

**JEFFERSON COUNTY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
621 Sheridan Street  
Port Townsend, WA 98368  
(360) 379 -4465  
NOTICE OF AVAILABILITY OF  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT (DSEIS)  
AND  
REQUEST FOR COMMENTS ON DSEIS  
FOR  
PLEASANT HARBOR MARINA AND GOLF RESORT LLC  
MASTER PLANNED RESORT  
CASE NO'S: MLA08-00188, ZON08-00056**

**Application Received:** April 16, 2008

**Application Substantially Complete:** May 22, 2008

**Notice of Scoping for Preparation of SEIS:** October 14, 2009

**Public Notice and Comment Requirement:** JCC 18.40.780 – WAC 197-11-455 & 510

**Date of Availability:** November 19, 2014

**Comment Period:** 45 days – Comment Period ends Monday, January 5, 2015 at 4:30 pm

**Proponent:** Pleasant Harbor Marina and Golf Resort, LLC, c/o Pleasant Harbor Marina 308913 Highway 101, Brinnon, WA 98320

**Location of Proposal:** Pleasant Harbor, south of Brinnon at the intersection of Black Point Road with US Highway 101 in Jefferson County, Washington. Parcel Numbers 502153002, 003, 023, 022, 021 & 020; APN 502154002; APN 502152005, 012, 013, 014, 015, 016 & 017, in Sections 15 & 22, Township 25, Range 02 West, WM, located in Brinnon, WA 98320.

**SEPA Lead Agency:** Jefferson County Department of Community Development (DCD)

**SEPA Responsible Official:** Carl Smith, Director

**DEIS contact person:** David Wayne Johnson, Associate Planner

**EIS Required:** A supplement environmental impact statement (EIS) is required under Jefferson County Ordinance No. 01-0128-08 to be prepared under Chapter 43.21C RCW State Environmental Policy and Chapter 197-11 WAC SEPA rules.

**Other Relevant/Important Documents:** The DSEIS includes a Development Agreement between the County and Applicant, and Development Zoning and Regulations as Appendices.

**Description of Proposal & Alternatives:** The DSEIS evaluates potential impacts resulting from the proposed project-level development. The following are alternatives evaluated within the DEIS: Alternative 1, consists of an 18-hole golf course, 890 residential units, 49,772 square feet of commercial space and resort related amenities on a 231 acre site, with 33 acres of natural area preserved and 2.2 million cubic yards of earthwork required for golf course grading; Alternative 2, consists of the golf course, 890 residential units, 52,650 square feet of commercial space with resort related amenities and 80 acres of natural area preserved with 1 million cubic yards of earthwork for golf course grading; and a No Action Alternative. The 350 slip Marina at Pleasant Harbor, although within the Master Planned Resort boundary, is not included in this SEIS analysis since it is being re-developed under an existing, vested Binding Site Plan.

**Actions required for approval of the proposed project include:**

- Jefferson County SEPA Responsible Official: Completion and publication of a final SEIS, following the SEIS process set forth in WAC 197-11-600(4)(d)(ii) and 620.

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- Jefferson County Planning Commission: Consideration of the MPR proposal in the context of compliance with BoCC conditions set forth in Ordinance No. 01-0128-08, consideration of proposed Zoning Code text and map changes, and consideration of the proposed Development Agreement subsequent to final SEIS review; and recommendation to the Jefferson County Board of County Commissioners (JCC 18.45.090(3)).
- Jefferson County Board of County Commissioners: Consideration of the MPR proposal in the context of compliance with BoCC conditions set forth in Ordinance No. 01-0128-08, consideration of proposed Zoning Code text and map changes, and consideration of the proposed Development Agreement subsequent to final SEIS review; consideration of the Planning Commission recommendation for possible approval and adoption; Public Hearing required to approve Development Agreement with adoption by resolution or ordinance (JCC 18.40.850(5) & 18.45.090(4)).

**Comments:** The DCD invites and encourages interested agencies, Tribes and members of the public to comment on the DSEIS, including specific information, issues, concerns, impacts, alternatives, and mitigation measures. All parties who comment on the DSEIS will be included on the list of interested parties to receive future notifications pertaining to this application, and therefore, must include a complete current return mailing or email address. All comments will be analyzed and used to produce a final SEIS.

**WHERE TO VIEW THE DSEIS OR OBTAIN A COPY:**

Electronic copies of the DSEIS are available for viewing and downloading in PDF format at:

[http://www.co.jefferson.wa.us/commdevelopment/Brinnon\\_MPR.htm](http://www.co.jefferson.wa.us/commdevelopment/Brinnon_MPR.htm)

CDs of the DSEIS will be available at DCD and the Open House (see below) for \$4.00. Hard copies can be viewed at DCD, 621 Sheridan St., Port Townsend; the Jefferson County Library, 620 Cedar Ave, Port Hadlock; and the Brinnon Fire Hall, 272 Schoolhouse Road, Brinnon. Hard copies may also be purchased at SOS Printing, located at 2319 Washington Street, Port Townsend, WA 98368, (360)385-4194.

The official case files for this application are located at the Jefferson County DCD, 621 Sheridan St. Port Townsend, WA. Copies of all or any part of a document may be requested pursuant to the Washington State Open Records Act; a charge for requested copies will apply.

**METHOD AND DEADLINE FOR PROVIDING DSEIS COMMENTS:**

Written comments must be postmarked or received at DCD by Monday, January 5, 2015 4:30 PM at the following address:

**Pleasant Harbor DSEIS c/o Jefferson County DCD**  
 621 Sheridan Street  
 Port Townsend WA 98368

**Email written comments to:** [dwjohanson@co.jefferson.wa.us](mailto:dwjohanson@co.jefferson.wa.us). Email comments should include a complete current return mailing address.

**Open House/Planning Commission Public meeting:** An Open House with subsequent Planning Commission meeting to introduction the DSEIS, discuss, interact with Staff, Applicant and Consultants and take individual written comments will be held at the Brinnon Community Center, 306144 Hwy 101, Brinnon, on Wednesday, December 3, 2014 from 2:00pm to 4:30pm. Following the Open House, a Planning Commission Meeting will be held at the same location starting at 6:30pm. Staff, Applicant and Consultants will formally present the DSEIS to the Planning Commission. General public attending the meeting will have the opportunity to submit verbal and written comments. This is not a public hearing

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on the project and will not be your only opportunity to comment on the DSEIS (see the next section on public hearing)

**Public Hearing:** The Jefferson County DCD will set a future date for a public hearing before the Jefferson County Planning Commission on this project to take public testimony and written comment on the adequacy of the DSEIS. Notice of the public hearing will be provided to all parties of record, published in the Jefferson County Leader newspaper, and posted on-site. A future date for a Public Hearing will also be set for the Board of County Commissions to take testimony before final approval of the Development Agreement.

**OTHER INFORMATION:**

Jefferson County DCD maintains a website which contains materials pertaining to this application for public review, inspection and/or download. Visit the Jefferson County Pleasant Harbor webpage at [http://www.co.jefferson.wa.us/commdevelopment/Brinnon\\_MPR.htm](http://www.co.jefferson.wa.us/commdevelopment/Brinnon_MPR.htm)