.

Thank you for your attention to these matters. We look forward to seeing the corrected mapping.

Sincerely,



Peter B. Groves & Rosemarie H. Groves



1920 White Point Road

Roche Harbor, Wa 98250-8100

CC: San Juan County Council

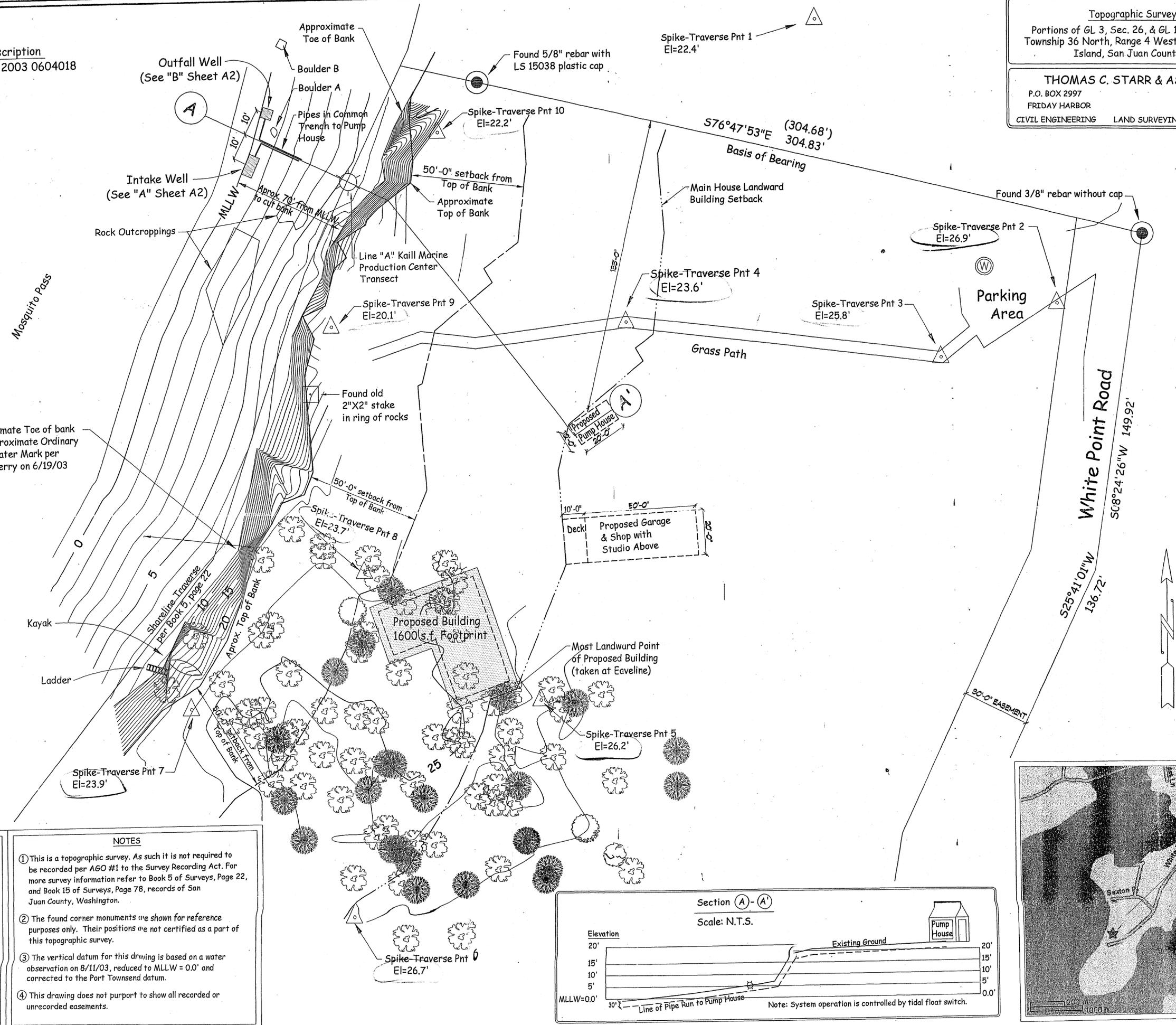
Land Description
Per. AFN 2003 0604018

Topographic Survey
Portions of GL 3, Sec. 26, & GL 1, Sec. 27, all in Township 36 North, Range 4 West, W.M., San Juan Island, San Juan County, WA

THOMAS C. STARR & ASSOC., INC.
P.O. BOX 2997 (360)378-5072
FRIDAY HARBOR WASHINGTON 98250
CIVIL ENGINEERING LAND SURVEYING PLANNING

REVISIONS
1-26-04

MORGAN HALL ARCHITECT
55 BOLINAS ROAD
FAIRFAX, CA 94930
TEL. 415.455.8464 FAX. 415.456.3740

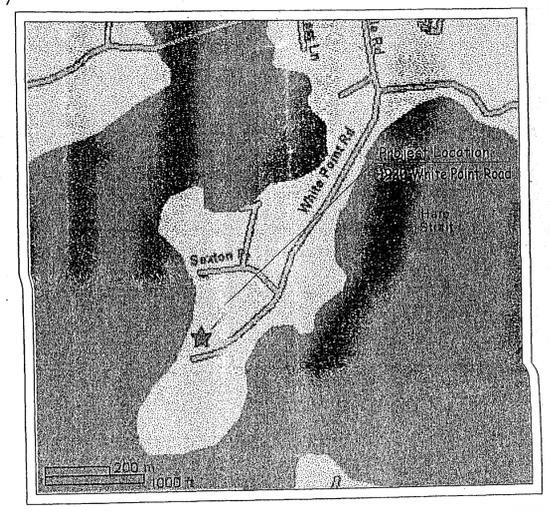
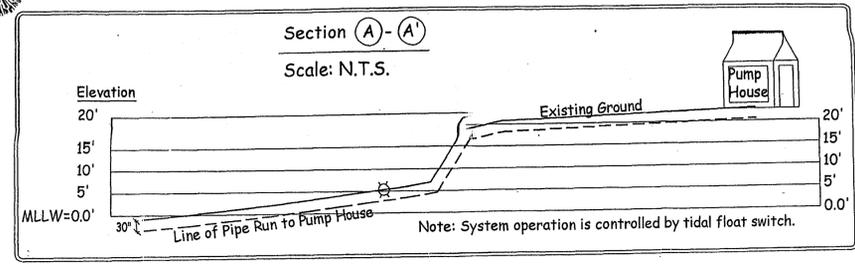


LEGEND

- Survey Orange Ribbon
- Alder
- Cedar
- Maple
- Fir
- Well

NOTES

- ① This is a topographic survey. As such it is not required to be recorded per AGO #1 to the Survey Recording Act. For more survey information refer to Book 5 of Surveys, Page 22, and Book 15 of Surveys, Page 78, records of San Juan County, Washington.
- ② The found corner monuments are shown for reference purposes only. Their positions are not certified as a part of this topographic survey.
- ③ The vertical datum for this drawing is based on a water observation on 8/11/03, reduced to MLLW = 0.0' and corrected to the Port Townsend datum.
- ④ This drawing does not purport to show all recorded or unrecorded easements.



Proposed Pump House
1920 White Point Road
San Juan Island, WA
Tax Parcel #46233 010 000

Site Plan

S.J.C. COMMUNITY
FEB 28 2012
DEVELOPMENT & PLANNING

DATE 11/24/03
SCALE 1"=20'-0"
JOB 0305
SHEET
A1
OF 3 SHEETS