SEPA ENVIRONMENTAL CHECKLIST

A. Background [HELP]

1. Name of proposed project, if applicable:
Cowlitz Meadows

2. Name of applicant:
Windsor Engineers

3. Address and phone number of applicant and contact person:
27300 NE 10th Ave, Ridgefield, WA 98642
Phone: 360-610-4931

4. Date checklist prepared:
April 21, 2022

5. Agency requesting checklist:
City of Toledo

6. Proposed timing or schedule (including phasing, if applicable):
Construction of development and utility extension to start in Summer 2023 in one phase.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There is a proposed water main installation along Toledo-Vader Rd and Plomondon Road that will be part of this project. Approximately 5,800 feet of water main is proposed to be trench cut into the shoulder/ditch area along the section of Plomondon Road that is adjacent to the project, all along Plomondon Road, northeast towards the water towers at 505 and Pacific Road. Additional work that is not part of this project but instead to be completed by others, and thus part of a separate SEPA application is a sewer and water extension along Toledo-Vader Road and a lift station at the existing water towers. The water main installation along Plomondon Road will be part of these engineering plans and thus, part of this SEPA application.

Additionally, pedestrian access and half-width frontage improvements along Toledo Vader Road and Plomondon Road may be incorporated with the development to provide safe traffic and pedestrian access from the new development towards downtown Toledo. The location (which side of the road) and exact type of pedestrian route (sidewalk, trail, striping, etc.) is yet to be determined; however, it is anticipated that it will be a separated sidewalk where feasible, with striping on the existing road where it is not feasible to expand the width of the road section. Pedestrian access will span the length of the property that is to be developed adjacent to Toledo-Vader Road. The wetland area is to be an outlot or tract, that the client intends to sell and not develop. The design will work to avoid and/or minimize impacts to the low spot and wetland area on Toledo-Vader Road.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Critical Areas Evaluation for Wetland & Streams was performed by Loowit Consulting Group, LLC on the entire project parcel, as well as a small area on the north side of Toledo-Vader Road. The evaluation found that there is a large category 3 wetland on the project site, at the southeast end of the site. There are no anticipated impacts or disturbance to the 50 ft wetland buffer or the wetland areas. The wetland area that is to be an outlot or tract, will preclude any development or frontage improvements that may impact any wetlands. Pedestrian access through the wetland area will be evaluated and proposed with minimum to no wetland impacts. Should alternatives to avoid the wetland not be feasible, a separate SEPA will be issued identifying the wetland impacts necessary for the pedestrian connection.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Not currently, no.

10. List any government approvals or permits that will be needed for your proposal, if known.

- ***Washington Department of Ecology (NPDES Stormwater Permit),***
- ***City of Toledo (Subdivision and Engineering Approvals),***
- ***Lewis County (TIA involvement, road approach permits, and work within ROW)***

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project is proposing to develop a 36.62-acre, undeveloped parcel into a 97-lot subdivision containing approximately 97 single family homes, a public park, a stormwater pond, a wetland tract or outlot (to be sold) and county roadway frontage improvements and a water main utility extension. Pedestrian access in the form of a sidewalk, trail and/or street striping will be provided to provide safe access from the new development east towards downtown Toledo.

The project also proposes an extension of a water line along Plomondon Road which will result in approximately 5,600 feet of water and sanitary sewer installation.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Site Address: Plomondon Rd & Toledo-Vader Rd, Toledo, Wa 98591

Parcel Number: 011438001000

Parcel Size: 36.62 Acres

Zoning: R-Residential

Assessor's Use Description: 91 Residential Land – Undivided

Partial Legal Description:
Section 07 Township 11n Range 01w Pt S. Plomondon Dlc S W
Mcnulty-Burbee Rd Se Cowlitz-Olympia Rd Secs 7/8

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): *Flat*, rolling, hilly, steep slopes, mountainous, other _____

The 36-acre parcel includes flat areas, rolling hills, steep slopes, and a category 3 wetland. The proposed subdivision and construction will be located outside of the steep slope and wetland areas.

b. What is the steepest slope on the site (approximate percent slope)?
35%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Lacamas Silt Loam, Prather Silty Clay Loam, Salkum Silty Clay Loam and Xerothents steep.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Purpose: Major filling and excavation will be required for grading of the development site, and pedestrian access along Toledo-Vader Road. It is anticipated that the site will have approximately balanced cut/fill with more likelihood for fill being needed, with native cut soil used for as much of the fill as possible. The utility extension will not require any cut or fill but will be categorized as utility improvement disturbance only.
Total Area affected with grading activity: Approximately 21 acres
Approximate Quantities:

- ***Cut: Approximately 22,000 CY***

- ***Fill: Approximately 27,000 CY***
- ***Net Fill: Approximately 5,000***
    - ***Source of fill: Locally sourced***

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Typical construction activities will take place that can result in erosion. Erosion and sediment practices will be used to reduce the potential for erosion as much as possible. The project will be required to obtain an NPDES Permit and prepare a Stormwater Pollution Prevention Plan. All slopes steeper than 15% are part of the steep slope area/wetland portion of the site that will not be developed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 40% of the site will be impervious after construction. About 40% of the site is wetland and steep slope area that will not be disturbed or developed. Of the 60% of the site to be developed, approximately 2/3 of it will be impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Standard Construction erosion control measures will be identified in a Stormwater Pollution Prevention Plan (SWPPP) and Erosion and Sediment Control Plan.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust will be generated from soil disturbing activities, including the excavation and grading phases of construction. Emissions will be associated with engines in earthmoving equipment, generators, and compressors. Quantities are unknown at this time but are expected to be minimal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering will be used as needed in order to eliminate potential dust. Emissions will be controlled by shutting off equipment when it is not being used.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a large category three wetland on the south side of the site that is not anticipated to be disturbed. This area is identified as an outlot/tract as the client intends to sell this portion of the property and not develop it.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
There will be work within 200-feet of the wetland but outside of the 50-foot buffer. There are no impacts to the wetland anticipated along Toledo-Vader Road. Frontage improvements to Toledo-Vader Road are not anticipated to extend through the wetland since the plat includes the tract to sell versus develop.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Domestic sewage will be collected and conveyed to a central municipal wastewater plant. Therefore, there will be no groundwater discharge and no septic systems installed. It is anticipated that there will be approximately 97 single family homes in the subdivision. There will be no commercial or industrial waste permitted from this source.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
Stormwater runoff will be generated from housing roofs, driveways, streets and a small park area. This runoff will be collected in a storm sewer conveyance system and routed to a

combination wet/detention pond for treatment and flow control. Site constraints make LID measures challenging; however, splash blocks and other feasible BMPs will be utilized when possible. After treatment and flow control, it is anticipated that the water will discharge to a vegetated area upstream of the wetland on the south side of the site.
See attached Preliminary Stormwater Technical Information Report for more details.

2) Could waste materials enter ground or surface waters? If so, generally describe.
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Drainage pattern impacts will be minimal. The grading and final layout of the site will ultimately mimic existing and natural flow patterns.
See attached Preliminary Stormwater Technical Information Report for more information.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Where feasible, LID measures such as downspout dispersions, splash blocks and bioswales will be utilized prior to runoff entering the downstream wet pond.
See attached Preliminary Stormwater Technical Information Report for more information.

4. Plants [help]

a. Check the types of vegetation found on the site:

__x__deciduous tree: alder, maple, aspen, other
__x__evergreen tree: fir, cedar, pine, other
__x__shrubs
__x__grass
__x__pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

60% of existing site will be developed and existing vegetation will be removed. The proposed improvements will include planting new vegetation for lawns, boulevard trees and potential backyard swales.

c. List threatened and endangered species known to be on or near the site.
None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The project will result in new vegetation (lawns, shrubs, and trees) being planted.

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

To be on or near the site: Deer, squirrel, and songbirds.

b. List any threatened and endangered species known to be on or near the site.

None Known

c. Is the site part of a migration route? If so, explain.

The site is not part of any known major migration routes.

d. Proposed measures to preserve or enhance wildlife, if any:

Proposed development will not disturb wooded hillside or wetland.

e. List any invasive animal species known to be on or near the site.

None Known

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas (if it becomes available) will be used for heating and lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Housing will be designed to meet Washington energy codes and water conservation codes.

7. Environmental Health [help]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no identified major risks. Any minor risks that could occur as a result of this project will primarily be related to construction activities for short periods; however, contractor conformance with all requirements and laws will be conditions of construction documents.

1) Describe any known or possible contamination at the site from present or past uses.

None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There will be small quantities of fuel stored and used for construction vehicles and equipment.

4) Describe special emergency services that might be required.

None other than typical requirements for construction activities such as police, fire, and medical.

5) Proposed measures to reduce or control environmental health hazards, if any:

There are existing state and local rules for storing fuel for construction equipment. In addition, there will be requirements for implementation of the water pollution/erosion control plan. Those requirements will be developed prior to implementation.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term: Construction and equipment noise will be generated during the implementation of the project. This will be controlled with operation hours in accordance with the city requirements. Long term: Traffic from and to the subdivision will cause some minor noise.

3) Proposed measures to reduce or control noise impacts, if any:

All construction equipment will comply with existing noise emission standards in addition to limiting all construction during daytime hours per the city requirements.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently an undeveloped field that is vacant. The adjacent properties are undeveloped vacant fields or rural residential single-family homes. The proposed, residential single-family homes will not affect the current land use of the nearby and adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Based on aerial imagery accessed from Google Earth, the site was used for agricultural farming in 2006. Since then, it does not appear that it has been used as working farmlands or working forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

The current zoning classification of the site is City of Toledo R-Residential.

f. What is the current comprehensive plan designation of the site?

City

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A portion of the site is a Category 3 Wetland, and it is proposed as a tract that will not be developed but instead sold. See attached Critical Areas Evaluation by Loowit Consulting Group.

i. Approximately how many people would reside or work in the completed project?

The project will include 97 single family home resulting in 243 people (2.5 people/house x 97 house = 243 people). No people would work at the completed project because it does not include any commercial or industrial development.

j. Approximately how many people would the completed project displace?

The project site is currently vacant, no persons would be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is consistent with the City of Toledo's comprehensive plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Approximately 97 middle-income single family housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Proposed structures shall not exceed 30 feet in height. Proposed principal exterior building material shall be painted wood framing.

b. What views in the immediate vicinity would be altered or obstructed?

None

b. Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The completed project will include roadway and housing lighting per city standards during the dark hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?

The proposed subdivision will include a public park.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts,

or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The subdivision will be accessed by Toledo-Vader Road and Plomondon Road (see attached plans). There will be approximately four driveways off Plomondon Road and one access off Toledo-Vader road, both of which are County roads. Frontage improvements on both roads will be part of this project except where the wetland tract is proposed to be sold, and the extents will be determined during the engineering phase.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is served by the Cowlitz Tribe Transit Service Dial-a-ride program.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

144 parking spots at houses assuming an average of 1.5 spots per house.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This project will construct approximately 3000 linear feet of new public roads as part of the development and frontage improvements to two county (public) roads; Plomondon Road and Toledo-Vader Road. A pedestrian trail along Toledo-Vader road will be part of the project as well. Frontage improvements are not anticipated adjacent to the wetland tract since no development will be occurring there.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The 97 single family homes can be assumed to generate approximately 9.5 trips per day per dwelling unit for a site total 922 trips per day. A traffic impact study will be performed as part of this project that will investigate and model the traffic impacts of this project in detail.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

Measures to reduce or control traffic impacts will be described in the traffic impact study.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, the proposed project will result in an increase in the fire protection, police protection, health care, and schools. The project will bring more families to area and will increase the population within the city limits that will require the additional services mentioned. Please see the attached letter in response to a concern of school district capacity and the impact this development may have.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None. The proposed development is in compliance with the City of Toledo Comprehensive Plan. The City is undergoing considerable development and is expanding its public services accordingly. Please see the attached letter in response to a concern of school district capacity and the impact this development may have.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

None

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed utilities for this project are sewer, water, and electricity. Lewis County Public Utility District will be the provider for electricity. The City of Toledo will provide garbage, water, sewer service.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Emily Stephens Emily Stephens

Position and Agency/Organization Civil Engineer, Windsor Engineers

Date Submitted: 4/21/22