

**DETERMINATION OF SIGNIFICANCE (DS)
AND REQUEST FOR COMMENTS ON THE SCOPE OF THE
ENVIRONMENTAL IMPACT STATEMENT (EIS)**

Proposal: Westport Golf Links / Westport Light State Park

Description of the Proposal: In 2019, Westport Golf Links (WGL) approached State Parks with a proposal to construct, operate and manage a Scottish links golf course within the park boundary under a long-term concession agreement to operate and maintain the golf course and associated facilities. WGL retained David McLay Kidd of DMK Golf Designs (the golf course architect for Bandon Dunes in Oregon) to develop a golf course layout responsive to existing environmental conditions identified by the baseline studies.

Associated golf course facilities are proposed on property outside the park boundary, to include a club house with restaurant, parking lot, approximately 60 rooms for guest accommodations, a pro shop, and maintenance facility. An adjacent City-owned parcel is being considered for these uses. The proposal includes retaining natural vegetation along project boundaries to maintain a natural (in most cases forested) buffer between golf operations and neighboring lots.

Draft alternative site plans for a links golf course on the WLSP site include conceptual planning under either action alternative (described below) for new infrastructure; improved public access; interpretive panels; environmental preservation and restoration efforts; and a diversity of regional recreational opportunities for health and fitness, community connection, connection with nature, and environmental stewardship within the park.

Location of the Proposal: The WLSP site is located at the northern end of a peninsula, bounded on the west by the Pacific Ocean, on the north by Half Moon Bay and Grays Harbor, and on the east by the City of Westport in Grays Harbor County, WA.

Proponent: Westport Golf, Inc.

Lead Agency: City of Westport, WA – Nominal Lead Agency under the
Washington State Environmental Policy Act (SEPA)
Washington State Parks – SEPA co-Lead Agency

EIS Required: The SEPA Lead Agencies have determined that the proposed action is likely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is required to comply with Revised Code of Washington (RCW) 43.21C.030(2)(c) and will be prepared under the direction of the SEPA Nominal Lead Agency, in accordance with the SEPA Guidelines (Washington Administrative Code [WAC] 197-11-420).

Elements of the Environment to be Addressed in the EIS: The Lead Agencies have preliminarily identified the following elements of the environment to be evaluated in the EIS. Elements for which potential impacts are determined to be not significant may be eliminated from detailed study (WAC 197-11-408[2][c]).

- ELEMENTS OF THE NATURAL ENVIRONMENT:
- . Earth: Geology, soils, topography, unique physical features, erosion
 - . Climate change
 - . Water: Surface water movement/quantity/quality, runoff/absorption, floods, groundwater movement/quantity/quality, public water supplies
 - . Plants, wetlands, animals, birds, and unique habitats
- ELEMENTS OF THE BUILT ENVIRONMENT:
- . Environmental health: Noise, potential releases to the environment
 - . Land and shoreline use
 - . Relationship to existing land use plans and applicable regulations
 - . Population and housing
 - . Aesthetics
 - . Recreation
 - . Historic and cultural resources
 - . Transportation and parking
 - . Public services and utilities

Alternatives to be Evaluated in the EIS: The Lead Agencies have preliminarily identified the following alternatives to be evaluated in the EIS. Alternatives must meet the objectives of the proposal (WAC 197-11-440(5)). Either action alternative would implement a design philosophy that would attempt to create a links course as natural and sustainable as possible within the given landscape of the site; minimize alterations to the existing coastal dune landscape and vegetation; and attempt to focus most disturbance in previously disturbed areas in the northern half of the park or in uplands on either side of the large wetland mosaic.

Alternative 1: 2022 Concept Plan – Large Footprint. Conceptual site plan prepared by David McLay Kidd in Spring 2022, evaluated in 2022 baseline studies prepared by AECOM. Main project elements:

- Main links 18-hole golf course (74 acres)
- Par-3 golf course (25 acres)
- Practice range (7 acres)
- Maintenance building (2 acres)
- Surf Street Extension to Grays Harbor Light House
- Expanded parking areas along Jetty Haul Road (1 acre)
- Upgraded paved trail along the top of the primary dune (1.23 miles)
- “Surf Shack” food and beverage hangout structure/ comfort station (base of foredune)
- Golf operation facilities: clubhouse, lodging, outside of the park on approximately 24 acres.
- Interior connector trails: 12-ft wide earthen foot paths, approximately 3.5 miles (3.4 acres).
- Unpaved cart shuttle road to golf range and maintenance facility (0.4 mile)
- A perpetual invasive species control and management program occurring within the managed golf course area and wetland buffers (> 200 acres).
- Implement introduction and management of state threatened or rare dune plant species.

It is estimated that golf course improvements on the WLSP site under Alternative 1 would result in approximately 30 acres of direct wetland impact. An additional 6.3 acres of direct wetland impact is

estimated from offsite improvements, bringing the total estimated direct wetland impact to approximately 36.3 acres under Alternative 1. The calculation of direct wetland impact differs from the 53 acres evaluated in the AECOM 2022 baseline studies. The 18-hole golf course has been refined to reduce the impact from the previous conceptual planning stage.

Alternative 2: 2023 Concept Plan – Reduced Footprint. Conceptual site plan revised by David McLay Kidd in Spring 2023 to further reduce wetland fill and wetland buffer impacts based on completed existing condition studies. Main project elements:

- Main links 18-hole golf course (75 acres)
- Par-3 golf course (23 acres)
- Practice range (9 acres)
- Maintenance building (2 acres)
- Surf Street Extension to Grays Harbor Light House
- Golf operation facilities: clubhouse and lodging outside of the park on approximately 14.8 acres.
- Expanded parking areas along Jetty Haul Road (0.5 acre)
- Upgraded paved trail along the top of the primary dune (1.1 miles)
- “Surf Shack” food and beverage hangout structure/ comfort station (landward of the foredune)
- Interior connector trails: 12-ft wide earthen foot paths, approximately 2.3 miles (2.2 acres).
- Unpaved cart shuttle road to golf range and maintenance facility (0.8 mile)
- Create and rehabilitate interdunal wetlands through upland conversion and increasing the complexity of wetland hydroperiods (30 acres)
- Implement a perpetual invasive species control and management program within the managed golf course area and wetland buffers (> 200 acres).
- Implement introduction and management of dune plant species State-listed as rare or threatened.
- Provide trails wide enough for fire suppression and emergency vehicle access within the site, and provide access to water supply for fire suppression.

It is estimated that golf course improvements on the WLSP site under Alternative 2 would result in approximately 24.3 acres of direct wetland impact. An additional 0.1 acre of direct wetland impact is estimated from offsite improvements, bringing the total estimated direct wetland impact to 24.31 acres under Alternative 2.

Alternative 3: No Action. Under the No Action Alternative there would be no change from existing conditions. There would be no golf course or other regional recreational use improvements on the Westport Light State Park site at this time. Neither would there be any invasive species removal, ecological restoration activities, or provisions for improved firefighting capabilities within the park. The park would remain mostly undeveloped and underutilized due to dense vegetative cover and only informal internal pathways.

Scoping: Members of the public, organizations, agencies, and Tribes are invited to comment on the elements of the environment and alternatives to be evaluated in the EIS. You may also comment on probable significant adverse impacts, mitigation measures, and government approvals required.

**A public open house Scoping meeting will be held on May 2, 2023
from 6:00 to 8:00 PM in the Ocosta Elementary School Multi-Purpose Room:
2580 Montesano Street S, Westport, WA 98595**

The purpose of the Scoping meeting will be to provide information and receive public comments as described above. Conceptual illustrations of the alternatives and existing environmental conditions will be

available at the meeting. Washington State Parks and City staff representatives will be present, along with members of the EIS consultant team.

Comments can also be submitted in writing by the following means:

By e-mail to the City of Westport: eisscopingcomments@ci.westport.wa.us

In writing to the City of Westport, to the attention of the SEPA Responsible Official identified below.

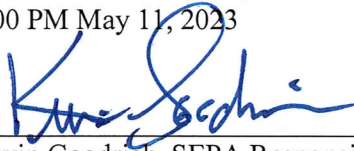
Responsible Official: Kevin Goodrich

Position/Title: City Administrator

Address: City of Westport
P.O. Box 505 (604 N. Montesano Street)
Westport, WA 98595

Issue Date: April 20, 2023

Comment Deadline: 5:00 PM May 11, 2023



Kevin Goodrich, SEPA Responsible Official