

City of Castle Rock

P.O. Box 370
CASTLE ROCK, WA 98611
(360) 274-8181



SEPA ENVIRONMENTAL CHECKLIST

What is this for?

The City and other governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information will also help determine if it's possible to avoid, minimize, or compensate (mitigate) for the probable significant impacts; or whether an environmental impact statement needs to be prepared to further analyze the proposal.

How to fill this out:

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, excerpt, or refer to additional studies or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decisionmaking 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 City or other agencies may ask you to explain your answers or provide additional information to determine if there may be a significant adverse impact.

If you're using this checklist for a nonproject proposal (such as an ordinance, regulations, plans, or programs), complete the applicable parts of Parts A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT 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. For nonproject actions, the lead agency may exclude questions in Part B that do not contribute meaningfully to the analysis of the proposal.

This form is set up as a Word table. Except for a few questions that ask for you to select options, each question is followed by a blank field in which you can type your answer. Type in the shaded box. Check boxes will fill in when you click them. Each field will expand to accommodate your text, and the overall form will expand to additional pages as you fill in answers.

A. BACKGROUND

1. Name of proposed project, if applicable:
Edward Jones/Ashby Financial Building
2. Name of applicant:
Game Properties, LLC (Addie & Garrett Ashby)
3. Address and phone number of applicant or contact person:
452 Military Rd Castle Rock, WA 98611 360-355-6477
4. Date checklist prepared:
5/8/2025
5. Agency requesting checklist:
City of Castle Rock
6. Proposed timing or schedule (including phasing, if applicable):
Start as soon as approved.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☒ Yes ☐ No
If yes, explain.
Once building is completed, then complete parking area and landscaping.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
none
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☒ Yes ☐ No
If yes, explain.
Amend Conditional use, Lot consolidation,
10. List any government approvals or permits that will be needed for your proposal, if known.
Amend Conditional Use, Building Plans, Lot consolidation, Building Demolition, Parking lot
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 here.)
Expand current professional building, raze the second building so area can be used for parking, This will provide for additional professional office space in Castle Rock without taking up prime retail, yet keep it in walking distance to downtown. This will also improve the west side entrance to Castle Rock.
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 and, if you haven't already done so with the permit

application to which this checklist is related, a site plan, vicinity map, and topographic map, if reasonably available.

333 A st SW, Castle Rock, WA 98611

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

☐ Other (specify): Insert text here.

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

Insert text here.

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.

None

d. Are there surface indications or history of unstable soils in the immediate vicinity? ☐ Yes ☒ No
If so, describe.

N/A

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.

We will be using existing soil to produce the necessary grading. The property is already covered in concrete and has adequate drain sysrtems in place.

f. Could erosion occur as a result of clearing, construction, or use? ☐ Yes ☒ No
If so, generally describe.

N/A

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

95%

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

N/A

2. Air

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:

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? ☐ Yes ☒ No
If so, generally describe.

None

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

3. Water

a. Surface Water

- 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)? ☐ Yes ☒ No
If yes, describe type and provide names. If applicable, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? ☐ Yes ☒ No
If yes, please describe, and attach available plans.

N/A

- 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.

- 4) Will the proposal require surface water withdrawals or diversions? ☐ Yes ☒ No
Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? ☒ Yes ☐ No
If so, note location on the site plan.

- 6) Does the proposal involve any discharges of waste materials to surface waters? ☐ Yes ☒ No
If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? ☐ Yes ☒ No
If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well.

N/A

Will water be discharged to groundwater? ☐ Yes ☒ No
Give general description, purpose, and approximate quantities if known.

N/A

- 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.

One office building, minimul sewage amd water usage.

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.

Runnoff will flow into the city's system on C Streeet

- 2) Could waste materials enter ground or surface waters? ☐ Yes ☒ No
If so, generally describe.

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?
☐ Yes ☒ No
If so, describe.

N/A

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

N/A

4. Plants

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

☐ alder ☐ maple ☐ aspen ☐ fir ☐ cedar ☐ pine ☐ other tree(s) (specify): Insert text here.

☐ shrubs ☒ grass ☐ pasture ☐ crop or grain ☐ orchards, vineyards or other permanent crops
☐ cattail ☐ buttercup ☐ bulrush ☐ skunk cabbage ☐ other wet soil plant(s) (specify):

Weed/Hay Grass

☐ water lily ☐ eelgrass ☐ milfoil ☐ other water plant(s) (specify): Insert text here.

☐ other types of vegetation Insert text here.

- b. What kind and amount of vegetation will be removed or altered?

Normal weed cleanup

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

None

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

None

5. Animals

- a. Check any birds and other animals which have been observed on or near the site or are known to be on or near the site.

☐ hawk ☐ heron ☐ eagle ☐ songbirds, ☐ other bird(s) (specify): Click or tap here to enter text.

☐ deer ☐ bear ☐ elk ☐ beaver ☐ other mammal(s) (specify): Insert text here.

☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish ☐ other fish (specify): Insert text here.

- b. List any threatened and endangered species known to be on or near the site.

None

- c. Washington as whole lies within the Pacific Flyway. Is the site part of any other migration route?

☐ Yes ☒ No

If so, explain.

N/A

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

None

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

None

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.

Electric for standard office uses

- b. Would your project affect the potential use of solar energy by adjacent properties?

☐ Yes ☒ No

If so, generally describe.

N/A

- 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:

None

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?

☐ Yes ☒ No

If so, describe.

N/A

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

N/A

- 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.

N/A

- 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.

N/A

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

Normal Fire and Emergency

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

N/A

- b. Noise

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

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.

Construction and Operation when razing second building

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

Working during daytime hours.

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? ☐ Yes ☒ No
If so, describe.

Current use of the site is an office building and storage unit. Adjacent properties are roads, residences, public utilities

- b. Has the project site been used as working farmland or working forest land?
☐ Yes ☒ No
If so, describe.

N/A

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?

None.

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?

N/A

- 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? ☐ Yes ☒ No
If so, how?

N/A

- c. Describe any structures on the site.

Current office building and Storage Building

- d. Will any structures be demolished? ☒ Yes ☐ No
If so, what?

The storage building

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

Heavy Residential

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

Heavy Residential

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

N/A

- h. Has any part of the site been classified as a critical area by the city or county?

☐ Yes ☒ No

If so, specify.

N/A

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

5-6

- j. Approximately how many people would the completed project displace?

None

- 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:

Working to get the city plan to align with the existing use in the area.

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

N/A

9. Housing

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

N/A

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

N/A

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

N/A

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?

Tallest Height: Principal exterior building materials, wood and Stone.

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

None, it would open up the views.

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

Improvements to the entrance to town. Provide a welcoming entrance, work with the CRCDA, Blooms, and Public works to match the floral impact of the town.

11. Light and Glare

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

Minimul if any, an uplight for the sign would not be facing any residences, mood lighting for flower beds optional, otherwise use existing street lamps.

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

No

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

None

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

Directional lighting.

12. Recreation

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

Walking Paths, Bike Pathes

- b. Would the proposed project displace any existing recreational uses? ☐ Yes ☒ No
If so, describe.

NA

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

It will enhance as it will add parking to that section of the trail during the weekends.

13. Historic and cultural preservation

- 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 ? ☐ Yes ☐ No
If so, specifically describe.

Click or tap here to enter text.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. ☐ Yes ☒ No
Are there any material evidence, artifacts, or areas of cultural importance on or near the site?
☐ Yes ☒ No
Please list any professional studies conducted at the site to identify such resources.

N/A

- 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 local tribe(s) and the state 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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. If any, show on site plan.

C Street and A ST

- b. Is the site or affected geographic area currently served by public transit? ☐ Yes ☐ No
If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

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

6-8 Would use parcel #2 AKA Lot 5 Adding 8-9 onsite
Would add parking parking

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? ☐ Yes ☒ No
If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? ☐ Yes ☒ No
If so, generally describe.

N/A

- f. How many vehicle 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?

10 trips between 9am -5pm

- 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? ☐ Yes ☒ No
If so, generally describe.

N/A

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

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)? ☐ Yes ☒ No
If so, generally describe.

Already established

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

- a. Check utilities currently available at the site:

☒ electricity ☐ natural gas ☒ potable water ☐ irrigation water ☐ refuse service ☒ telephone ☒
sanitary sewer ☐ septic system ☐ other (specify): Insert text here.

- 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.

Water, Sewer, Electricity, Cable lines for internet. All are already at property.

C. SIGNATURE

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:

Addie Ashby

Manually sign above, print, & scan; or
insert electronic signature here.

Name:

Insert text here. *Addie Ashby*

Position:

Insert text here. *Owner*

Agency/Organization:

Insert text here.

Date Submitted:

Insert text here. *3/9/2025*

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do NOT use this sheet 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?

Insert text here.

Proposed measures to avoid or reduce such increases are:

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.

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?

Insert text here.

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

Insert text heret.

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?

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.