

SEPA ENVIRONMENTAL CHECKLIST**A. Background** [\[HELP\]](#)

1. Name of proposed project, if applicable:

North Toledo Annexation

2. Name of applicant:

Windsor Engineers

3. Address and phone number of applicant and contact person:

12009 NE 99th St. #1460, Vancouver, WA 98682

4. Date checklist prepared:

Aug 15th, 2022

5. Agency requesting checklist:

City of Toledo

6. Proposed timing or schedule (including phasing, if applicable):

The purpose of this SEPA is to annex 9 parcels into the city of Toledo limits. Timing and schedule will be determined by the City and County process, review and approvals. The annexation does not include site specific development.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

It is expected that properties will develop following annexation into the City of Toledo. As development occurs, the properties will be required to go through a land use process with the City of Toledo and address all impacts created by the proposed development.

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

No site specific studies have been prepared for the annexation. According to Lewis County GIS, the annexation area likely includes critical areas consisting of steep slopes, wetlands, streams, and riparian habitats. These critical areas will not be affected by the annexation action; however, all future development proposals will need to identify and either protect or mitigate for impacts to identified critical areas.

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.

No known pending applications at this time. However, Toledo Tel was considering development under the jurisdiction of Lewis County. This proposal has been withdrawn due to the opportunity to

annex into the City of Toledo. Once annexation is completed, it is expected that Toledo Tell will apply for development permits to move forward.

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

- *City of Toledo (Annexation process)*
- *Lewis County (Annexation Process)*

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.)

This SEPA is for the annexation of 9 parcels into the city of Toledo limits. There is no development or construction associated with this proposal. The land annexed will be zoned for commercial and residential uses.

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.

1) Owner: Jolma

Site Address: The parcels are located near 124 Plomondon Rd & 0 Plomondon Rd

Parcel Number 011445009001, 011445009002,

Parcel size: 69.08 acres combined

Proposed Zoning: Residential, commercial

Current Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

2) Owner: Rakoz

Site Address: The parcel is located near 132 Plomondon Rd

Parcel Number: 011445008000

Parcel size: 1 acre

Proposed Zoning: Residential

Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

3) Owner: Ramsey

Site Address: The parcel is located near 0 Plomondon Rd

Parcel Number: 011437007000, 011437008000

Parcel size: 33.38 acres

Proposed Zoning: Commercial

Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

4) Owner: Sorensen

Site Address: The parcel is located near 117 Plomondon Rd

Parcel Number: 011437002000, 011448002001, 011448002002,

Parcel size: 15.37 acres

Proposed Zoning: Residential

Jurisdiction: Lewis County

5) Owner: Toledo Tel

Site Address: The parcel is located near 183 Plomondon Rd

Parcel Number: 011437009000

Parcel size: 6 acres

Proposed Zoning: Commercial

Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

6) Owner: Vigre

Site Address: The parcel is located near 1268 66 State Route 505

Parcel Number: 011443008001

Parcel size: 0.4 acres

Proposed Zoning: Commercial

Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

The properties are a combination of rolling, and steep slopes.

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

Slopes generally range from 0-15% throughout the annexation area; however, slopes along the bluffs are generally expected to exceed 15% and be up to 35-40%. Site specific analysis of slopes will be done with site specific development proposals.

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.

The properties are a mix of Prather silty clay loam, Lacamas-scammann complex, Lacamas silt loam, and steep Xerorthents based on available soil mapping.

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

There are no known surface indications or actively unstable soils within the annexation area. However, do to the steep slopes, there is the potential of erosion hazards and landslide potential as identified by Lewis County GIS along the bluffs. Site specific analysis of the areas will be address with future development applications.

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.

No filling, excavation, and grading are proposed for the annexation of these properties. Should any future development occur, subsequent SEPAs will be completed for those projects.

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

Not applicable for the annexation phase.

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

Not applicable for the annexation phase. This will be addressed on a site-specific level with future development proposals. Generally critical areas will be protected in place, residential uses are limited to 50% lot coverage, and commercial use could be up to 100% impervious, however, commercial developments are generally expected to be below 90% impervious due to buffers and landscaping.

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

Not applicable for the annexation phase.

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.

Not applicable for the annexation phase.

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:

Not applicable for the rezoning phase.

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 an unmapped stream in the west portion of the annexation area, flanking the western boundary of the Jolma property and dividing the Sorenson properties. This drainage is mapped north of Toledo Vader Road before moving eastward and bisecting the Toledo Tel properties with associated tributaries. The school property is mapped with a non-fish-bearing stream.

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.

Not at this time.

- 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 proposed with the annexation.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, not with the annexation proposal. However, the City of Toledo is working with Ecology related to increasing water rights to serve future growth of the city through a separate, independent process.

- 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.

Not applicable for the annexation phase

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, not with the annexation proposal. However, the City of Toledo is working with Ecology related to increasing water rights to serve future growth of the city through a separate, independent process.

- 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.

Not applicable for the annexation phase. However, all future development will be required to connect into the City's sewer infrastructure.

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.

There will be no stormwater changes for the annexation phase. All future development will be required to comply with regulations in effect at the time of application.

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.

Not applicable for the annexation phase. All future development will be required to comply with regulations in effect at the time of application.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *None with the annexation. All future development will be required to comply with regulations in effect at the time of application.*

4. **Plants** [\[help\]](#)

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

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?

Not applicable for the annexation phase.

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

None known, however the annexed area is with the Pacific Flyway for migratory birds.

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

Not applicable for the annexation phase.

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.

- 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.

Yes, the site is part of the Pacific Flyway for migratory birds.

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

Not applicable for the annexation phase.

- 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.

Not applicable for the annexation phase.

- 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:

Not applicable for the annexation phase.

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.

Not applicable for the annexation phase.

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

None known.

- 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 known.

- 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.

Not applicable for the annexation phase.

- 4) Describe special emergency services that might be required.

Not applicable for the annexation phase. The need for emergency services will be addressed on a site and use specific level with future development proposals.

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

Not applicable for the annexation phase. Impacts from future development will be addressed at the time of land use development application.

b. Noise

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

No changes expected with the annexation. Impacts from future development will be addressed at the time of land use development application.

- 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.

Not applicable for the annexation phase. Impacts from future development will be addressed at the time of land use development application.

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

Not applicable for the annexation phase. Impacts from future development will be addressed at the time of land use development application.

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 10 parcels are a mixture of residential, commercial, and farmland use.

- 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?

There is no evidence of recent forest land work. portions of the annexation area have been used for farming such as haymaking.

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, none known. Impacts from future development will be addressed at the time of land use development application.

c. Describe any structures on the site.

The annexation area is a mixture of empty parcels, commercial building, and residential buildings.

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

No

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

All 10 parcels are zoned as UGA – City

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

The properties will be annexed into the city limits.

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

Not applicable as the annexation area contains no mapped shorelines that would be regulated under the Shorelines Master Program.

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

No

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

8 of the 9 properties are rural. Assuming 2.5 persons per property, a total of approximately 20 people could reside (currently, and with the completed project) in the total annexed area. The Toledo Tel property, a place of business, is estimated to have 10-15 people working on site. The exiting residents and Toledo Tell employees would be unaffected with this annexation. Impacts from future development will be addressed at the time of land use development application.

j. Approximately how many people would the completed project displace? ***None. Impacts from future development will be addressed at the time of land use development application.***

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 Urban Growth Area.

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

None. Impacts from future development will be addressed at the time of land use development application.

9. Housing [\[help\]](#)

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

Not applicable for the annexation phase. Impacts from future development will be addressed at the time of land use development application.

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

None. Impacts from future development will be addressed at the time of land use development application.

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

None. Impacts from future development will be addressed at the time of land use development application.

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?

Not applicable for the annexation phase. Impacts from future development will be addressed at the time of land use development application.

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

None. Impacts from future development will be addressed at the time of land use development application.

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

None. Impacts from future development will be addressed at the time of land use development application.

11. Light and Glare [\[help\]](#)

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

Not applicable for the annexation phase. Impacts from future development will be addressed at the time of land use development application.

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

No. Impacts from future development will be addressed at the time of land use development application.

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

None. Impacts from future development will be addressed at the time of land use development application.

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

None. Impacts from future development will be addressed at the time of land use development application.

12. Recreation [\[help\]](#)

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

Recreational opportunities are available within and adjacent to the City of Toledo. Local parks include Kemp Olson Memorial Park and South County 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 at this time. Impacts from future development will be addressed at the time of land use development application.

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.

None known.

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.

None known.

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 properties are served through the Toledo Vader Rd, Plomondon Road and State Route 505.

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

No

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

Generally, residential uses provide two parking spaces per dwelling unit whereas commercial uses provide parking spaces based on use and floor area. It is anticipated that approximately 600-800 parking spaces will be created within the residential zoning and approximately 700-1000 new parking spaces within the commercial zoning. Impacts from future development will be addressed at the time of land use development application.

- d. 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).

Not applicable for the annexation phase. Impacts from future development will be addressed at the time of land use development application.

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

Not at this time. Impacts from future development will be addressed at the time of land use development application.

- 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?

Not applicable for the rezoning phase. Impacts from future development will be addressed at the time of land use development application.

- 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. Impacts from future development will be addressed at the time of land use development application.

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

Not at this time. Impacts from future development will be addressed at the time of land use development application.

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.

Annexing parcels into the City limits will expand the City of Toledo's police protection boundaries; however, because these properties are rural, the impact is anticipated to be insignificant until the time of development. Impacts from future development will be addressed at the time of land use development application.

b. Proposed measures to reduce or control direct impacts on public services, if any.
No direct measures at this time. The City will be able to collect property taxes with the annexation to help offset impacts. Impacts from future development will be addressed at the time of land use development application.

16. Utilities [\[help\]](#)

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

Sewer and Water line ends near N 6th St, there are future plans to extend it to Plomondon,

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.

None at this time. However, public utilities will be extended to service the annexation area. The extension of the utilities will be constructed with the development of the Cowlitz Meadows Subdivision that is currently being permitted within the City of Toledo.

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

Position and Agency/Organization Civil Engineer, PE, Windsor Engineers

Date Submitted: 3/28/2023

action of the environment.

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction

with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The annexation will allow development of residential and commercial uses. These uses will result in incremental increases in emissions to air and noise through typical construction and occupancy of the uses. The discharge of water will be regulated under the applicable regulations to limit the impacts of such discharges. Any production, storage, or release of toxic or hazardous substances will be regulated under the appropriate authorities to reduce the risk of releases.

Specific impacts from future development will be addressed at the time of land use development application.

- Proposed measures to avoid or reduce such increases are:

All future developments will follow the City of Toledo Codes and Standards for stormwater, development, critical areas, and habitat. Special studies will be required per Toledo City Code at the time of the development to analyze a development's specific impact to address these concerns.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

No negative impacts are anticipated without mitigation to protected plants, animals, fish, or marine life. As with all development, farmland and native vegetation will be converted into developments. Wetland, habitat, and critical area studies for each specific parcel will be required base on the local jurisdictional laws. These studies will provide setbacks, mitigation, buffers, and other requirements following the Toledo City Code and Standards for each specific future development. Impacts from future development will be addressed at the time of land use development application.

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

As with all development, farmland and native vegetation will be converted into developments. Wetland, habitat, and critical area studies for each specific parcel will be required base on the local jurisdictional laws. These studies will provide setbacks, mitigation, buffers, and other requirements following the Toledo City Code and Standards for each specific future development. Impacts from future development will be addressed at the time of land use development application.

3. How would the proposal be likely to deplete energy or natural resources?

The assumption can be made that future proposed development will be standard development of neighborhoods, supporting utilities, and typical commercial developments leading to the standard increases in usage of water, power, and sewer as well as the use of standard construction materials and practices. This will result in incremental increases in the need for energy and natural resources.

- Proposed measures to protect or conserve energy and natural resources are:

Standard construction and building practices will be followed to ensure efficient use of energy and natural resources. All development activities will comply with the regulations at the time of development and construction.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed annexation will increase development around sensitive areas. Wetlands, critical areas, and habitat areas will be protected through buffer and mitigation on an individual development level. Parks and greenspace are required under Toledo City Code. Areas of environmental sensitive areas, scenic rivers, etc, will be protected and evaluated on an individual future development level basis at the time of the proposal to the City of Toledo.

- Proposed measures to protect such resources or to avoid or reduce impacts are:

Wetland, habitat, and critical area studies for each specific parcel will be required. These studies will provide setbacks, mitigation, buffers, and other requirements following the Toledo City Code and Standards for each specific future development.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The parcels in the proposed annexation will eventually be developed. Shoreline use, critical areas, and land uses will be evaluated at the time on individual project development. It is expected that the specific projects will be reviewed and approved such that the compatibility of adjacent uses and development activities are compatible.

- Proposed measures to avoid or reduce shoreline and land use impacts are:

Any sensitive areas will be protected through buffer and mitigation on an individual development level and will require special studies to limit impacts at time of application of the individual projects. The annexation area does not contain lands that are regulated by the current shorelines regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The annexation will lead to higher densities in the area. This will lead to more traffic and a higher demand on public services. Impacts from future development will be addressed at the time of land use development application.

- Proposed measures to reduce or respond to such demand(s) are:

Proper planning and allocation of resources by the City of Toledo can help prevent some of the bottle necks associated with public services and growth. The City will collect taxes to help fund public services

like water, fire, and sewer. Other methods available include system development charges, impact fees, and development agreements in addition to potential grant funding.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

All future planning and development should follow all jurisdictional laws regarding sensitive areas, wetlands, habitat, and critical areas. Impacts from future development will be addressed at the time of land use development application.

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

Date of Issuance: June 6, 2023

Lead agency: City of Toledo, WA

Project Name: North Toledo Annexation

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

Owners and parcels included and approximate locations:

Owner: Jolma

Site Address: The parcels are located near 124 Plomondon Rd & O
Plomondon Rd Parcel Number 011445009001, 011445009002,
Parcel size: 69.08 acres combined.
Proposed Zoning: Residential, commercial
Current Jurisdiction: Lewis County
Proposed Jurisdiction: City of Toledo

Owner: Rakoz

Site Address: The parcel is located near 132
Plomondon Rd Parcel Number: 011445008000
Parcel size: 1 acre
Proposed Zoning: Residential
Jurisdiction: Lewis County
Proposed Jurisdiction: City of Toledo

Owner: Ramsey

Site Address: The parcel is located near O
Plomondon Rd Parcel Number: 011437007000,
011437008000
Parcel size: 33.38 acres
Proposed Zoning: Commercial
Jurisdiction: Lewis County
Proposed Jurisdiction: City of Toledo

Owner: Sorensen

Site Address: The parcel is located near 117 Plomondon Rd
Parcel Number: 011437002000, 011448002001, 011448002002,
Parcel size: 15.37 acres

Proposed Zoning: Residential
Jurisdiction: Lewis County

Owner: Toledo Tel

Site Address: The parcel is located near 183 Plomondon Rd Parcel Number:
011437009000

Parcel size: 6 acres

Proposed Zoning: Commercial Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

Owner: Vigre

Site Address: The parcel is located near 1268 66 State Route 505 Parcel Number:
011443008001

Parcel size: 0.4 acres

Proposed Zoning: Commercial

Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

Owner: Jensen and Brent Brown

Site Address: 408 Toledo Vader Road Parcel Number 011448001000

Parcel Size: 1 acre

Proposed Zoning: Commercial

Jurisdiction: Lewis County

Proposed Jurisdiction: City of Toledo

Local permit applications submitted:

- 1) Petition for annexation
- 2) Rezone for a portion of the annexation area

Description of proposal:

The property owners have submitted a petition for annexation to the City of Toledo.

SEPA Determination:

As lead agency under the State Environmental Policy Act, the City of Toledo Department of Building and Planning issued a **determination of non-significance (DNS)** on June 6, 2023, 2023. Application materials supporting this determination are available by contacting the SEPA Responsible Official. Such documents include:

1. SEPA Checklist (August 15, 2022, revised March 28, 2023)
2. Lewis County Annexation Certificate Showing Sufficiency (March 8, 2023, revised May 26, 2023)
3. Annexation maps and legal description of annexation area

4. Map showing area proposed for commercial zoning, previously designated as residential in the City of Toledo Future Land Use mapping.

Date of Notice: June 6, 2023

Comment Period Ends: June 20, 2023, at 5:00 PM.

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 DNS 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

Date: June 6, 2023