



462650086000-226-039-SCHUONOVER-20120430

TO: San Juan County

SUBJECT: Response to Shoreline Inventory and Characterization Report, January 2012

PROPERTY OWNERS: Schoonover Family Trust dtd Feb. 23, 2004
Edward Schoonover – co-Trustee

STREET ADDRESS: 164 Shorett Dr., Friday Harbor, WA 98250 (Mail Address)

182 Shorett Dr., Friday Harbor, WA 98250

TAX PARCEL NUMBERS: 462650086, 462650062 (underlined used to identify individual property discussions)

ISLAND: San Juan Island

MANAGEMENT AREA: Roche Harbor Management Area

REACH: 226 (from Map 37A – Shoreline Reaches- V.2.)

The Tax Parcels noted above are adjoining parcels, created by a previous owner via a Parcel split from the original Parcel 62.

PARCEL 86 is a single family residence located within the SMA. The existing building replaced a slightly smaller structure dating from the early 1960's. Final construction was completed in 2001, along with the requisite occupancy permit being issued. The existing residential structure is located at the same setback from the line of ordinary high tide as the previous structure. See photos 1 thru 5 for the current shoreline condition and usage. The shoreline area remains in the same condition as when purchased in 1999, and along with the existing dock and float, is used to enjoy views of Garrison Bay, beach access, and the enjoyment of boating and other water related recreation. The dock and float are a community dock shared by the owners of adjoining Parcel 61.

PARCEL 62 is a single family residence NOT located within the SMA. The building was completed, and an occupancy certificate granted, in 2005. See photos 8 thru 10 for the current shoreline condition and usage. Since purchased in 2000, this Parcel's shoreline has remained mostly as depicted in the subject photos, the main difference being that the grass areas were not as neatly maintained, until construction of the residence in 2005. The shoreline area is currently used to enjoy the views of Garrison Bay, as beach access, and to launch kayaks and other small watercraft.

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

I approached the review of Shoreline Inventory and Characterization Report with trepidation. I expected to find a list, or discussion of, problems caused by my, and/or other shoreline property owners, ownership and permitted use of property adjacent to the shoreline. At least for Section 4.10, Roche Harbor Management Area, I found no mention of problems caused by my owning these parcels and pursuing the quiet enjoyment offered by this location on Garrison Bay. Several statements in this section, regarding Garrison Bay, imply a problem but offer no specific detail, specifically:

Marine Riparian, Nearshore, and Estuarine Habitats

"The inside waters between Henry Island and San Juan Island, including Open Bay, and extending from Davison Head, south to Mosquito Bay contain important estuarine habitats. Eelgrass distribution is relatively extensive throughout these nearshore areas. However, significant losses have occurred in recent years, specifically in Westcott and Garrison Bays."

For the immediate shoreline area of Parcels 86 and 62, and from direct observation of the nearby shoreline for the previous 13 years of ownership, eel grass is not, and has not for some time if ever, been present. Within Garrison Bay, I know of only one area, near English Camp Park, that has eel grass present; and there has been no significant change during my presence here. The implication is that there has been a change in the eel grass situation in an undefined 'recent' period of time due to shoreline property ownership and usage. The observation data indicates otherwise.

Water Quality, Sediment, and/or Tissue Sample Results

"Water quality samples have been collected from Garrison Bay that exhibited low fecal coliform bacteria and nutrient concentrations (Wiseman et al. 2000). In addition, Wiseman et al. (2000) also collected water quality samples from two streams that discharge to Roche Harbor; both of which were identified as possessing good water quality. However, water quality samples were also collected from a stream that discharges to Garrison Bay where elevated fecal coliform bacteria, low dissolved oxygen concentrations, and high temperatures were observed (Wiseman et al. 2000)."

The reported water quality issues, specifically related to elevated fecal coliform bacteria, does not propose a source for this observation; implying a relationship to shoreline property ownership. What is not mentioned here, or anywhere in discussion of Garrison Bay, is the increasing population of deer and Canadian Geese. These animals, along with the summer influx of seals, are known to produce high quantities of droppings; and in areas that are likely habitats such as streams that are 'flushed' to the shoreline.

I also reviewed the 39 maps associated with the report. In general, there is insufficient detail to determine if a problem exists for, or is caused by, Parcels 86 and 62. There are two maps, however, that seem to indicate a relationship to Parcels 86 and 62:

Map 08A – Surface Water Systems V.2. Applies to Parcel 86 only. This Map indicates a 'culvert' commencing on the opposite side of Shorett Dr., traversing across adjoining Parcel 61,

and ending in the center of Parcel 86. No such 'culvert' exists for Parcel 86. See attached Photos 6 and 7.

Map 09A – Shoreline Modifications v.2. Applies to Parcel 62 only. This Map indicates 'Armoring' along the shore for Parcel 62. As seen in Photos 8 and 9, 'Armoring' is not present.

I request that the materials submitted be incorporated into the County Inventory and Characterization Report to more accurately reflect the characterization of the shoreline abutting Parcels 86 and 62.



Edward Schoonover, co-Trustee
Schoonover Family Trust

Parcel 86



1



2



3



4



5



6



7

Parcel 62



8



9



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