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April 29, 2012

San Juan County

Response to Shoreline Characterization

Property Owners: Gerald and Nancy Miller

Street Address: 70 Marion Place

S.J.C. COMMUNITY

APR 30 2012

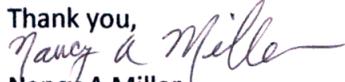
DEVELOPMENT & PLANNING

While I believe this report contains inaccuracies related to habitat and wildlife, the most significant inaccuracy is found on Map 12A which shows that much of the west side of San Juan Island is in a flood plain.

Our lot rises almost vertically from the water to a height of 60 feet, then rises steeply another 40 feet, then a more gradual rise to approximately 130 feet above sea level at the street edge. When we purchased this property in 2003 our insurance agent confirmed that we are well above any "flood plain."

Since the red line on Map 12A that indicates the flood plain in our neighborhood extends over 400 feet inland and over 140 feet vertically, I have to conclude that this line was incorrectly drawn. The FEMA maps in this region generally follow the 20 foot elevation contour.

Additionally, any tsunami modeling that has been done for the Strait of Juan de Fuca region, show wave heights of 3 to 4 meters, even for a Cascadia Subduction Zone event.

Thank you,

Nancy A Miller

References:

NOAA Technical Memorandum NOAA Time Eastern Srait of Juan de Fuca, Washington Mapping Project: Procedures, Data Sources, and Products, September 2004

Tsunami inundation maps for Washington State
www.dnr.wa.gov/Publications/ger_tsunami_inundation_maps