



City of Toledo, Washington
SEPA Mitigated Determination of Non-
significance (MDNS)
Date of Report: 4/11/2023

**NOTICE OF APPLICATION
AND SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: April 11, 2023

Lead agency: City of Toledo, WA

Project Name: Cowlitz Meadows Subdivision

Owner/Applicant: Red Rock Construction, Max Halberg
(max@midwayundergroundllc.com)

Applicant's Representative: Windsor Engineers, Emily Stephens
(estephens@WindsorEngineers.com)

Location: Parcel Number 01143800010000, at the intersection of Plomondon Rd and Toledo Vader Rd.

Local permit applications submitted:

- 1) Subdivision Preliminary Plat
- 2) Critical Areas Permit

Date Application Received: May 2, 2022, Determined Incomplete on May 19, 2022. Additional information was submitted on June 29th and the application was deemed complete but placed on hold pending additional review information on July 12th. The additional information was received on September 30, and October 13, 2022.

Date of Notice of Complete Application: July 12, 2022

Description of proposal:

The project is proposing to develop a 36.62-acre, undeveloped parcel into a 99 lot subdivision containing approximately 98 single family homes, a public park, a stormwater pond, reserving a tract/ outlot for avoidance of impacts to the stream/ wetland areas on a portion of the property, and approximately 3,200 linear feet of public roadway and utilities.

Project Location:

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

Parcel Number: 011438001000

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

SEPA Determination:

As lead agency under the State Environmental Policy Act, the City of Toledo Department of Building and Planning issued a **mitigated determination of nonsignificance (MDNS)** on April 11, 2023. Application materials supporting this determination are available by contacting the SEPA Responsible Official. Such documents include:

1. SEPA Checklist (April 21, 2022)
2. Project Narrative (April 27, 2022)
3. Water and Sewer offsite improvements plans, Gray & Osborne, Inc (January, 2022)
4. Subdivision Application (February 28, 2022)
5. Plan Set (March 23, 2023)
6. Stormwater TIR (January 17, 2023)
7. Geotechnical Report (March 2, 2022, Revised June 15, 2022) Strata Design
8. Critical Areas Report – (March 23, 2022) Loowit Consulting Group
9. Transportation Impact Study (June, 2022)

Required Mitigation Measures:

1. Prior to construction, final engineering plans will be submitted for review and approved by the City. Any proposed changes or modifications to these plans and specifications, including those required by other agencies, shall require additional regulatory review and approval by the City.
2. All construction must be completed in accordance with the approved plans and the City of Toledo Development Code, Engineering Standards and City Code.
3. The developer shall adhere to all requirements, best management practices, mitigation measures, and recommendations noted in the Stormwater Technical Information Report, prepared by Windsor Engineers, dated June 20, 2022.
4. Provide for a 5 foot wide paved pedestrian passage, with sufficient separation from the vehicle travel lanes to provide for pedestrian safety, acceptable to Lewis County and the City of Toledo. The pedestrian path shall be provided along Toledo-Vader Road from the project site to N Fifth St.
5. Concurrent with the submittal of the 31st building permit or request to the city for planning letter of authorization for the 31st residential permit within the

proposed subdivision or payable with the first 30 residential building permit applications as a proportionate payment of \$1,111 for each permit, pay a one time public safety mitigation fee for additional equipment needed to provide for additional police services needed to mitigate for the added impacts of the proposed development. This mitigation cost is documented in email received from the City of Toledo Police Chief on January 10, 2023 and January 23, 2023. The amount to be paid to the City of Toledo for Police equipment is \$33,330

6. The Toledo School District has recently adopted a school impact fee for new residential development. Prior to the issuance of a building permit for each residential structure within the proposed plat, provide a written statement from the school district that the impact fees have been paid.
7. There is not currently water or sewer service at the site. The developer shall extend water service to the site by constructing a water booster station and extending 12-inch diameter water main to the site. The developer shall extend sewer service to the site by extending 8-inch diameter sewer main to the site.
8. Frontage improvements along the street frontages for the subdivision shall be provided as follows:
 - a. The Toledo-Vader Rd. frontage will be developed to the City of Toledo's Arterial standard from the currently adopted road standards as modified herein. This standard is modified to eliminate the on-street parking requirement and to allow the separated sidewalk/ pedestrian pathway specified in 4. above and to delete the requirement for curbs and gutters allowing for the roadside ditch to remain for stormwater. The existing paved width is suitable to meet this standard.
 - b. The Plomondon Rd. frontage shall be improved to the City of Toledo's Collector standard from the currently adopted road standards. This shall included widening to an 18-foot paved half-width and provision of curb, gutter, sidewalk, storm drainage and street lighting.
9. To ensure adequate access for emergency vehicles, interior streets shall be developed to the following standards:
 - a. Roads A, and C shall be developed to the City's collector standard with a 36-foot paved width in a 50-foot right-of-way.
 - b. Roads B, D, and E shall be developed to a 28-foot paved width in a 30-foot right-of-way with 10-foot easement on each side for sidewalks and utilities.
10. The developer shall adhere to all requirements and recommendations noted in the Transportation Impact Study, (June 22, 2022) Heath & Associates, Inc.

11. The developer shall adhere to all requirements and recommendations noted in the Critical Areas Report, (March 23, 2022) Loowit Consulting Group.
12. The developer shall adhere to all requirements and recommendations noted in the Geotechnical Report, (March 2, 2022, Revised June 15, 2022) Strata Design.
13. In the event any historic, cultural, or archaeological resources are discovered during site grading or construction, all work must cease immediately, and the Washington State Department of Archaeology and Historic Resources must be notified. Work will not resume until treatment of the discovery has been completed or the discovery has been adequately protected.
14. Proper erosion control measures shall be installed prior to any clearing, grading, or construction activities. These control measures shall be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants. Erosion control structures or devices shall be regularly maintained and inspected to ensure their proper functioning throughout project construction.
15. Clearing limits and/or any easements or required buffers should be identified and marked in the field, prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.
16. Provision should be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled out or swept.
17. Proper disposal of construction debris shall be on land in such a manner that debris cannot enter water of the state and storm drains draining to waters of the state or cause water quality degradation of state waters. Any spills, soil or debris accidentally entering the water during construction shall be immediately removed by approved methods. All project work shall cease immediately until cleanup of such spills is completed. If a spill does occur, or if an oil sheen or distressed or dying fish are observed in the project vicinity, the applicant shall immediately contact Washington State Department of Ecology (DOE) at its Southwest Regional Spill Response Office (360) 407-6300.
18. The applicant shall provide a copy of the permit, conditions, and drawings to all contractors performing any of the authorized work.

Date of Notice: April 11, 2023

Comment Period Ends: April 25, 2023

This notice is issued in accordance with State Environmental Policy Act (SEPA) regulations RCW 43.21C.080. The City of Toledo has determined that the proposed action, conducted in accordance with the mitigation standards required by the City of Toledo, will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request at Toledo City Hall, 130 N Second St., Toledo, WA 98691.

This MDNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the Date of Notice above.

Responsible official: Todd Johnson, TRJ Planning Inc.

Position/title: City of Toledo Consulting Planner

Phone/Email: 360-310-9409/ todd@trjplanning.com

Address: 130 N Second St., Toledo, WA 98691

Signature: Todd Johnson

Date: April 11, 2023