

City of Castle Rock, WA
Proposed Residential Condominium Development 441 Front Street
Determination of Non-Significance and
Public Hearing Notice

The City of Castle Rock has received an application from the owner of parcel #30216 located at 441 Front Street NW to construct a residential condominium with 8 dwelling units on a 1.95-acre parcel zoned High Density Residential (R-2). This parcel consists of 6 tax lots and vacated right-of-way. A legal description of the parcel and a site map are available for review on the City website. The parcel contains part of a levee and land waterward of the levee, however the proposed construction activities will be located on a reconfigured lot landward of the levee and outside of the required shoreline buffer and the required levee and building setbacks. The parcel is accessed from Front Avenue NW, which is a city-owned street that is south bound only.

The proposed condominium development requires City approval of a binding site plan, a boundary line adjustment, a building permit, and the authorization to execute a property exchange in which approximately 2,700 square feet of City-owned property will be exchanged for approximately 1.3 acres of privately owned property that includes a segment of the levee and land waterward of the levee. This land exchange will enable the City to keep an important segment of the Riverview Trail available for public use and preserve land waterward of the levee for public use and habitat.

A SEPA Checklist has been prepared for the proposed project and the City has determined that the proposed action will not have a probable significant adverse impact on the environment and an environmental impact statement is not required under RCW 43.21C.030(2). In addition to features incorporated into the project design to avoid adverse impacts is expected that the conditions of permit approval will adequately address any potential adverse impacts on the environment. As a result, the City is issuing a Determination of Non-Significance for this project. This Determination of Non-Significance is issued under WAC 197-11-340(2) and the City will not take action on the proposed condominium project prior to the completion of the 14-day comment period on the application and this SEPA Threshold Determination. Written comments on the proposed project and/or this SEPA Threshold Determination, must be received at Castle Rock City Hall, 141 A Street SW, Castle Rock WA 98611, **no later than Monday June 28 at 4:00 pm**. In addition, written comments and testimony may be presented at a public hearing conducted by the Castle Rock City Council, on Monday June 28th at approximately 6:00 pm at the Castle Rock Senior Center 222 Second Avenue SW. Please note that due to COVID 19 restrictions this City Council meeting may be a virtual, on-line meeting only.

If you would like to make an appointment to review the application materials at City Hall or to get an update on options for participating in the public hearing, please contact Castle Rock Deputy City Clerk Karlene Akesson at (360) 274-8181 or kakesson@ci.castle-rock.wa to get an update on COVID 19 restrictions.

SEPA Environmental Checklist – 2016 Version

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization of compensatory mitigation measure will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make and adequate threshold determination. Once the threshold determinate is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals: [\[help\]](#)

For non project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site," should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Riverfront Towers

RBE Project No. 20056

2. Name of applicant: [\[help\]](#)

Mike and Carla Vorse

3. Address and phone number of applicant and contact person: [\[help\]](#)

*400 W Main, Apt A
Kelso, WA 98626
(360) 270-5371*

4. Date checklist prepared: [\[help\]](#)

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5. Agency requesting checklist: [\[help\]](#)

City of Castle Rock

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Phase 1 Construction estimated to begin winter 2020/2021 and be completed by December 2021. Phase 2 to begin in Summer of 2022 with completion by Spring of 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Project will consist of two phases. Phase one includes one four-unit structure and site work. Phase two is the addition of another four-unit structure.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

No environmental studies have been prepared for this project site.

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. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

This project will include the following permits: Grading, Site Development Permit, Boundary Lot Adjustment, SEPA.

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

Proposed is the construction of eight attached two bedroom dwelling units including a two car garage per unit in a townhome style development with associated utility connections and frontage improvements.

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. [\[help\]](#)

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Property Address(s) is 441 Front Ave NW, Castle Rock WA 98611. Parcel No.(s) 30216, Section 10, Township 9N, Range 2W, W.M.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#) (select one): Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Steepest slope onsite is approximately 29% and is associated with the River Dike.

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. [\[help\]](#)

Per NRCS Soils Data Survey the following soils are present onsite: 102 - Kelso Silt Loam and 141 - Newberg Fine Sandy Loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

The site will include approximately 200 cy of cut and 800 cy of fill. Material will be from a local DNR approved mining operation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, however a Stormwater Pollution Prevention Plan (SWPPP) will be prepared that outlines appropriate Best Management Practices to control and contain any sediment migration within the project limits

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

Approximately 56 percent of the property will be covered with impervious surface

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best Management Practices will be used to prevent and contain erosion onsite during construction. The projects SWPPP requires that a Certified Erosion and Sediment Control Lead (CESCL) monitoring the site during construction.

2. Air

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- 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. [\[help\]](#)

Normal emissions associated with construction equipment combustion engine exhaust and possible dust emissions will be generated during the construction phase of the project. Once the project is completed, public and commercial vehicle emissions will be generated.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The project SWPPP will include a BMP to control dust that is appropriate for the size and scope of the project.

3. Water

- a. Surface Water: [\[help\]](#)

DNR Stream Classification Mapping Website <https://fpamt.dnr.wa.gov/default.aspx>

- 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. [\[help\]](#)

Yes, the Cowlitz River is in close proximity to the project site.

- 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. [\[help\]](#)

Yes, the project site is located within 200 feet of the Cowlitz River.

- 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. [\[help\]](#)

None.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No. Area has reduced flood risk due to Levee.

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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. [\[help\]](#)

No.

b. Ground Water:

1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

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. [\[help\]](#)

None.

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. [\[help\]](#)

The project will create new impervious surface that will generate stormwater runoff. The runoff will be conveyed to the stormwater facility. The stormwater facility will discharge treated runoff back into the ground.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will incorporate a SWPPP and stormwater design that provides water quality and flow control facilities to mitigate the impacts to surface and ground waters.

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

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

- deciduous tree: alder, maple, aspen, other:
- evergreen tree: fir, cedar, pine, other:
- shrubs

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- 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? [\[help\]](#)

Approximately 0.83 acres of vegetation will be removed to construct this project. Vegetation include: (grasses, brush, deciduous and coniferous trees).

c. List threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Proposed landscaping will consist of native drought resistant plantings.

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

None known.

5. Animals

Washington Endangered Species Website <https://wdfw.wa.gov/conservation/endangered/>

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: Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

None known.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, the Pacific Flyway Migration Route.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None.

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

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None known.

6. Energy and natural resources

- 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. [\[help\]](#)

Electric and / or natural gas will be used for residential energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

The project building design will utilize the latest IBC and Energy Codes to provide an energy efficient facility.

7. Environmental health

- 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. [\[help\]](#)

No.

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

None.

- 2) Describe existing hazardous chemical/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:

None.

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

Fire, police, and medical services will be required for the new development.

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

None.

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b. Noise

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

Typical road traffic.

- 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. [\[help\]](#)

*Short Term: Construction noise from equipment and building construction.
Long Term: Public and commercial vehicles accessing the completed project.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction would normally be Monday through Friday, 6:30AM to 4:30 PM

8. Land and shoreline use

- 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. [\[help\]](#)

The site is currently vacant land with a demolished single family residence. Properties adjacent to site consist of single family residences, a City park, commercial space and Cowlitz River borders the property to the west.

- 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 non-farm or non-forest use? [\[help\]](#)

No.

- 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. [\[help\]](#)

There is an abandoned single-family residence onsite.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Single family residence will be demolished on Nov. 21, 2020.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is currently zoned High Density Residential (R-2) and Retail Business (C-1).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

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Per Comprehensive Plan Map the site is currently designated as Downtown Commerical.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The site is designated High Intensity and Recreation on the Shoreline Master Program Map.

- h. Has any part of the site been classified as critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 24 people will reside at the new townhomes.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed residential development is consistent with surrounding land uses.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Eight new high-income townhomes are proposed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

One existing low-income single-family residence was eliminated

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

10. Aesthetics

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

44' 7-3/4" Roof access elevator tower, structure consisting of multiple types off siding with varying colors.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

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

None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Gateway Park is to the east of the project site and the Cowlitz River and walking trail is to the west.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation

State Historical Preservation Office (SHPO) WISAARD: <https://fortress.wa.gov/dahp/wisaardp3/>

- 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 located on or near the site? If so, specifically describe. [\[help\]](#)

Research of available public resources did produce a structure onsite built in 1900 but is not eligible for listing on preservation register per the DAHP website.

- 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. [\[help\]](#)

Research of available public resources did not produce any known registers.

- 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, archeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Review of the online search engine WISAARD on the Washington State Department of Historic Preservation website.

- 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.

None.

14. Transportation

- 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. [\[help\]](#)

Front Ave NW currently serves the site.

- 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? [\[help\]](#)

No, nearest transit stop is 0.4 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Each Townhome to have a 2-car garage. Estimated 8 townhomes providing a total of 16 spaces. An additional 10 spaces have been provided on site. An estimated 2 space will be eliminated with the existing residential unit.

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- 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). [\[help\]](#)

Yes, the existing curb-cut will not be used for egress. A new curb cut is to be located near the southeast property corner.

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

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 non- passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

The residential project will generate 80 daily trips based on a total of 8 number of dwelling units.

- 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: [\[help\]](#)

None.

15. Public services

- 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. [\[help\]](#)

Additional fire and police protection maybe needed, as well as health care and school services.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. Utilities

- a. Select utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone,
sanitary sewer, septic system, other:

- 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. [\[help\]](#)

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TO BE COMPLETED BY APPLICANT

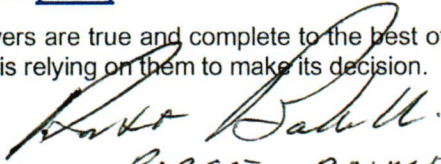
EVALUATION FOR
AGENCY USE ONLY

Water Service - City of Castle Rock
Gas Service - Cascade Natural Gas.
Phone Service - Centurylink
Cable Service - Directv and Comcast
Power - Cowlitz County PUD

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: ROBERT BALMELLI

Position and Agency/Organization: PROJECT ENGINEER

Date Submitted: 11-3-20

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