

\*462342003000-221-085-HART-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](http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf)

PROPERTY OWNERS: Howard E + Cynthia M Hart TTEE

STREET ADDRESS 1041 White Point Rd, Friday Harbor, WA 98250

MAIL ADDRESS IF DIFFERENT 141 Miramonte Rd, Walnut Creek CA 94597

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

e-mail hartprop@sbglobal.net

TAX PARCEL NUMBER(S) 46234200 3000

ISLAND San Juan

MANAGEMENT AREA Roche Harbor Management Area

REACH NUMBER 221 (FROM MAP index 37)

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

PROPERTY CONTEXT -Broad scale **Attachment 1** attached  
(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

PROPERTY CONTEXT (Close Scale) **Attachment 2** attached  
(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 10 photos attached + 1 page verbal 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: Growth described as 'grassland' - wrong, property is forested. Soil described as '4002 Lochner gravel + sandy loam' - wrong, soil is forest duff of 6"-1' over clay + rock. geology map indicates WRMc which is metasedimentary rock, chert bearing - I have not encountered any sedimentary rock on property. Note that surrounding neighbors designated as forested as is subject property.

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 deer, birds (land & sea), mussels, oysters

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

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

Attachment 3 contains brief narrative of existing development on property

State of WA tide/shore document attached

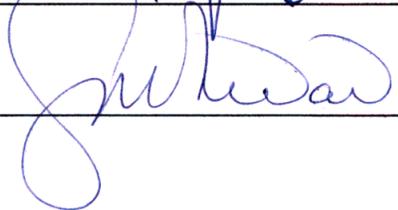
THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HEREWITH BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY.

(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

  
\_\_\_\_\_  
  
\_\_\_\_\_

Howard Eugene Hart  
\_\_\_\_\_  
Cynthia Hart  
\_\_\_\_\_

Response to Shoreline Inventory Report  
4/2012

Attachment #1  
1041 White Point Rd  
Friday Harbor, WA



*Response to Shoreline Inventory Report 4/2012*

### San Juan County - Polaris Property Search

Map Scale: 1"=100'



[Instructional Videos](#) | [FAQ](#) | [Help](#) | [San Juan County Home](#) | [About](#)

|   |     |
|---|-----|
| Map Contents  | ◀ ▶ |
| Search  | ◀ ▶ |
| Find Address<br>Find Road<br>Find Parcel<br>Find Island |     |
| Overview Map  | ◀ ▶ |
| My Maps   | ◀ ▶ |



*Wescott Bay*

*Main house*  
*Guest house*  
*Neighbor's house*

*Attachment #2  
1041 White Point Rd, Friday Harbor*

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# H. EUGENE HART

141 MIRAMONTE RD, WALNUT CREEK, CA 94597

925.935.1016

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Email: [hartprop@sbcglobal.net](mailto:hartprop@sbcglobal.net)

April 23, 2012

## **Attachment 3: Existing Development on Property**

San Juan County

Response to Shoreline Inventory Report

For: 1041 White Point Rd, Friday Harbor, WA

- Main house/2 car garage with current county permit
- Guest house/2 car garage with current county permit
- Concrete slab for propane tank & 2-sided wood wall for visual coverage of tank
- Small woodshed to keep dry firewood for 2 permitted wood stoves, one stove in each building
- Lawn on water side of main house & between main and guest houses
- Fruit trees in small orchard close to road
- Driveway beginning on White Point Rd & ending in 2 spurs to each of the 2-car garages
- Guest house entry porch, guest house rear concrete patio & 2<sup>nd</sup> story wood deck
- Main house wood deck on 3 sides of house, entry porch, garage entry porch
  
- Preexisting (per prior owner both accesses date from approx 1961) to Hart purchase (not visible in Polaris photo) shoreline access in the form of
  - 1) Dinghy ramp
  - 2) Staircase
- Bulkhead towards point (not done by Hart – unknown date of construction)
- Low, natural splashguard of random rocks and logs
- Mooring (permitted by Army Corps of Engineers approx late 1980's). Note that Shoreline Inventory maps show multiple mooring buoys in this area & do not know if our buoy is depicted on this map as it was missing for 2 seasons after winter storm – photo enclosed to show buoy
- Attached tide lands document provided by prior owner at time of property purchase

Response to Shoreline Inventory Report 4/20/2 1041 White Point Rd, Friday Harbor

Propane tank cover walls

Response to Shoreline Inventory Report 4/2012 1041 White Point Rd., Friday Harbor



4/20/12

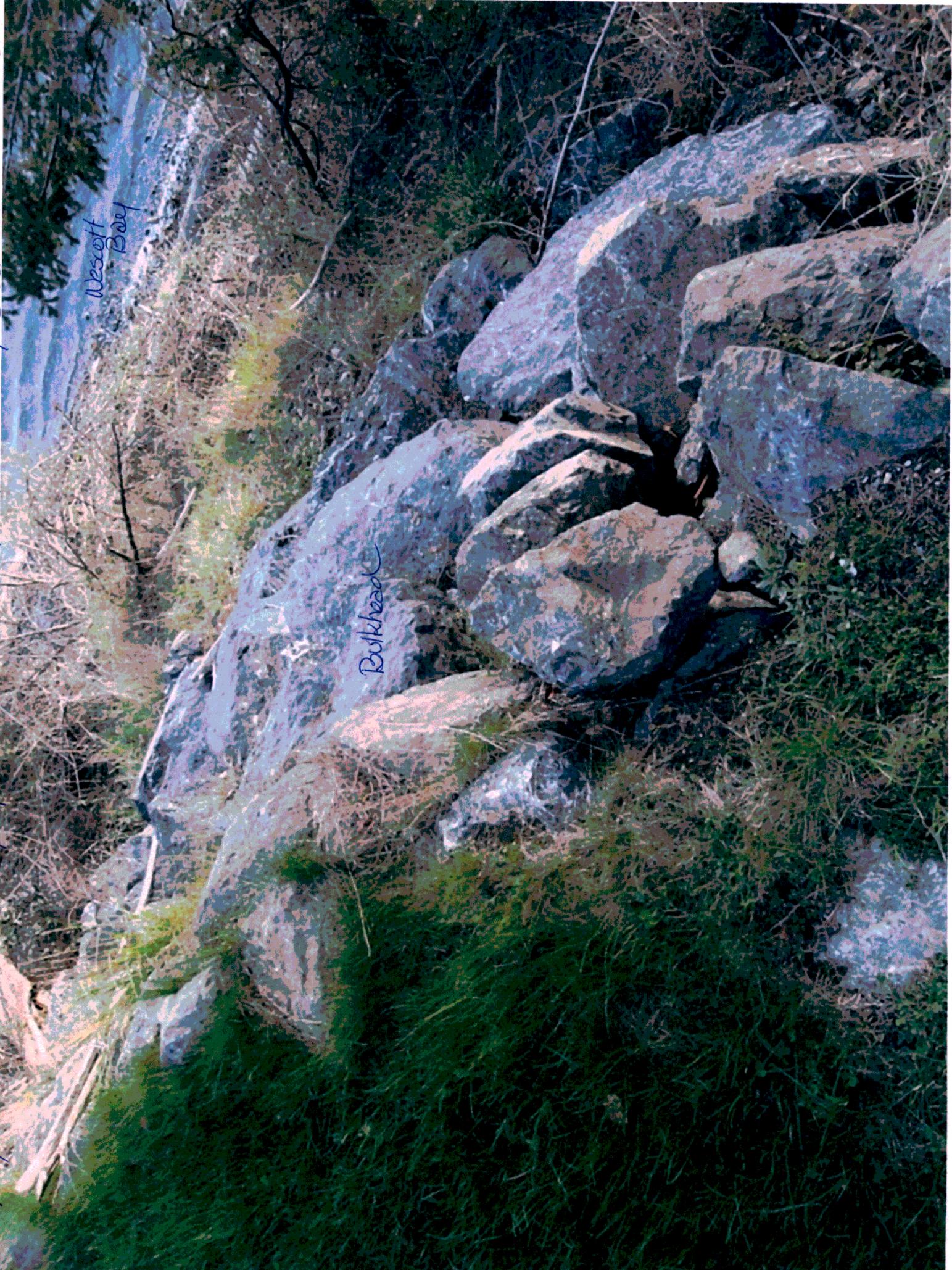
Response to Shoreline Inventory Report 4/2012  
1041 White Point Rd, Fitzroy Harbor



Response to Shoreline Inventory Report 4/2012 10411 White Point Rd Friday Harbor

Wescott  
Bay

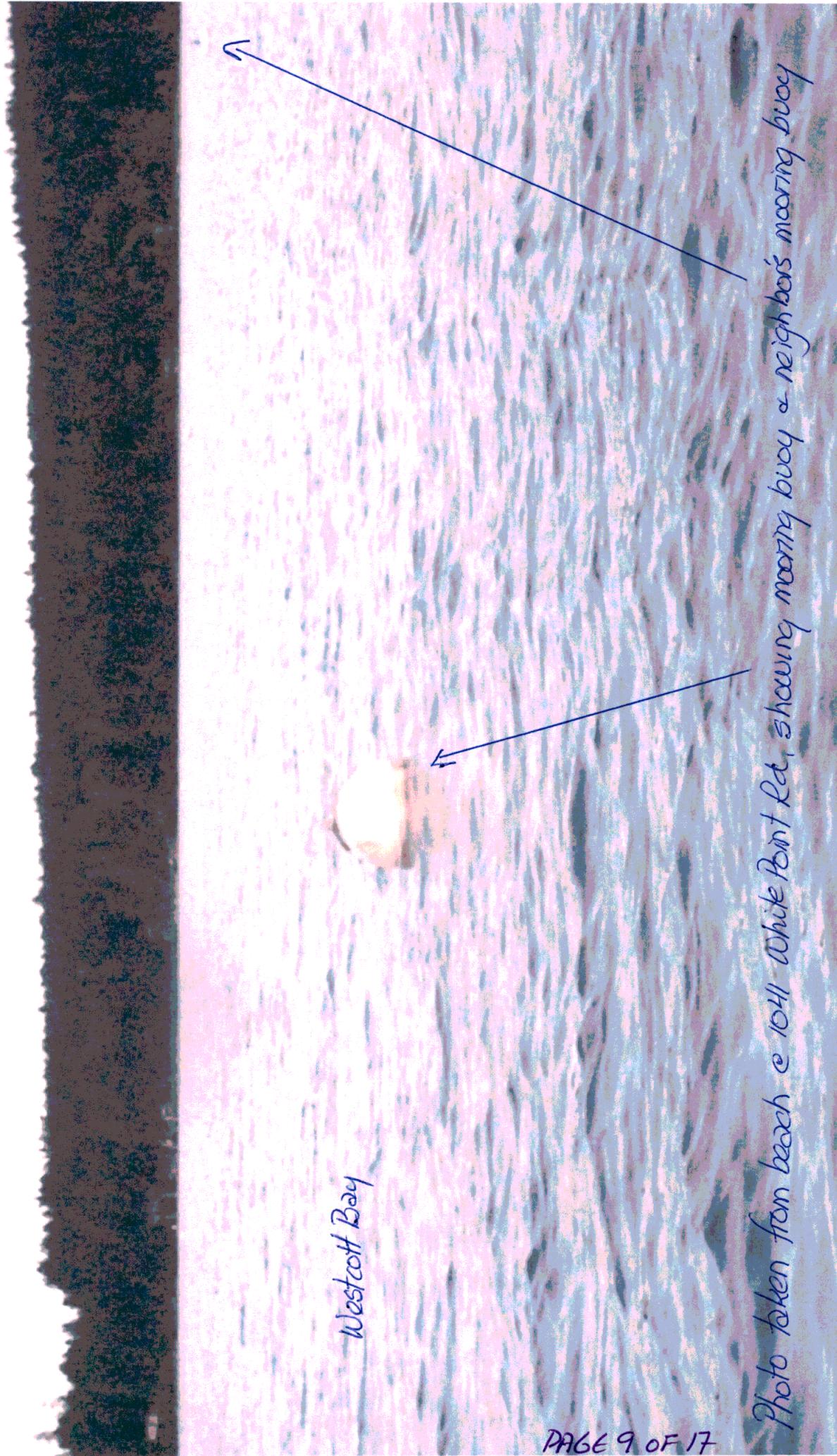
Bulkhead



Response to Shoreline Inventory Report 4/2012 1041 White Point Rd : Boat Ramp



Logs, rocky beach at base of boat ramp



Westcott Bay

Photo taken from beach @ 1041 White Point Rd, showing mooring buoy & neighbor's mooring buoy



Beach  
at high tide

Westcott  
Bay

PHOTO BY  
J. B. BROWN

Response to Shoreline Inventory Report 4/2012  
Beach at 1041 White Point Rd, Friday Harbor

stairs →



Beach, bank & stairs to beach

Base of bank →



Beach at low tide

Response to Shoreline Inventory Report 4/2012 2011 White Point Rd, Friday Harbor: wood shed



Guest House

Response to Shoreline Inventory Report 4/16/02 1041 White Point Rd, Friday Harbor



Westcott Bay

medium low tide

mail house

down

Head of boat ramp

top of bank

# State of Washington.

6874  
In lieu of { Contract No.....  
                  { Application No. 5080.....

In Consideration of ninety-three and 62/100 (\$ 93.62 ) DOLLARS,

the receipt of which is hereby acknowledged, the STATE OF WASHINGTON does hereby grant, bargain, sell and convey unto

Andreas Thomason, his

heirs and assigns, the following described tide land of the

second class, suitable for the cultivation of oysters, and being situate in San Juan County, Washington, to-wit:

All tide and shore lands of the second class, owned by the State of Washington, described by metes and bounds as follows:

Tract No. 1: Beginning at the meander corner to fractional sections 26 and 27, township 36 north, range 4 west of the Willamette Meridian, which meander corner is 48.00 chains north of the corner common to sections 26, 27, 34 and 35, said township and range, and running thence north 19° east 2.80 chains; north 43½° east 2.40 chains; north 53½° east 1.30 chains; north 46½° east 2.50 chains; south 72½° east 3.10 chains to the true point of beginning; thence from said true point of beginning run south 39° east 4.00 chains; south 81½° east 5.50 chains; north 57° east 3.50 chains; north 16½° east 1.50 chains; north 27° west 1.50 chains; north 11½° east 9.10 chains; south 40° west 7.80 chains; south 79½° west 10.00 chains; south 80° east 2.50 chains; south 19½° east 0.65 chains to the place of beginning, containing 8.1 acres.

Tract No. 2: Beginning at the east meander corner to fractional sections 23 and 26, township 36 north, range 4 west of the Willamette Meridian, and running thence north 12° east 1.10 chains; north 55° east 5.60 chains; north 33° east 2.50 chains; north 31½° west 3.00 chains; north 10½° east 12.00 chains; north 35° east 12.00 chains; north 57° east 6.00 chains; south 76½° east 5.00 chains; south 39½° east 5.00 chains; south 70° east 2.90 chains; south 50½° east 4.50 chains; south 24½° east 2.30 chains; south 31½° west 2.10 chains; north 64° west 9.10 chains; south 39° 41' west 31.66 chains; south 62½° west 4.87 chains; north 11½° west 1.50 chains to the place of beginning, containing 35.82 acres.

Tract No. 3: Beginning at the meander corner to fractional sections 24 and 25, township 36 north, range 4 west of the Willamette Meridian, and running thence south 45° corner to fractional sections 25 and 26, said township and range; thence north 83½° west 6.20 chains; north 66° west 2.40 chains; north 76° west 6.20 chains; north 64½° west 3.00 chains; north 59½° 5.00 chains; north 87° west 4.30 chains; south 40½° west 2.20 chains; south 85° west 1.40 chains; west 2.25 chains; south 19° west 3.56 chains; south 4½° east 7.32 chains; south 26½° west 6.08 chains; south 29° east 13.20 chains; south ½° east 3.00 chains; south 24° 40' west 2.75 chains; north 25½° west 13.00 chains; north 3½° east 16.00 chains; north 58° east 5.80 chains; north 89½° east 10.00 chains; south 68° east 12.50 chains; north 64° 26' east 15.04 chains; south 81½° east 10.00 chains to the place of beginning, containing 30.98 acres.

The three descriptions together having a total area of 74.90 acres, according to the maps on file in the office of the Commissioner of Public Lands at Olympia, Washington.

Andreas Thomason, his

heirs and assigns forever.

It is Expressly Agreed, That if from any cause any tract or tracts, parcel or parcels of said land shall become unfit or valueless for the purpose of oyster planting, the party having so purchased and being in the possession of the same, upon certifying such fact under oath to the Commissioner of Public Lands and to the Auditor of the county wherein such lands are situated, and also upon filing under oath a certificate of abandonment of such tract or tracts, parcel or parcels of land, in the office of each of such officials, shall then be entitled to again make purchase of oyster lands pursuant to the provisions of an act of the Legislature of the State of Washington, entitled "An act providing for the sale and purchase of tide lands of the third class, and manner of conveying the same, for the purposes of oyster planting, to encourage and facilitate said industry, and declaring an emergency," approved March 2, 1895; and such certificate shall be and be deemed to be a reconveyance to the State of Washington of the lands therein described as having become unfit and valueless for the purpose of oyster planting.

Witness the Seal of the State, affixed this 13th

day of July, 1910.

M. E. HAY, Governor.

Attest: J. GRANT HINKLE, Assistant Secretary of State.

(SEAL)

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