

City of Castle Rock, Washington
Determination of Non-Significance
Castle Rock Landing on the Cowlitz Master Planned Mixed Use Development
Temporary Access Road Construction
January 6, 2022

Project Description

On November 8, 2021, the Castle Rock City Council approved the Castle Rock Landing on the Cowlitz as a Master Planned Mixed Use Development subject to conditions. One of the conditions of approval is the construction of a Temporary Road to provide access to the site pending the design and construction of a new Primary Access Road. Both the Temporary and the Primary Access Road will intersect Huntington Avenue S at the current intersection with the private road that provides access to the Timberlake Church located at 1955 Huntington Avenue S.

The construction of the Temporary Access Road will include the removal of 682 cubic yards of topsoil not to exceed a depth of 6", the placement of a geo-fabric, and the installation of approximately 700 cubic yards of fill material. The access road will be gravel and the construction of the road will not alter or affect drainage patterns. Best management practices shall be installed to manage stormwater runoff, and to control sediment, erosion, and dust. The Temporary Access Road shall be removed following the design and construction of the new Primary Access Road.

Project Location

The Castle Rock Landing on the Cowlitz Master Planned Mixed Use Development site is accessed from I-5 from Exit #48 and is located on the southside of Huntington Avenue S, approximately ¼ mile west of the exit. The Temporary Access Road will begin at the property that fronts Huntington Avenue S in front of the Timberlake Church located at 1955 Huntington Avenue S. The Temporary Access Road will utilize a portion of the access road to the church and then turn to the east and then to the south ending at the existing farmhouse located at 2542 Larsen Lane SW.

The Temporary Access Road will be constructed on parcel # 30812 (2542 Larsen Lane SW) and parcel #308100100. (See Exhibit A.)

Required Permits and Approvals

The construction of the required Temporary Access Road will require the following local, state, and federal permits and approvals:

1. City of Castle Rock SEPA Threshold Determination.
2. City of Castle Rock Temporary Road Construction, Clearing, Grading, and Filling Permit.
3. City of Castle Rock approval of Temporary Erosion, Sediment and Dust Control Plans integrated with Interim Stormwater Management Plans prepared in accordance with the *1992 Department of*

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Ecology Stormwater Manual for the Puget Sound Basin as adopted and implemented by the City of Castle Rock.

SEPA Threshold Determination

The City of Castle Rock Development Review Team has reviewed the SEPA Checklist prepared for the construction of the Temporary Access Road dated as received by the City on December 22, 2021, and the corresponding application materials, and has determined that the project as designed and to be implemented in accordance with the provisions of the Castle Rock Municipal Code and the conditions of approval of the Master Planned Mixed Use Development, will not have a probable, significant adverse impact on the environment and an EIS is not required under RCW 43.21C.030 (2) (c). This Mitigated Determination of Non-Significance is issued under WAC 197-11-340(2) and the City will not act on any required permits and approvals prior to the completion of a 14-day comment period on this SEPA Threshold Determination. Written comments on this SEPA Threshold Determination must be mailed or emailed, **no later than January 20, 2022**, to Karlene Akesson, Deputy City Clerk, City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to kakesson@ci.castle-rock.wa.us. There shall be no appeal to the City of this SEPA Threshold Determination.

A copy of the SEPA checklist, and the following project materials are available for viewing online at www.ci.castle-rock.wa.us.

1. *SEPA Checklist, December 22, 2021.*
2. *CR 21-91 Master Application.*
3. *CR 21-91 Supplemental Addendum to Master Application for Excavating and Grading, received December 22, 2021.*
4. *DNS Exhibit A Interim Access Map 11-04-21.*
5. *Castle Rock Landing on the Cowlitz Master Site Plan effective November 17, 2021.*
6. *Castle Rock Landing on the Cowlitz Master Planned Mixed Use Development Conditions of Approval effective November 17, 2021.*

Measures to Avoid and Minimize Potential Adverse Impacts

The project has been designed to avoid and minimize adverse impacts to the environment and the following measures shall be included as conditions of approval of all City permits and approvals.

1. The Temporary Access Road shall be used by employees and contractors to access the properties subject to the approved Master Site Plan pending the construction of the Primary Access Road from Huntington Avenue S.

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- a. The Temporary Access Road shall be completed by June 30, 2022, provided that this deadline may be extended with cause by the City.
 - b. Upon completion of the Temporary Access Road reasonable measures to prevent the use of Larsen Lane SW to access the site may be installed. This may include, but is not limited to, signage, a gate or bollards with a lock box, and a cul-de-sac or turnaround for vehicles attempting to enter the Master Planned Mixed Use Development.
 - c. Following the design and construction of the Primary Access Road, the Temporary Access Road shall be removed.
2. No construction activities shall occur in critical areas, shoreline jurisdictional areas, or associated buffers.
 3. If human remains, or cultural artifacts are discovered during construction, City protocols shall be implemented in accordance with the provisions of State law. This shall include:
 - a. Upon discovery of any human remains, artifacts, or evidence of potential archaeological, historical, or cultural resources all construction activities or uses authorized shall be suspended pending authorization to proceed from the City, and/or the Washington State Department of Archaeology and Historic Preservation, in accordance with the provisions of state and federal law, including, but not limited to RCWs 68.50.645, 27.44.055, and 68.60.055.
 - b. If ground disturbing activities encounter human skeletal remains during construction, then all activity shall cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance until the Washington State Department of Archaeology and Historic Preservation (DAHP) provides notice to proceed. The finding of human skeletal remains shall be reported to the Castle Rock Police Department and the Cowlitz County Coroner in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The County Coroner will assume jurisdiction over the human skeletal remains and decide of whether those remains are forensic or non-forensic. If the County Coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the Cowlitz Indian Tribe. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.
 - c. If ground disturbing activities encounter artifacts, or evidence of potential archaeological, historical, or cultural resources during construction, then all activity shall cease that may cause further disturbance to those items. The Project Sponsor shall immediately contact the Castle Rock Public Works Department to determine how best to

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secure the site and to consult with the Cowlitz Indian Tribe and the DAHP.

4. At the request of the Cowlitz Tribe a maximum of 6" of topsoil shall be removed and a geo-fabric shall be installed prior to the placement of aggregate for the road.
 - a. The City and the Project Sponsor shall arrange a briefing session for the Cowlitz Tribe in January or February to review the entire project, to discuss the need and scope of any additional archaeological or cultural investigations or surveys that may be required with subsequent land use applications, to identify matters of special interest to the Tribe, and to arrange for on-going consultation.
5. The construction of the Temporary Access Road will not alter or affect existing drainage patterns. Existing grades and drainage shall be maintained. Run-off from the Temporary Access Road will sheet flow and be dispersed through the existing vegetation on site.
6. Best Management Practices shall be designed, installed, and maintained in accordance with the provisions of the *1992 Department of Ecology Stormwater Manual for the Puget Sound Basin* as adopted and implemented by the City of Castle Rock.
7. The City of Castle Rock Public Works Department will conduct an onsite pre-construction conference with before written authorization to proceed will be issued.

For more information about this project to provide temporary access to the Castle Rock Landing on the Cowlitz Master Planned Mixed Use Development, please contact:

City of Castle Rock Project Manager: Dave Vorse, Public Works Director.
Telephone: (360) 274-7478.
Email: crpwd@ci.castle-rock.wa.us.
Mailing Address: City of Castle Rock, PO Box 370, Castle Rock, WA 98611.

Applicant: Marty Snell, MacKay Sposito.
Telephone: (360) 823-1358.
Email: msnell@mackaysposito.com.
Mailing Address: Mackay Sposito, 1325 SE Tech Center Drive, Vancouver, WA 98683.



Signature



Date