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**LEWIS COUNTY – STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF SIGNIFICANCE  
AND REQUEST FOR COMMENTS ON SCOPE OF  
NONPROJECT ENVIRONMENTAL IMPACT STATEMENT**

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**Description of Proposal:** In 2009, Lewis County Community Development (project proponent) initiated a planning process to engage the cities of Toledo, Winlock, and Vader and South County citizens in drafting a Subarea Plan that is intended to be adopted into the Lewis County Comprehensive Plan. An Advisory Committee was formed and a Phase One Draft Plan was prepared and released for public review in June 2009. The County and Committee are now working to complete the draft and incorporate the environmental impact review for public review and comment in June, 2010.

This will lead to a County Planning Commission public hearing and a recommended Subarea Plan and final EIS for Board of County Commissioners' consideration and action in October, 2010. The County is initiating "expanded" scoping starting with a scoping meeting April 14 and running until May 31, 2010 so that the public may comment on the scope of the EIS. Agencies, affected tribes and members of the public are invited to comment on the scope of the EIS. At the end of the scoping period, the County will prepare a report on the comments and make a determination of the final scope of the EIS.

Public Scoping Meeting: Wednesday, April 14, 2010; 1:00 PM; St. Mary's Center, 107 Spencer Road, Toledo, WA 98591

**Driving directions to St. Mary's from I-5:**

Take the WA-505 exit 63 to Winlock/Toledo

Turn east at WA-505—2.6 mi

Turn left at Jackson Hwy—1.2 mi

Turn right at Spencer Rd N—223 ft

Written Comments: Lewis County Department of Community Development; 2025 NE Kresky; Chehalis, Washington 98532; Attention: Barb Kincaid, Senior Planner

**EIS Required:** Lewis County, acting as the SEPA lead agency, has determined that this (Subarea Plan) proposal is likely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. A SEPA checklist was not prepared- instead the County used analysis documented in the Subarea Plan process to make this Determination of Significance (DS). Such documentation includes a watershed characterization and local habitat assessment conducted by Washington State Departments of Ecology and Fish and Wildlife.

Materials indicating likely environmental impacts may be reviewed at the Community Development office at 2025 NE Kresky Ave, Chehalis, WA and on the South Lewis County Subarea Plan website:

<http://lewiscountywa.gov/communitydevelopment/communitydevelopment-south-county-subarea-plan>

The State Environmental Policy Act (SEPA) defines elements of the environment in the Washington Administrative Code (WAC) 197-11-444. This Determination of Significance (DS) issued on April 9, 2010 has identified a slightly different characterization of “areas for discussion in the EIS” as: population and economic growth; development standards; traffic and transportation; water, sewer, & stormwater infrastructure; and urban development, primarily commercial & industrial land uses.

The Subarea Plan draft EIS (DEIS) will address the environmental impacts of the Board of County Commissioners’ action to adopt the Subarea Plan as an element (chapter) of the Lewis County Comprehensive Plan. This is a “programmatically” or non-project action as defined in WAC 197-11-442.

In this case, the County will utilize the analyses, findings, and conclusions developed during the preparation of the Subarea Plan as the basis for the DEIS, except where more recent information is readily available. Overall, the level of detail in the DEIS will not be at the site-, or project-specific scale. Since adoption of the Subarea Plan is expected to involve goals and policies intended to address the anticipated impacts of urban development, the draft Plan and EIS will be considered together as companion documents that identify mitigation measures such as development standards, design guidelines, and infrastructure improvements to be implemented following adoption of the plan. Most specific environmental impact assessment and necessary mitigation will then be addressed at the project permitting level. This is phased review under SEPA. *“Phased review” means the coverage of general matters in broader environmental documents, with subsequent narrower documents concentrating solely on the issues specific to the later analysis (WAC [197-11-060\(5\)](#)). Phased review may be used for a single proposal or EIS (WAC [197-11-060](#)).*

The DEIS will address the environmental elements shown below, but will not include all of the “sub-elements” since detailed information on some of them is not available.

*(1) Natural environment*

*(a) Earth*

*(c) Water*

*(d) Plants and animals*

*(e) Energy and natural resources*

*(2) Built environment*

*(a) Environmental health*

*(b) Land and shoreline use*

*(c) Transportation*

*(d) Public services and utilities*

**Alternatives:** As noted in WAC 197-11-442, the primary purpose of a nonproject EIS is to compare the relative impacts of the alternatives that have been suggested. This includes the “no-action” alternative under current zoning; possible changes to the existing urban growth areas; and possible addition of future “non-municipal” urban growth areas.

The essential purpose of the EIS is identify “significant adverse” environmental impacts **of growth**. Growth will continue to occur in South Lewis County in all of the alternatives. The difference is in the nature and extent of growth; whether there are identifiable thresholds where either the amount or concentration of growth will create significant adverse impacts; whether those impacts can be mitigated; and if not, whether the cumulative unmitigated impacts would undermine the validity of the plan.

**Responsible Official:** Barbara Kincaid, Senior Planner  
Lewis County Community Development  
2025 NE Kresky Ave, Chehalis, WA 98532  
(360) 740-1389

This meeting site is barrier free.

People needing special assistance or accommodations should contact The Planning Division 72 hours in advance of the meeting. Phone: (360) 740-1146.

Lewis County does not discriminate on the basis of race, color, national origin, sex, religion or age.