



## JEFFERSON COUNTY

### DEPARTMENT OF COMMUNITY DEVELOPMENT

621 Sheridan Street

Port Townsend, WA 98368

(360) 379-4450

#### DETERMINATION OF SIGNIFICANCE FOR MASTER PLANNED RESORT IN BRINNON AND REQUEST FOR COMMENTS ON SCOPE OF ENVIRONMENTAL IMPACT STATEMENT

**DESCRIPTION OF PROPOSAL:** Application MLA06-00087 for a Site-Specific Comprehensive Plan Amendment and an approved Master Plan for a Master Planned Resort in conformance with Jefferson County Code (JCC) Chapter 18.45, JCC Chapter 18.15, Article IV, and Comprehensive Plan policy LNG 24.0. This proposal is being reviewed as part of the 2006 Comprehensive Plan Amendment Docket. A legislative decision is expected in November or December 2006. The proposed Master Planned Resort would be developed on approximately 250 acres and would include a golf course, 1090 residential units in 180 structures, club house, pro shop, commercial village, conference center, and a community chapel. Residential units are intended primarily for resort use and not permanent residences. This EIS is non –project and project level.

**PROPONENT:** Statesman Group of Companies Ltd.  
7370 Sierra Morena Blvd. SW  
Calgary, Alberta T3H 4H9

**LOCATION OF PROPOSAL:** Pleasant Harbor, south of Brinnon at HWY 101 & Black Point Rd. in Jefferson County, Washington. Parcel Numbers 502153002, 003, 023, 022, 021 & 020; APN 502154002; APN 502152005, 012, 013, 014, 015 & 016, in Sections 15 & 22, Township 25, Range 02 West, WM, located in Brinnon, WA 98320.

**LEAD AGENCY:** Department of Community Development  
Jefferson County

***EIS Required.*** The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2) (c) and will be prepared. Materials on environmental impacts can be reviewed at our offices.

The lead agency has identified the following areas for discussion in the EIS:

- (1) NO ACTION - no government action, the proposal does not occur;
- (2) ALTERNATIVE 1 - The proposal from Statesman Group of Companies; and
- (3) ALTERNATIVE 2- The conceptual MPR as described in the 2002 Brinnon Sub Area Plan. Within the MPR alternative, proposed mitigation measures will also be discussed and analyzed in terms of alternative means to address identified environmental impacts.

Specific issues include, but are not limited to, water system and supply (water rights, wells, rain harvesting, potable vs. irrigation, project demand, conservation); surface water and drainage; wastewater collection and treatment; transportation impacts (HWY 101, site ingress/egress, circulation, parking, traffic volumes, intersections, bicycles and pedestrian facilities); site design relative to slopes, soils, grading, significant vegetation, and unique landforms; shorelines; fish, including shellfish, and wildlife impacts(e.g. eagle habitat and Hood Canal); on-site and off-site emergency services; aesthetics; commercial and public services (on-site, Brinnon, County); and rental housing affordability and homeownership (Brinnon and Brinnon Sub-Area).

Related to the above issues will be discussions of applicable regulations and design standards (County and State agencies); project phasing; employment and economic opportunities and/or impacts; and consistency with other applicable agency plans and programs (e.g., Brinnon Sub-Area Plan).

***Scoping.*** Agencies, affected tribes, and members of the public are invited to comment on the scope of the Master Planned Resort designation and related project environmental impacts. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for giving us your comments are:

By **Friday, May 19, 2006, 5 PM** please email written comments to [planning@co.jefferson.wa.us](mailto:planning@co.jefferson.wa.us) or send or deliver written comments to the following address:

**Brent Butler, Lead Planner**  
Pleasant Harbor MPR EIS Scoping Comments  
Dept. of Community Development  
621 Sheridan Street  
Port Townsend, WA 98368

[**NOTE:** An Open House, which includes a review of the project from 5-7 pm and a public meeting to accept oral and written comments from 7-9 pm, is scheduled on **Monday, May 8, 2006** at the Brinnon School located at 46 Schoolhouse Rd, Brinnon]

INFORMATION: For more information, visit the County website at [www.co.jefferson.wa.us](http://www.co.jefferson.wa.us) and follow links to 2006 Comprehensive Plan Amendment Cycle and Black Point MPR.

RESPONSIBLE OFFICIAL: Stacie L. Hoskins  
POSITION/TITLE: Development Services Manager  
ADDRESS: Dept. of Community Development  
621 Sheridan Street  
Port Townsend, WA 98368

DATE: April 19, 2006