

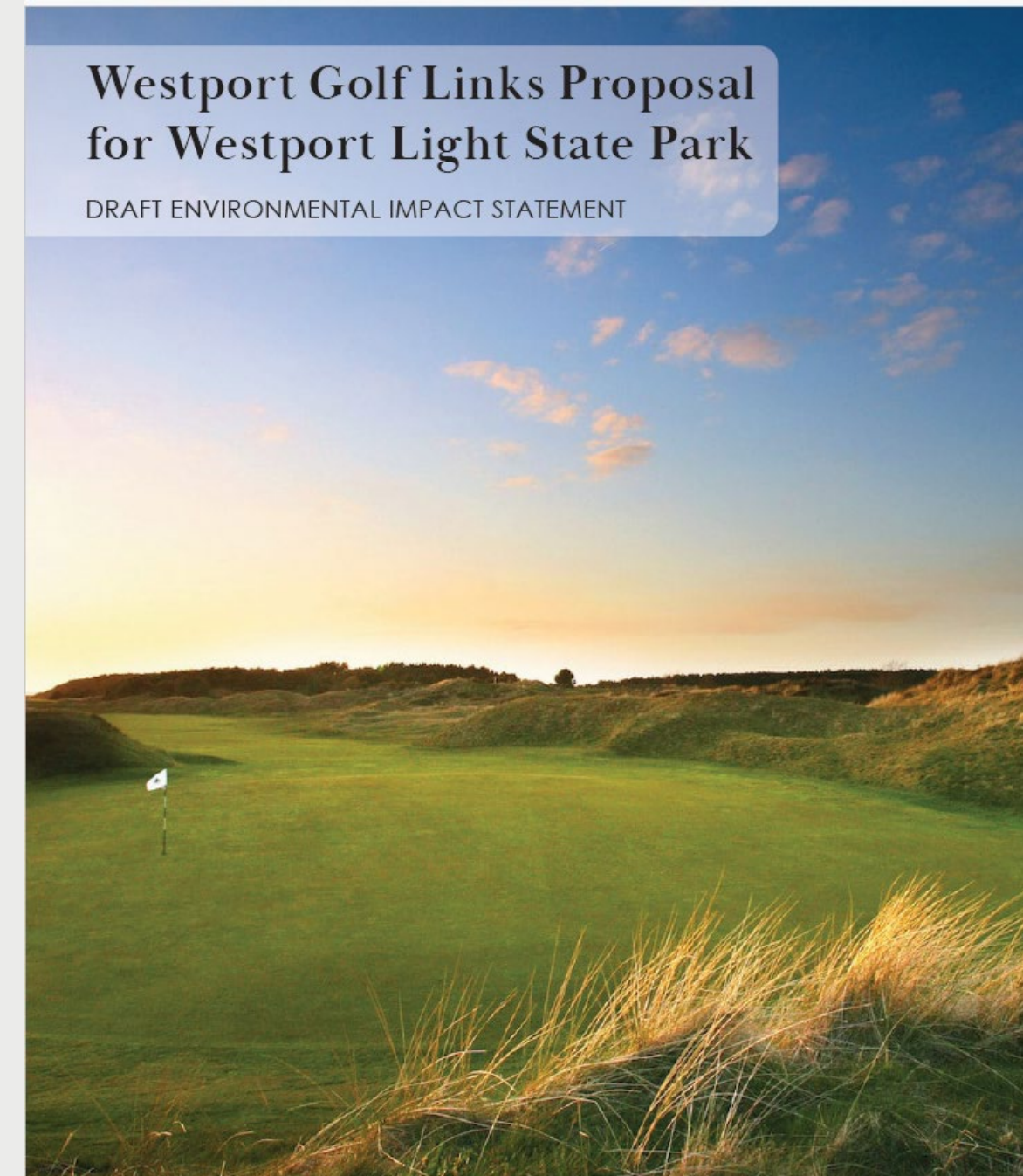


Westport Golf Links Proposal Draft Environmental Impact Statement

April 17, 2025

Today's objectives

- Summarize park history
- Provide SEPA refresher
- Describe elements of DEIS
 - Proposal
 - Environment
 - Impact
 - Mitigation
- Review policy implications
- Discuss next steps



History of Park



Westport Light State Park Acquisition History



2007

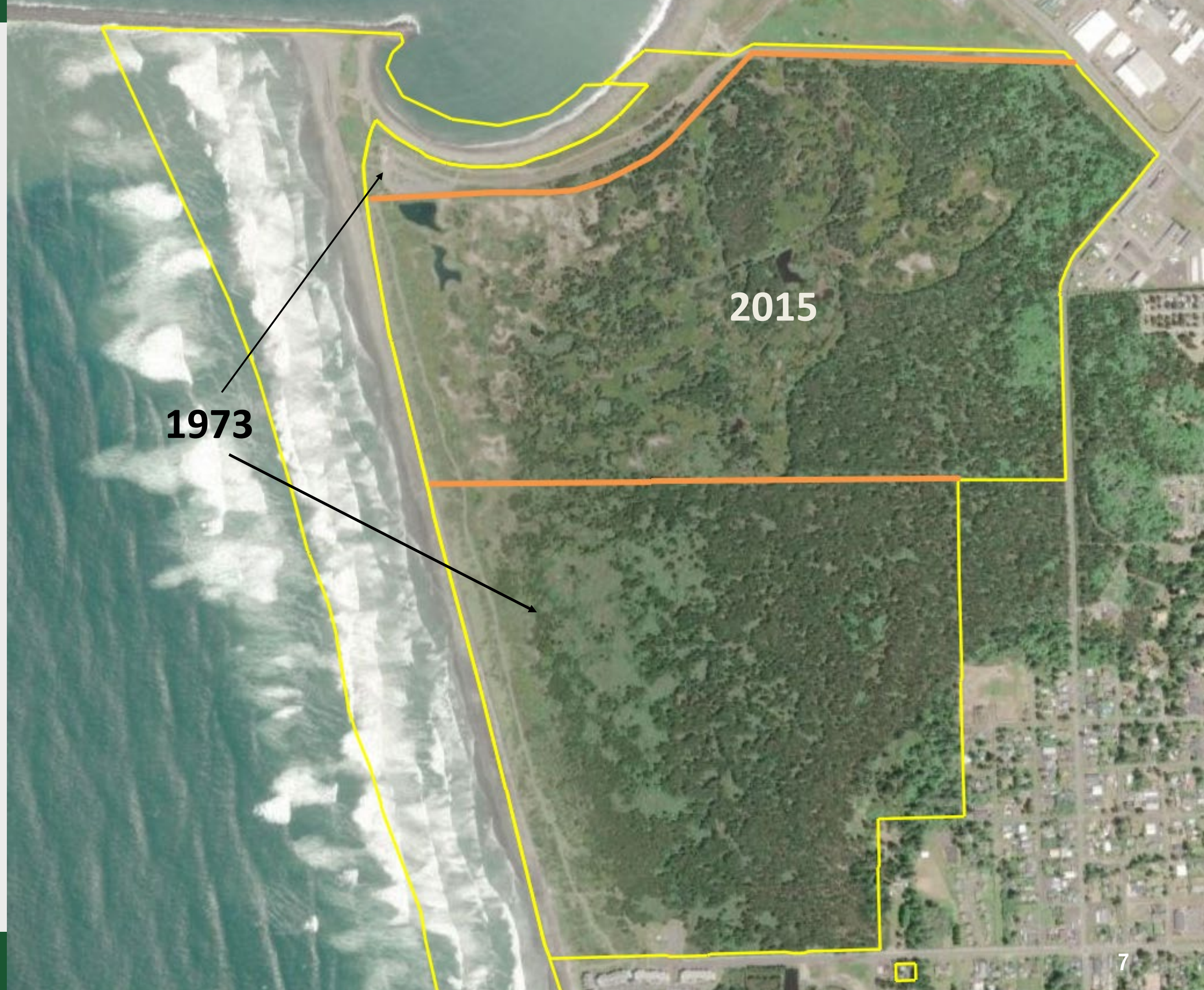
Land Classification and Long-Term Boundary



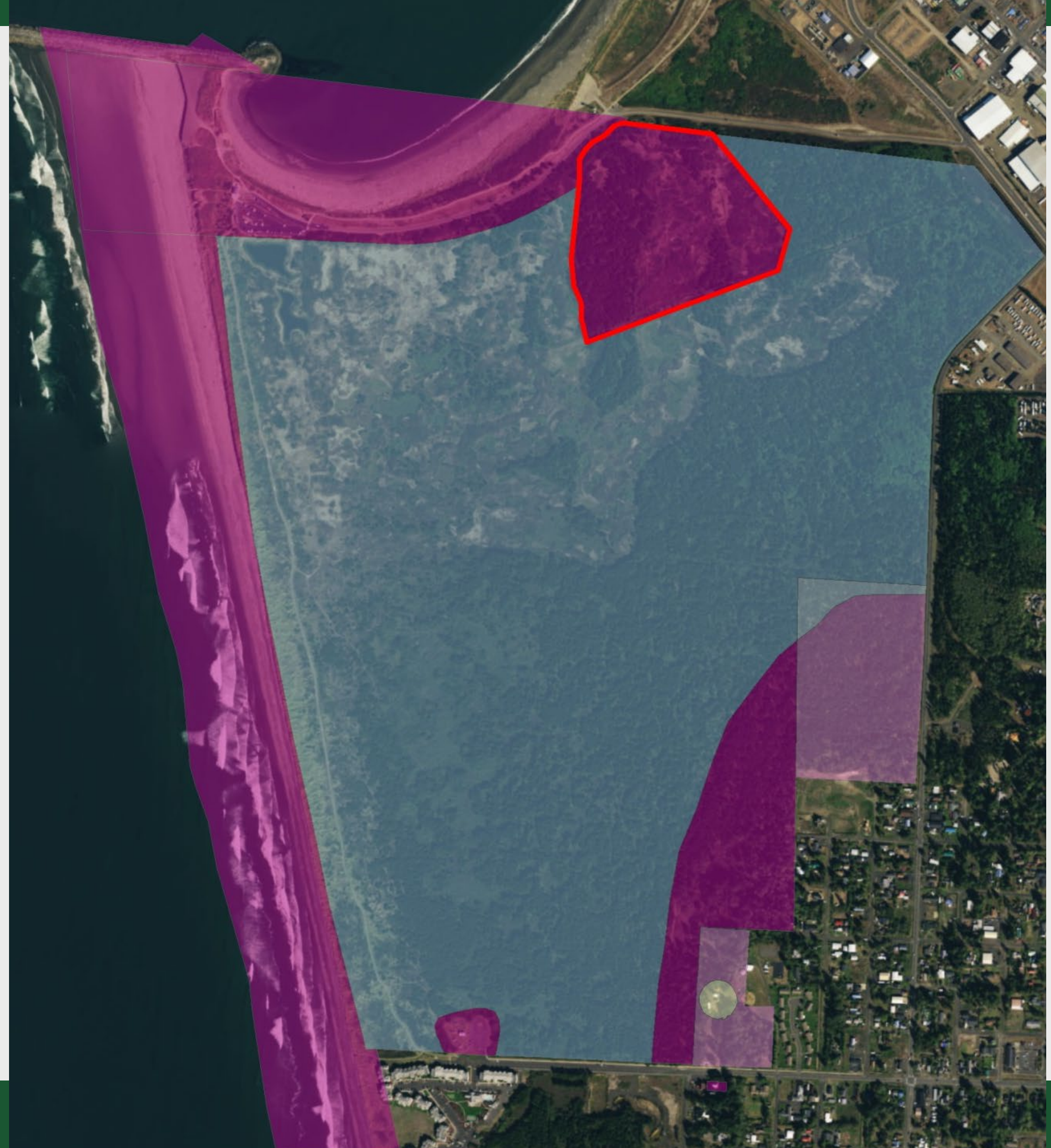
2014 Grant Proposal



Westport Light State Park Acquisition History



2016 Updated Land Classification and RCA Designation





WESTPORT GOLF LINKS

Proposal:
Championship links
golf course and
associated amenities
at Westport Light



State Environmental Policy Act



State Environmental Policy Act

- Environmental review required of all actions taken by an agency to authorize a proposal, including:
 - New/continuing activities financed, assisted, conducted, regulated, or approved
 - New/revised rules, regulations, plans, policies, or procedures



SEPA Review

- Categorical exemptions
- Threshold determinations
 - Determination of Non-Significance
 - Mitigated Determination of Non-Significance
 - Determination of Significance → EIS

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>



Environmental Impact Statements

- Tool for analyzing:
 - Probable adverse environmental impacts
 - Reasonable alternatives
 - Possible mitigation



Environmental Impact Statements

- EIS process
 - Provides opportunities to provide input
 - Improves proposals from environmental perspective
 - Provides decision-makers with environmental information
 - Provides information for conditioning or denying a proposal



SEPA Lead Agency Agreement

City of Westport

- Nominal lead
 - Public notice
 - Scoping
 - Stakeholder engagement
 - Preparation/coordination of SEPA analysis
 - Ensure compliance with SMP

State Parks

- Co-lead
 - Review draft SEPA analysis



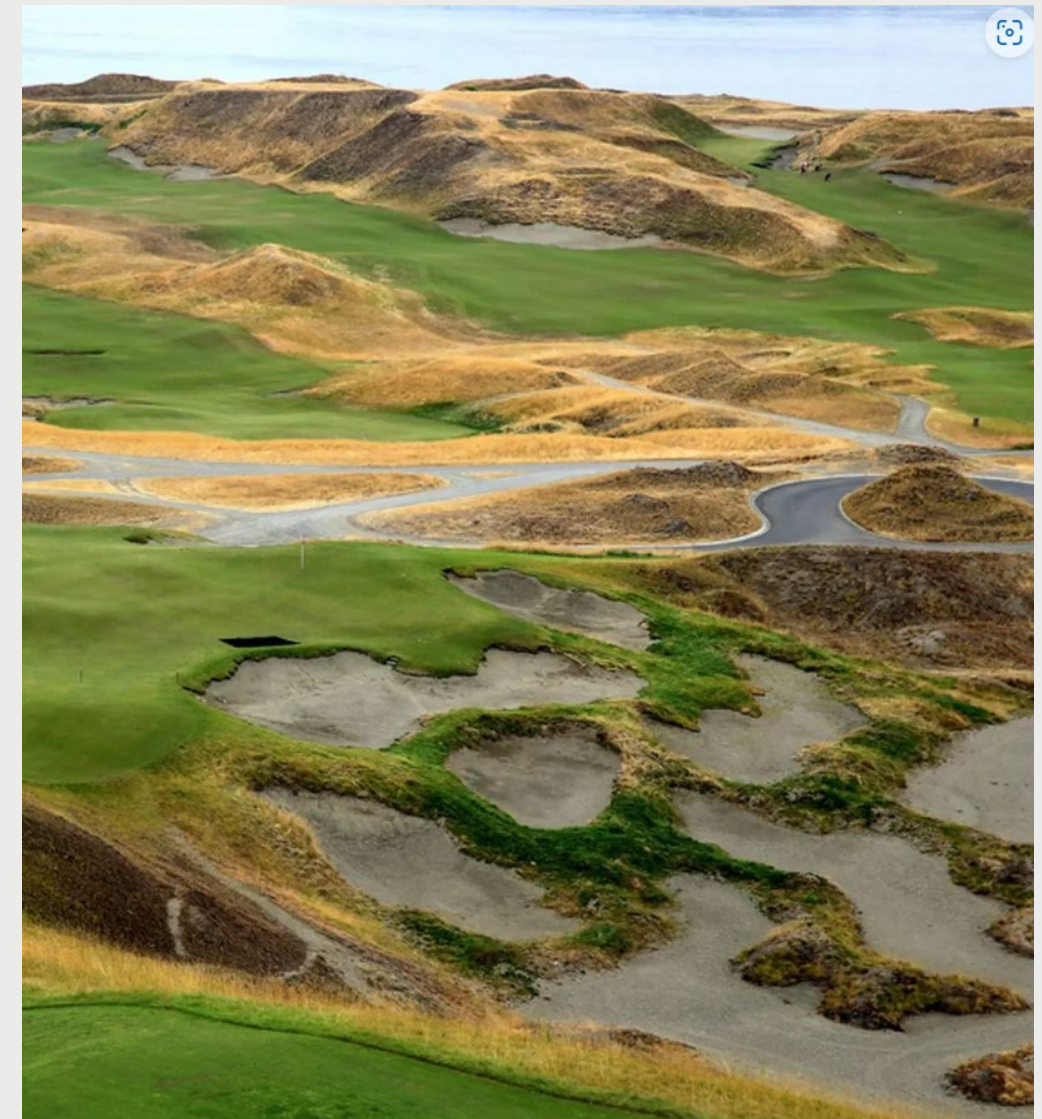
DEIS Project Purpose and Alternatives



Purpose and Objectives of Proposed Action

Westport Golf Links

- Develop public 18-hole Scottish links golf course
- Provide short course and golf practice range
- Develop ancillary facilities to support the golf course



Proposed Elements in Park

- 18-hole golf course
- Short course
- Practice range
- Toptracer golf range and grill
- Surf shack concession stand
- New trail corridor(s)
- New signage



Proposed Elements on Adjacent Land

- Clubhouse/pro shop
- Lodge
- Guest cottages
- Large putting course



Alternatives Analyzed in DEIS

- Alternative 1
- Alternative 2
- No action alternative



DEIS Action Alternatives



Proposed WLSP Lease Area: 224 acres
Unleased WLSP Area: 314 acres



Proposed WLSP Lease Area: 196 acres
Unleased WLSP Area: 342 acres

PROPOSED ELEMENTS

- GOLF FAIRWAYS
- ROUGH
- TRAILS
- PROPOSED ACCESS ROAD/ PARKING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- LINE-OF-SIGHT CLEARING AREAS
- WESTPORT LIGHT STATE PARK BOUNDARY, 538 ACRES
- LEASE AREAS

Alternatives Compared

Alternative 1	Alternative 2
18-hole Scottish links style golf course	18-hole Scottish links style golf course
224-acre WLSP lease area	196-acre lease WLSP area
14-hole short course	12-hole short course
3.5-mile interior trail network	2.3-mile interior trail network
Maintenance facility outside state park	Maintenance facility at north end of park
Comfort station mid-way on dune trail	No new comfort station
43 acres wetland fill in WLSP	35 acres wetland fill within WLSP



No-Action Alternative

- Required by SEPA
- SEPA rules do not define what no-action alternative must look like
- Typically defined as what would most likely happen if proposal did not occur
- Alternate definition = no new government action



Environment, Impacts, Mitigation



Elements of Environment

- Natural Environment

- Earth
- Water Resources
- Climate Change
- Vegetation
- Wetlands
- Wildlife & Wildlife Habitat
- Birds
- Fish
- Special Status Species

- Built Environment

- Environmental Health
- Land and Shoreline Use
- Population, Employment & Housing
- Light & Glare
- Aesthetics
- Recreation
- Historic & Cultural Resources
- Transportation
- Public Services
- Utilities



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Coastal Processes/Climate Change

- Dynamic area impacted by:
 - Reduced sediment supply from Columbia River
 - Sea level rise
 - Increasing storm severity



Climate Change Impacts

- Impacts common to all alternatives:
 - Flooding
 - Erosion
 - Ecosystem health and vegetation
 - Wildfire risk



Coastal Erosion Risks by 2050

- Southern end of coastal trail at risk
- Alternative 2 – Hole 15 at risk



Mitigation

- Minimize exposure by siting improvements away from coast
- Bury large woody material in SW corner to slow shoreline erosion (Alt 2)
- Encourage Corps beach nourishment
- Restoration projects to increase ecological resilience and invasive species control
- Use treated wastewater effluent
- Provide emergency responder access and pressurized connections for fire suppression

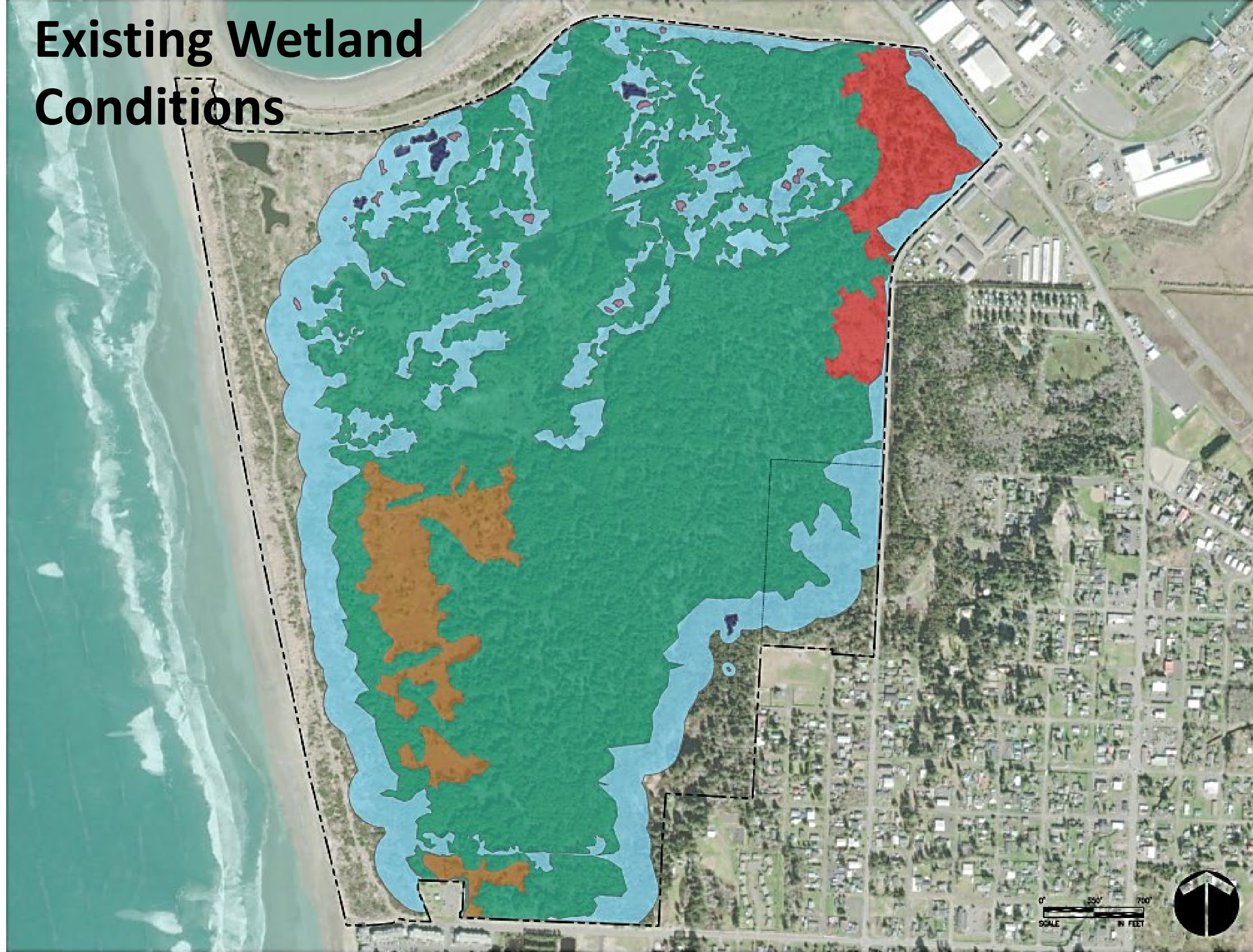


Considerations

- Different coastal analyses
- DEIS analysis focuses on 25-year time horizon
- WGL proposes 80-year lease



Existing Wetland Conditions



WETLAND CATEGORIES

- WETLAND A (MOSAIC)
- RED ALDER - SLOUGH SEDGE WETLAND
- COASTAL WILLOW SWAMP
- CATEGORY 3
- CATEGORY 4
- WETLAND BUFFERS

WETLAND CATEGORIES	TOTAL ACRES
<i>CATEGORY 1</i>	284
WETLAND WITHIN THE WETLAND A MOSAIC	235
RED ALDER-SLOUGH SEDGE WETLAND	21
COASTAL WILLOW SWAMP	28
<i>CATEGORY 3</i>	1.5
<i>CATEGORY 4</i>	1
TOTAL ACRES	286.5

TOTAL MOSAIC WETLAND = 346 ACRES OF WHICH 68% IS WETLAND = 235 ACRES

WETLAND BUFFERS	TOTAL ACRES
<i>WETLAND BUFFERS</i>	123

<i>UPLAND WITHIN THE WETLAND A MOSAIC</i>	111
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Direct Wetland Impacts

Wetland type/Grouping	Total Wetland Acres	Alternative 1 Direct Impacts (ac)	% of Wetland Impacted	Alternative 2 Direct Impacts (ac)	% Wetland Impacted	Impact Difference Between Alternatives 1 and 2 (ac)
Category 1	284	42	15%	33	12%	-8
Wetland A (Mosaic)	235	39	17%	33	14%	-6
Red Alder/Slough Sedge	21	0.05	0.3%	-	-	-
Coastal Willow Swamp	28	2	8%	0.08	0.3%	-2
Category 3	1.5	1	90%	1	87%	-
Category 4	1	1	61%	1	62%	-
TOTAL ACRES	286.5	43	15%	35	12%	-8



Wetland Buffer Impacts

Wetland Buffer Impacts	Alternative 1 Buffer Impact (ac)	Alternative 2 Buffer Impact (ac)	Impact Difference Between Alternatives 1 & 2 (ac)
Golf Holes • Tees, greens, rough, fairway	116	105	-10
Impervious Surfaces • Buildings/structures • Trails • Roads and other paved surfaces	8	8	
Vegetation Conversion Areas • Golf safety line-of-sight clearing	5	5	
Total Wetland Buffer Impacts	128	118	-10



Proposed Wetland Mitigation

Proposed Mitigation Action	Acreage (approx.)
Onsite preservation of Category 1 forested wetlands	236
Onsite creation of Category 1 emergent and shrub interdunal wetlands	30
Onsite Uncommon or Rare Communities Restoration in Wetlands	11
Onsite Interpretive Signs	N/A
Offsite creation and/or enhancement of freshwater and estuarine wetlands within Lower Chehalis watershed	>90



Compensation Ratios for Interdunal Wetlands

Category of Impacted Wetland	Re-establishment or creation	Rehabilitation	Preservation
Category IV or Category III Interdunal	1.5:1	3:1	6:1
Category II Interdunal	2:1	4:1	8:1
Category I Interdunal	4:1	8:1	16:1



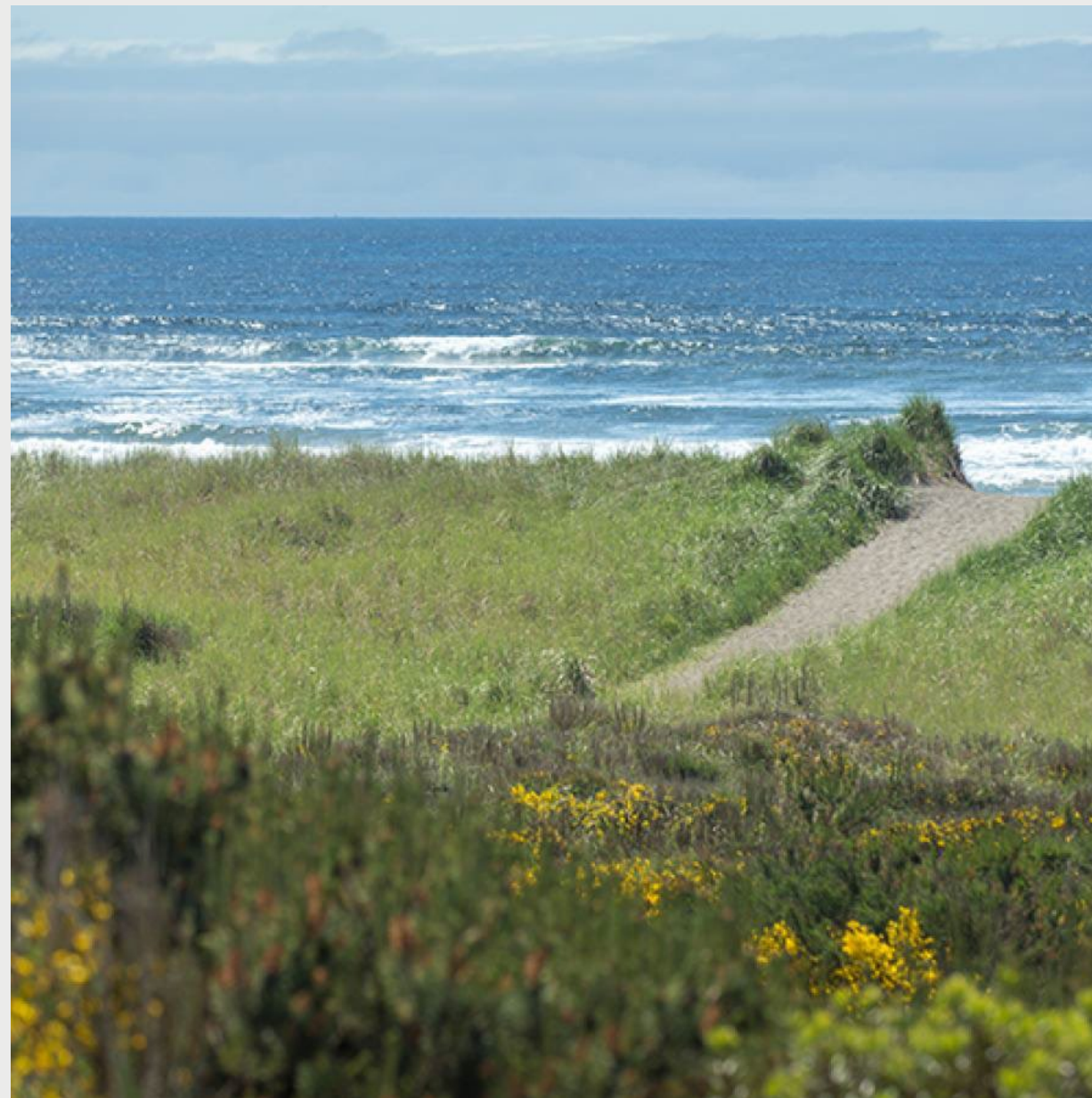
Areas of Controversy/Uncertainty



Wildland Fire Fuel Management



Invasive Species Management



Policy Implications



Critical Areas

- Growth Management Act requires local governments to adopt regulations protecting critical areas. Statute defines five types:
 - Wetlands
 - Areas with critical recharging effect on aquifers used for potable water
 - Fish and wildlife habitat conservation areas
 - Frequently flooded areas
 - Geologically hazardous areas



Critical Areas Policy 70-03-1

“New park facility developments shall not be built in critical areas except where the theme, character, quality or other park planning provides overriding justification for development in such areas, and appropriate mitigation can be provided.”



Critical Areas Policy 70-03-1

“When a new park facility development is justified within a critical area, the development shall be limited such that its assumed life and costs to abandon is an acceptable risk of loss.”



Natural Areas Policy 73-04-1

“State Parks recognizes that rivers, streams, and wetlands within the lands it manages are part of larger watersheds, and as such, the agency will help to protect these habitats by minimizing functional impacts to them and the processes they perform...State Parks will ensure its actions do not contribute to a net loss in the acreage or function of the State’s wetlands. State Parks will limit construction in, or impacts to, wetlands except where consistent with Commission-adopted park plans...or where necessary to provide access to a significant public interpretive or educational opportunity and conditions allow for mitigation of associated impacts.”



Next Steps



Next steps

- City is receiving public comments on DEIS
- Comments will be addressed in FEIS
- Permits can be issued after completion of EIS
- Commission lease decision after all permits in hand



EIS Timeline



Questions

