Application Materials

CRP-25-012

1. Signed Application Forms - Comprehensive Plan Amendment/Rezone
2. Critical Areas Report
3. SEPA Checklist
4. Pre-Application Notes
5. Letter of Completeness

CRP-25-012

Application Materials

1. Signed Application Forms – Comprehensive Plan Amendment/Rezone

City of Castle Rock
Building & Planning Department
141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: 360-274-8181
finance@ci.castle-rock.wa.us
bldgdept@ci.castle-rock.wa.us

Comprehensive Plan Amendment/ Rezone Application Packet Contents Page

Complete & Submit		☐ = Forms that need to be completed and returned to the City of Castle Rock Finance Office. ▩ = Forms and/or links that are informational and do not need to be submitted.
1	☒	Comprehensive Plan Amendment/Rezone Application Packet Contents (1 page)
2	☐	*When applicable:* Pre-Application Conference/Site Plan Review Request Forms (6 pages)
3	☐	*When Applicable:* Environmental Questionnaire – *Submit with Pre-Application Forms* (2 pages)
4	☒	Master Application (1 page)
5	☒	Comprehensive Plan Amendment/Rezone Application (3 pages)
6	☒	General Land Use Application (2 pages)
7	☒	SEPA - Environmental Checklist – online printable form: *http://ci.castlerock.wa.us/download/SEPAchecklist_2017_locked.docx*
8	▩	Castle Rock Municipal Code (CRMC) Chapter 17.72 Amendments and Review Procedures (4 pages)
9	▩	Fee Schedules 1 & 5 of Resolution No. 2025-02 (7 pages) Additional costs* (* = Additional costs apply. Additional costs may include but are not limited to copies, postage, publishing, engineering fees, city planner fees, contracted building official fees, and hearing examiner fees. Each additional cost will be billed at actual cost plus 10%). **Fees are nonrefundable.** The entire Master Fee Schedule (Resolution No. 2025-02) is available in the Finance Office or online at https://ci.castle-rock.wa.us
10	▩	View the Castle Rock Municipal Code (CRMC) online at: https://www.codepublishing.com/WA/CastleRock/ The Castle Rock Municipal Code may also be viewed in the Finance Office located in City Hall.
	▩	CRMC – Title 17 Zoning
	▩	CRMC – Title 18 Environmental Protection

I acknowledge the above documents and/or web addresses/links were provided to me in the Comprehensive Plan Amendment/Rezone Application Packet.

Furthermore, I acknowledge that information sheets are intended to assist the public in understanding the effect of codes and regulations. Information sheets are not complete statements of these codes and should not be used as a substitute for them. If conflicts arise, the codes and regulations are the final authority. To ensure you have the most current information and applications, consult City Staff. It may also be beneficial to contact City Staff to be sure you understand all requirements before submitting materials or payments.

I also acknowledge there are fees associated with a Comprehensive Plan Amendment/Rezone Application and the applicant shall pay fees according to the City of Castle Rock Fee Schedule to defray a portion of the expenses encountered in processing the application.

Fees are non-refundable.

Name: Nick Taylor
(Please Print)

Signature: [signature] Date: 5/15/2025

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City of Castle Rock

Department Of Building and Planning

City Hall, PO Box 370 / 141 'A' St SW, Castle Rock, WA 98611

Phone: 360.274.8181 / Email: finance@ci.castle-rock.wa.us

CRP-25-012

Rezone - Comp Plan Amd

PLEASE PRINT IN INK OR TYPE

MASTER APPLICATION

PROPERTY INFORMATION

Project Address: N/o 5th Ave Address City: Castle Rock Parcel #: 309980100, 309100100

Short Plat/Subdivision: Do not know Block: Do not know Lot: Do not know

OWNER/APPLICANT INFORMATION

Applicant/Authorized Agent: Nick Taylor Phone: 360 890 8955

Mailing Address: 299 N Market Blvd City: Chehalis State: WA Zip: 98532

Property Owner: #1 Brett and Julie Bates, & ~~Jim White~~ Phone: 360-957-4789

Mailing Address: 185 Brodie Ln City: Longview State: WA Zip: 98632

Property Owner #2

Contractor: ~~N/A~~ JL Enterprises LLC ~~Lic #:~~ Phone: 360 623 9142

Mailing Address: PO Box 974 City: Kelso State: WA Zip: 98626

Lender Name: N/A Phone:

Lender's Address:

PROJECT INFORMATION

Building/Construction

- ☐ Building Permit
- ☐ Excavation & Grading Permit
- ☐ Manufactured/Structure Placement
- ☐ Mechanical Permit
- ☐ Plumbing Permit
- ☐ Roofing Permit
- ☐ Signage Permit
- ☐ Other

Planning

- ☐ Critical Areas
- ☐ Flood Plain
- ☐ Home Occupation Business License
- ☐ Master Plan
- ☐ Mobile Home Park
- ☐ Plat (Preliminary)
- ☐ Plat (Final)
- ☐ Site Plan (Preliminary)
- ☒ ~~Site Plan (Final)~~ Comp Plan Amendment and Rezone

Environmental

- ☐ Critical Areas
- ☐ Flood Plain Permits
- ☐ SEPA
- ☐ Surface Mining
- ☐ Other

PROJECT DESCRIPTION - N/A

Occupancy Group: **Type of Construction:** **Sq. Ft.** **No. of Stories:** **No. of Bedrooms:**

Is there any grading, filling, or excavation associated with this project? Quantity (cubic yards):

(Including grading for road construction, site preparation, and landscaping.) ***NO SITE WORK MAY BE DONE PRIOR TO CRITICAL AREAS DETERMINATION.***

Water Supply: **Sewage Disposal:** **Type of Heat:** **Fair Market Value:**

Does project involve Asbestos? ☐ YES ☐ NO

PROVIDE A BASIC DESCRIPTION OF THE PROPOSED PROJECT: Boundary Line Adjustment

I hereby certify that I am the owner or duly authorized agent of the owner for the purposes of this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect, the permit or approval may be revoked.

APPLICANT'S SIGNATURE: DATE: 5/15/2025

APPLICATION ACCEPTED BY: Karlene Akesson DATE: 06/09/2025

APPLICATION APPROVED BY: DATE:

PERMIT NUMBER CRP-25-012

RECEIVED 6/09/2025 CRP-25-012

City of Castle Rock

Building & Planning Department

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us
bldgdept@ci.castle-rock.wa.us

Comprehensive Plan Amendment/Rezone Application

Owner/Applicant Information

Property Owner(s): #1 Brett Bates ~~Jim White~~ Daytime Phone: 360 957 4789

Mailing Address: 185 Brodie Ln City: Longview State: WA Zip Code: 98632

E-mail address: brett@batesmech.com Fax: _____

Applicant: Same as above Daytime Phone: 360 623 9242

Property Owner #2 - Jim White JL Enterprises LLC

Mailing Address: PO Box 974 City: Kelso State: WA Zip Code: 98626

E-mail address: Jwhite@rootconstructioninc.com Fax: _____

Applicant's Representative: Nick Taylor Daytime Phone: 360 870 0955

Mailing Address: 299 N Market Blvd City: Chehalis State: WA Zip Code: 98532

E-mail address: ntaylor@inisgroupconsulting.com Fax: _____

Property Information

Project Address(es): No sites Address Cowlitz County TPN 308980100, 309100100

Property		Existing Designations		Requested Amendment	
Parcel #	Size (acres)	Comprehensive Plan Designation	Zoning District	Comprehensive Plan Designation	Zoning District
A portion of 309100100 →	0.95	MX	MX	LDR	R-1
	10.45	MX	MX		
that will become a portion of					
308980100 →	3.24	LDR	R-1		

*A 0.95 Acre portion of 309100100 will be added to 308980100 by BLA. That 0.95 Acres is proposed for Rezone and comp plan amendment.

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Property Information - continued

Property Description: (Please discuss the natural and built environment). Undeveloped land

Will you need to extend water, sewer, or power to the property? X If yes, how do you propose to do so? From Westside Hwy

☐ **Please attach additional sheets as necessary, numbered and signed.**

SURROUNDING USES			
Direction	**Comprehensive Plan Designation**	**Zoning District**	**Land Use**
North	LDR	R-1	Residential
South	MX	MX	Commercial
East	MX	MX	Res/comm
West	County	County	Residential

Decision Criteria

1. How is this proposal consistent with the provisions of state planning statutes? Will the amendment result in comprehensive plan or regulatory conflicts?
2. How will the proposed change increase the development or use potential of a site or area without creating significant adverse impacts on existing uses and critical areas?
3. How will the property be adequately served by applicable services, facilities, and utilities, including transportation?
4. How will the proposal help implement City goals and/or policies contained within the plan?

☒ **Please attach additional sheets as necessary, numbered and signed.**

Site Plan

A site development plan for Comprehensive Plan Amendment proposals shall be reviewed in accordance with Castle Rock Municipal Code 17.77.040 and the results of the review shall accompany the application for amendment. The site development plan shall be drawn to a scale of not more than fifty feet to the inch showing at a minimum:

1. Identification of the proposed use;
2. Boundaries of the site;
3. Adjacent streets, properties, and land uses;
4. Site topography;
5. Proposed points of entrance and exit;
6. Interior streets and circulation pattern, if any;
7. Off-street parking and outdoor storage areas;
8. Railway sidings and loading areas, if any;
9. Location of all buildings and pertinent structures;
10. Horizontal (plan view) and vertical (elevation view) views of all buildings and pertinent structures, showing all dimensions and setbacks;
11. Location and, for development proposals, design of sewer lines and connection, drainage facilities and storm sewers, water lines, and fire hydrants;
12. Plans for general site grading, landscaping, signs and outdoor advertising structures, site screening, and other pertinent features required by this title and of the zoning district.

Application Checklist

- [x] Comprehensive Plan Amendment/Rezone Application Packet Contents Page
- [x] Pre-Application/Site-Plan Review Notes - One copy of the comments received after attending the required preapplication/Site-plan review meeting
- [x] Master Application
- [x] Comprehensive Plan Amendment/Rezone Application (this application-including attachments)
- [x] One (1) reproducible copy (8-1/2" x 11" or 11" by 17") or (7) oversized copies of a site plan/drawing
- [x] General Land Use Application
- [x] SEPA (State Environmental Protection Act) checklist – completed and signed
- [x] Any Additional Information/Documents Necessary and/or Required to Process the Request – all pages numbered and signed.
- [x] The fees required for processing these permits. The fees differ depending on the scope of the project, such as whether a subdivision of land is involved or if a Shoreline Substantial Development permit is required. Please consult with the City Planner for fee determination.

Required Signatures

Only the property owner may sign an application to amend the Comprehensive Plan. I certify that I am the owner of the property(ies) included in this application and certify that the information provided in this application is true and correct.

Property Owner's Signature	Jim White Brett Bates	5-16-2025
Applicant's Signature	Jim White Brett Bates	5-16-2025
Applicants Representative Signature	Nicholas Taylor	5/29/2025
	Print Name	Date

- [x] **Representation Authorization** I authorize the person(s) listed as the Applicant and Applicant's Representative on page 1 to represent me in this application process. Property Owner(s) initials: BOB

- [x] **I do** want to be sent a copy of all correspondence transmitted by the City. I understand I will be charged fees, as outlined in the fee schedule for copies of public records, per page for copied and/or electronic files. Property Owner(s) initials: BOB

- [ ] **I do not** wish to be sent a copy of all correspondence transmitted by the City. Property Owner(s) initials: _____

There are 4 pages of additional information attached to this application.

BOB Property Owner(s) initials

1. How is this proposal consistent with the provisions of state planning statutes? Will the amendment result in comprehensive plan or regulatory conflicts?

It is not anticipated that the proposed amendment would result in comprehensive plan or regulatory conflicts. Although Cowlitz County is not fully planning under the Growth Management Act, the proposal is consistent with the planning goals of the Growth Management Act listed in RCW 36.70A.020, as listed and annotated below.

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. **The project is proposed within an incorporated City, and it is intended to make the construction of single-family housing feasible at the project site.**

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. **The project is intended to convert mixed-use land within an incorporated City as necessary to allow construction of single-family residences on lots as small as 6,000 SF, which combats sprawl.**

(3) Transportation. Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans. **Although the site is not adjacent to public transportation, public transportation services are available with one mile of the site. The proposed amendment will not discourage multimodal transportation.**

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. **The proposed amendment would increase the availability of housing, which typically makes housing in the area more affordable.**

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. **The proposed amendment would encourage growth within the City of Castle Rock due to increased housing availability.**

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions. **The proposed amendment would not affect the property rights of others.**

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability. **This is not applicable to the proposed amendment.**

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses. **This is not applicable to the proposed amendment.**

(9) Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities. **The proposed amendment would require any development of the subject property to provide recreational space.**

(10) Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water. **The proposed amendment would not have a negative effect on the environment.**

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts. **This is not applicable to the proposed amendment.**

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. **Based on conversations with the Public Works Department, it is understood that there is existing utility capacity available to serve future single-family residences at the subject property.**

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. **This is not applicable to the proposed amendment.**

(14) Climate change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and chapter 47.80 RCW adapt to and mitigate the effects of a changing climate; support

BOB

reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. **The proposed amendment would encourage a decrease in per capita vehicle miles travelled.**

(15) Shorelines of the state. For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan. **This is not applicable to the proposed amendment.**

2. How will the proposed change increase the development or use potential of a site or area without creating significant adverse impacts on existing uses and critical areas?

The proposed change would influence construction of single-family housing, as the existing MX zoning designation requires construction of commercial space in order to construct residential space. As there is a low demand for commercial space, there is little likelihood that residential space would be constructed under the current zoning. Given the natural topographic and vegetative separation between the site and the residences to the North and the East, it is anticipated that there will be little to no impact on surrounding residential areas. As there are no known critical areas besides flood zones, it is not anticipated that the proposed amendment would have an effect on critical areas.

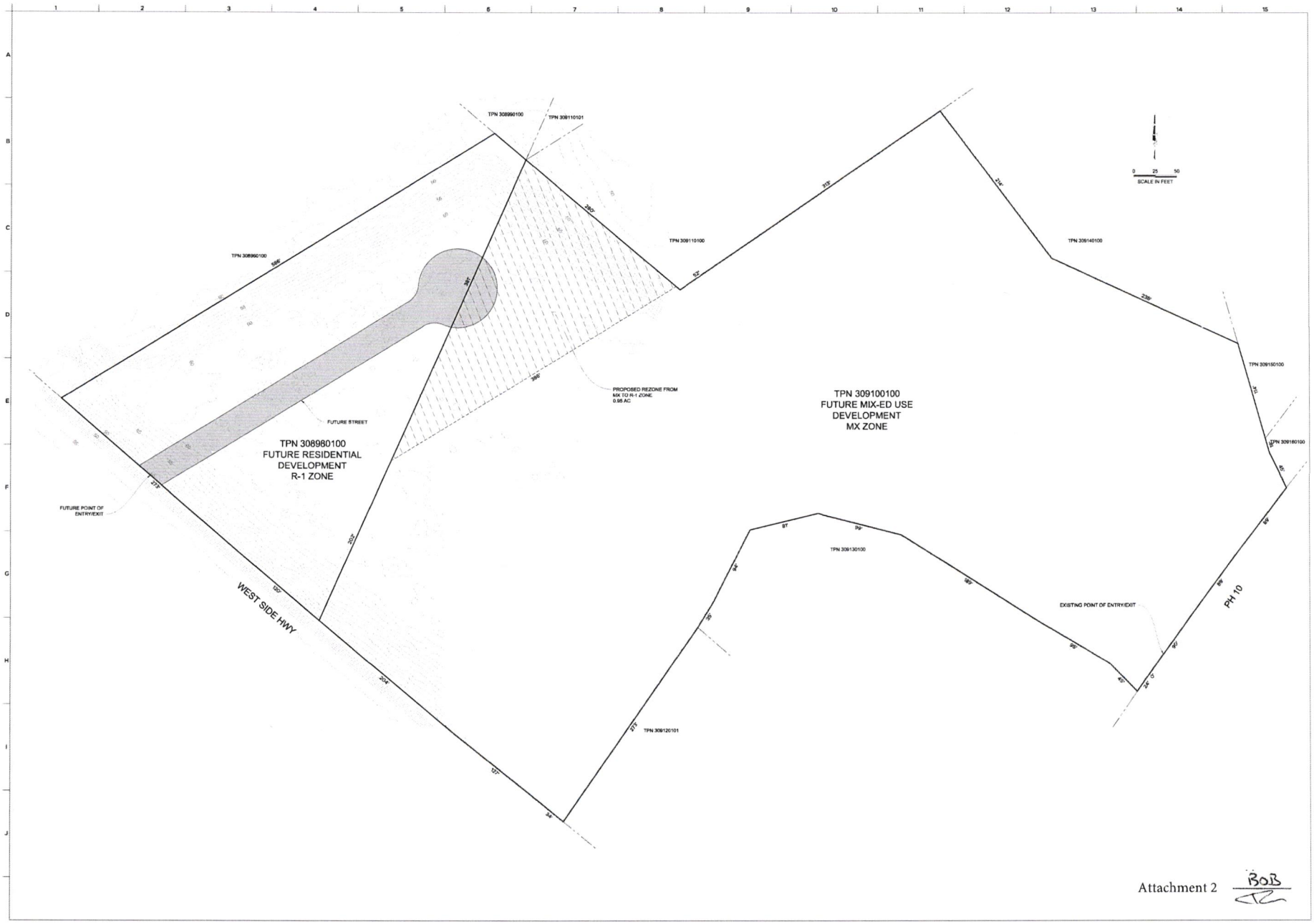
3. How will the property be adequately served by applicable services, facilities, and utilities, including transportation?

Based on conversations with the Public Works Department, it is understood that there is existing utility capacity available to serve single-family residences at the subject property. It is our understanding that West Side Highway, which would be the primary vehicular access for the site, is not capacity constrained.

4. How will the proposal help implement City goals and/or policies contained within the plan?

The proposed amendment would influence the construction of affordable housing within the City, while not affecting critical areas or putting a strain on public works.

BOB



Attachment 2

BOB

IRISGROUP civil engineers
360-890-8955 | 299 N Market Blvd, Chehalis, WA 98532

PROPOSED COMPREHENSIVE PLAN AMENDMENT AND REZONE
COWLITZ COUNTY
TPN 308980100, 309100100

SITE PLAN

PROJ. NO: BB205
DRAWN BY: NDT
DESIGNED BY: NDT
DRAWN BY: RCB
DATE: 05-23-2025

Know what's BELOW
Call 811 before you dig.

C1
1 OF 1

FILE NAME:Z:\PBB205\CAD\Sheets\BB205 Rezone Exhibit.dwg DATE/TIME:5/23/2025 8:46:38 AM

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City of Castle Rock

Building & Planning Department

General Land Use Application

141 A St SW / PO Box 370
Castle Rock, WA 98611
Phone: (360) 274-8181
finance@ci.castle-rock.wa.us
bldgdept@ci.castle-rock.wa.us

OFFICIAL USE ONLY

Case # _____ Related File # _____ Received By: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application:**

TITLE 16 SUBDIVISIONS

- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment
- ☐ Condominium Subdivision
- ☐ Final Plat (Subdivision)
- ☐ Final Short Plat
- ☐ Preliminary Plat (Subdivision)
- ☐ Preliminary Short Plat

TITLE 18 ENVIRONMENTAL PROTECTION

- ☐ Critical Areas Determination
- ☐ Critical Areas Permit
- ☐ Environmental Questionnaire
- ☒ SEPA Checklist
- ☐ Shorelines Conditional Use
- ☐ Shorelines Substantial Development
- ☐ Shorelines Variance

TITLE 17 ZONING

- ☐ Annexation
- ☐ Bed & Breakfast – (CUP)
- ☒ Comprehensive Plan Amendment
- ☐ Conditional Use Permit = (CUP)
- ☐ Home Occupancy Business License
- ☐ Home Occupancy in an Accessory Building – (CUP)
- ☐ Manufactured Home Park
- ☐ Recreational Vehicle Park – (CUP)
- ☐ Request for Clarification
- ☒ Rezone
- ☐ Similar Use Authorization
- ☐ Special Use Permit
- ☐ Variance

OTHER

- ☐ Request for Pre-Application Meeting
- ☐ Wireless Communications Facilities - (CUP)
- ☐ Other _____

Project Name: Bates / White BLA

Project Address: No situs address
TPNs - 308980100, 309100100

Applicant: Brett Bates, Jim White*
Phone : 360 957 4789
E-mail Address: brett@batesmech.com

Mailing Address: 185 Brodie Ln
Longview, WA 98632

Owner: Same as above
(if other than applicant)
Phone : _____
E-mail Address: _____

Mailing Address: Same as above

* Jim White - 360 623 9142 JWhite@rootconstructioninc.com

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6/9/2025
CRP-25-012

Other Authorized Representative (if any): Nick Taylor
Mailing Address: 299 N Market Blvd Chehalis WA 98532
Phone: 360 890 8955
E-mail Address: ntaylor@irisgroupsconsulting.com

Project Description: Rezone and Comp Plan Amendment

Size of Project Site: 0.95 Acres

Assessor Tax Parcel Number(s): 308980100, 309100100

Full Legal Description of Subject Property (Attached ☒):
Zoning: LPB, MX
Special Areas On or Near Site (show areas on site plan):
☐ Creek, Stream or River (name):
☐ Wetland ☐ Flood Hazard Area
☐ Steep Slopes/Draw/Gully/Ravine ☒ None

Water Service

Existing pipe size and material: N/A
Proposed pipe size and material:

Sewage Disposal

Existing: N/A
Proposed:

Access

Name of Street(s) from which access will be gained: N/A

Owner's Consent and Authorization

I affirm that I am the owner of the subject site and all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. Further, I grant permission from the owner to any and all employees and representatives of the City of Castle Rock and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

I agree to pay all fees of the City that apply to this application.

Owner's Name (Print Name)	Owner's Signature	Date
Brett Bates		5-16-2025
Jim White		5-16-2025

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TPN 308980100 (PARCEL A) ORIGINAL PARCEL DESCRIPTION:

A PORTION OF THE WILLIAM M. WHITTLE DONATION LAND CLAIM AND WILLIAM CAGLE DONATION LAND CLAIM, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 2 WEST, W.M. IN COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY MARGIN OF P.H. 10 (S.R. 411) AND THE EASTERLY MARGIN OF WEST SIDE HIGHWAY; THENCE N15'22'54"E ALONG SAID EAST MARGIN A DISTANCE OF 450.00 FEET TO THE THREAD OF WHITTLE CREEK AND TRUE POINT OF BEGINNING; THENCE S83'57'27"E ALONG SAID THREAD A DISTANCE OF 284.91 FEET TO THE NORTHWEST CORNER OF THE "MOORE" PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 940331008, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE S80'59'09"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 34.26 FEET; THENCE

S88'39'24"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 93.79 FEET; THENCE S39'01'39"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 80.54 FEET; THENCE S11'13'52"E ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 98. 78 FEET; THENCE S06'37'57"W ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 188. 90 FEET; THENCE S05'03'30"W ALONG SAID THREAD AND BOUNDARY OF SAID PARCEL A DISTANCE OF 138.43 FEET TO THE NORTH MARGIN OF SAID P.H. # 10 AND INTERCEPT OF A CURVE WHOSE RADIUS BEARS S09'52'09"W A DISTANCE OF 5759.17 FEET; THENCE EASTERLY ALONG SAID CURVE AND MARGIN THROUGH A CENTRAL ANGLE OF 02'52'50" FOR AN ARC DISTANCE OF 289.54 FEET TO THE CENTERLINE OF MADDUX ROAD (AS-BUILT); THENCE N38'03'24"E ALONG SAID CENTERLINE A DISTANCE OF 43.50 FEET; THENCE N48"20'27"E ALONG SAID CENTERLINE A DISTANCE OF 132.13 FEET TO A STAINLESS STEEL SPIKE; THENCE N01"08'51"W A DISTANCE OF 237.89 FEET TO A 5/8" REBAR; THENCE N27'26'12"E ALONG AN EXISTING GARDEN FENCE A DISTANCE OF 214.32 FEET MORE OR LESS TO THE SOUTH LINE OF THE "HUGHES" PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3331396, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE N61'00'51"W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 320.00 FEET; THENCE N54'49'51"W ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N20"29'09"E ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 281.02 FEET MORE OR LESS TO THE SOUTH LINE OF THAT PARCEL AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 3267779, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE

LINE OF SAID PARCEL A DISTANCE OF 140.05 FEET; THENCE N08"33'00"E ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 188.90 FEET; THENCE N09'18'49"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 98. 78 FEET; THENCE N37'06'36"W ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 80.54 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE N86'44'21"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 93.79 FEET; THENCE N83'03'24"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 33.38 FEET TO THE NORTHEAST CORNER OF LOT 2 OF CASTLE ROCK SHORT PLAT # SP 20-01 AS RECORDED IN BOOK 18 OF SHORT PLAT MAPS AT PAGE 72, RECORDS OF COWLITZ COUNTY, WASHINGTON; THENCE N79'13'44"W ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 270.72 FEET TO THE EAST MARGIN OF WEST SIDE HIGHWAY; THENCE N15'13'05"E ALONG SAID EAST MARGIN A DISTANCE OF 178.12 FEET; THENCE N17'05'08"E ALONG SAID EAST MARGIN A DISTANCE OF 304.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS, IF ANY, AFFECTING TITLE WHICH MAY APPEAR IN THE PUBLIC RECORDS INCLUDING THOSE SHOWN ON THE FACE OF ANY PLAT OR SURVEY.

CRP-25-012

RECEIVED 6/9/2025

City of Castle Rock

Building & Planning Department

141 A St SW/ PO Box 370
Castle Rock, WA 98611
Phone: 360.274.8181
finance@ci.castle-rock.wa.us
bldgdept@ci.castle-rock.wa.us

Environmental Questionnaire

OFFICIAL USE ONLY

CASE # _____ RELATED FILE # _____

RECEIVED BY: Akesson

Applicant: Brett Bates & Jim White

Project Name: Bates / White BLA

Please answer these questions to determine if your proposal will require a State Environmental Protection Act (SEPA) review under Castle Rock Municipal Code (CRMC) 18.04. The activities listed below are listed in Castle Rock Municipal Code 18.04.110, Flexible thresholds for categorical exemptions and WAC 197-11-800. An affirmative answer to any one question will trigger a SEPA review which requires submittal of a SEPA Checklist and associated Fees.

If you indicate 'N' for any or all questions, this does not exempt you from having to complete additional environmental reviews such as, but not limited to the SEPA Environmental Checklist, Critical Areas Determination, Critical Areas Permit, Floodplain Permits, etc.

If you indicate 'Y' for any question, please complete the SEPA Environmental Checklist (contact Castle Rock City Hall for additional forms).

Y	N	
		(1) **Minor new construction – Flexible thresholds (WAC 197-11-800)**
X		(a) Does your project require a rezone?
	X	(b) Will your development activity be undertaken wholly or partly on lands covered by water?
	X	(i) Are you proposing to construct or locate more than ten (10) residential structures or dwelling units?
	X	(ii) Are you proposing to construct a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering greater than 10,000 square feet?
		If so, will the structure(s) be used for any activity other than farming?
		Is your proposal a feed lot?
	X	(iii) Does your proposal include constructing an office, school, commercial, recreational, service or storage building greater than 8,000 square feet of gross floor area or requiring more than thirty (30) parking spaces?
	X	(iv) Does your proposal include construction of a parking lot designed for more than twenty (20) automobiles?
	X	(v) Will you fill or excavate more than 500 cubic yards throughout the total lifetime of the fill or excavation? *(FYI, a dump truck holds approximately 10-15 cubic yards)*

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Environmental Questionnaire

Y	N	
		(3) **Repair, remodeling and maintenance activities. (WAC 197-11-800)**
	X	(a) Does your project include dredging?
	X	(b) Does your project include reconstruction/maintenance of groins and similar shoreline protection structures?
	X	(c) Does your project include replacement of utility cables that must be buried under the surface of the bedlands?
	X	Does your project include repairing/rebuilding or a major dam, dike, or reservoir?
		(4) **Water rights. (WAC 197-11-800)**
	X	Will your project appropriate more than one cubic foot per second of surface water, or of 2,250 gallons per minute or less of ground water, for any purpose?
		(6) **Minor land use decisions. (WAC 197-11-800)**
	X	(a) Are you requesting approval of a short subdivision within a plat or subdivision previously exempted under this subsection?
		(23) **Utilities. (WAC 197-11-800)**
	X	(a) Does your proposal include a communication tower or relay station?
	X	(b) Will your storm water, water and sewer facilities, lines, equipment, hookups or appurtenances include, utilize or connect to lines more than eight (8) inches in diameter?
		(24) **Natural resources management. (WAC 197-11-800)**
	X	(c) Does your project include an agricultural lease for more than one hundred sixty (160) contiguous acres?
	X	(g) Does your proposal include development of recreational sites designed for all-terrain vehicles?
	X	Does your proposal include more than twelve (12) campsites?
		(25) **Personal wireless service facilities. (WAC 197-11-800)**
	X	(a) (i) Does your proposal include attaching a microcell to an existing residence or school?

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Application Materials

2. Critical Areas Report

BATES SUBDIVISION
CRITICAL AREAS REPORT

Applicant:

Brett Bates
185 Brodie Lane
Longview, WA 98632

Prepared By:

Ash ECO SOLUTIONS, LLC

Date:

May 30, 2025

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This report has been prepared and compiled under the supervision and direction of the undersigned, a qualified professional, following the requirements of the City of Castle Rock Municipal Code (CRMC) Chapter 18.10 Critical Areas Protection.

Andrea W. Aberle

Andrea W. Aberle
Sr. Biologist
AshEco Solutions, LLC

SITE INFORMATION:

Parcel No(s):	308980100
Acreage:	3.24 acres
Local Jurisdiction:	City of Castle Rock, Washington
Section/Township/Range:	SE 1/4 S10, T9N, R2W
Site Address:	Not addressed; south of 5018 West Side Highway, Castle Rock, WA 98611
Legal Landowners:	Brett & Julie Bates

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Figure 2 – Soil Survey Map
Figure 3 – National Wetlands Inventory (NWI) Map
Figure 4 – Forest Practices Application Review System (FPARS)
Figure 5 – Existing Conditions & Proposed Site Plan

APPENDICES

Appendix A – Site Photos
Appendix B – Wetland Determination Datasheets

INTRODUCTION

Project Description

Brett and Julie Bates contracted AshEco Solutions LLC (AES) to assess a study area located in the City of Castle Rock, Washington, for the presence of critical areas (Figure 1). The landowners propose to develop the study area with a 16-lot single family subdivision (Figure 5). It should be noted that the Cowlitz County GIS website list the parent/subject parcel as 3.24 acres in size, but that appears to be incorrect from our area calculations. AES assessed the study area for critical areas following the City of Castle Rock Municipal Code (CRMC) 18.10 Critical Areas.

Project Location and Background Information

The unaddressed study area is located south of 5018 West Side Highway, Castle Rock, Washington and under the jurisdiction of the City of Castle Rock, Figure 1. The study area includes a subject parcel (Parcel No. 308980100) owned by Bates with an additional 0.95-acre area to the south that will be boundary line adjusted (and re-zoned) and connected to the subject parcel to allow for a total project area of 3.77 acres, Figure 5. Land uses surrounding the area include a mix of agricultural, commercial, and institutional uses and single-family residences on large lots. The bulk of the study area consists of historic dredge spoils placed onsite after the May 18, 1980, eruption of Mt. St. Helens. Under the CRMC zoning the parcel land use designation is R-1 Low Density Residential (R-1), which the project intends to meet.

EXISTING CONDITIONS

The study area is undeveloped (Figure 5). Access to the study area is provided by the West Side Highway, directly adjacent to the area's western boundary. The is comprised of nearly level dredge spoils from the Cowlitz River were historically placed. Onsite vegetation is sparse except for hedge row, primarily comprised of shrubs and scattered trees, located along the northern and eastern boundaries. A stream is located offsite to the south, approximately 400 ft from the study area's southern boundary.

CRITICAL AREAS MAP RESEARCH

Soil Survey

The soils identified within the study area are mapped by the NRCS USDA Soil Conservation Service, Soil Survey of Cowlitz County, Washington, as Cowlitz extremely gravelly sand, disturbed, 0 to 5 percent slopes (36), and Caples silty clay loam, 0 to 3 percent slopes (17) (Figure 2).

Cowlitz soils formed in more than 5 feet of gravelly dredge material over mudflow from the May 18, 1980, eruption of Mt. St. Helens. The Cowlitz series consists of very deep, somewhat excessively drained soils formed in gravelly dredge material over mudflow or gravelly debris flow. Cowlitz soils occur on low river terraces, bottomlands, and terrace escarpments along the Cowlitz and Toutle River at elevations of 10 to 200 feet. This soil type is not listed on the Washington State Hydric Soils List for Cowlitz County (NRCS 2022).

The Caples series consists of very deep, somewhat poorly drained soils that occur on flood plains and low terraces at elevations of less than 40 feet. The Caples soil series formed in alluvium from mixed basic material. The soils The Caples soil type is listed on the Washington State Hydric Soils List for Cowlitz County (NRCS 2022).

Mapped hydric soils do not necessarily mean that the area is a wetland; hydrology and wetland vegetation must be present to classify an area as a wetland. The same is true for soils that are not mapped as hydric. Wetlands can be found in areas without mapped hydric soils.

As the study area is predominately comprised of dredge spoils placed onsite after the eruption of Mt. St. Helens, onsite soil test plot data was gathered at fill slope edges where native soils were more likely to be encountered. Onsite soils are comprised of 10YR 3/2 and 10YR 4/2 sand soils (Appendix B). Soils comprised of a 100 percent matrix soil color of 10YR 3/2 and 10YR 4/2 are not considered hydric soils.

Wetlands

National Wetlands Inventory

The National Wetlands Inventory (NWI) does not map wetlands onsite or immediately offsite (Figure 3). South of the study area the NWI maps a narrow wetland channel that corresponds with the location of an offsite stream.

AES's routine wetland determination investigation of the study area did not identify hydrophytic vegetation, hydric soils or hydrologic indicators present onsite. The bulk of the study area consists of historic dredge spoils placed onsite after the May 18, 1980, eruption of Mt. St. Helens. The dredge spoils have seeded in with grasses, herbs, Himalayan blackberry and Scotch broom seedlings. The only forested vegetation present onsite is located along the northern and eastern outer limits of the study area and is predominantly comprised of black cottonwood (*Populus trichocarpa*, FAC).

Test plot (TP) data was gathered at toe of the fill slope limits in the north and east where native soils were more likely to be encountered. Onsite soils are comprised of 10YR 3/2 and 10YR 4/2 sandy soils (See Appendix B for the formal test plot data sheets). The onsite soils were comprised of a 100- percent matrix soil color of either 10YR 3/2 or 10YR 4/2 which are not considered hydric soils. Therefore, AES concurs with NWI mapping. No jurisdictional wetlands are present onsite, or immediately adjacent to the site (Figure 5).

Streams

Forest Practices Application Review System (FPARS) mapping shows a Type F Water (fish bearing) offsite to the south (Figure 4). The stream is approximately 400 ft from the study area's southern boundary. This distance is greater than the buffers required for this water, thus the required stream buffer will not extend into the project area limits.

METHODOLOGY

Wetlands

The study area was evaluated for the presence of wetlands using the Routine Determination Method per the U.S. Army Corps of Engineers' (USACE's) *Wetland Delineation Manual* (1987), the *Washington State Wetlands Identification and Delineation Manual* (1997), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region, Version 2.0* (USACE 2010). The Routine Determination Method examines three parameters to determine if wetlands exist in a given area: vegetation, hydrology, and soils. The presence of hydrology is critical in identifying wetlands; however, since hydrologic conditions can change periodically (hourly, daily, or seasonally), it is necessary to determine if hydrophytic vegetation and hydric soils are also present. By definition, wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation

typically adapted for life in saturated soil conditions. Wetlands are regulated as "Waters of the United States" by the USACE, "Waters of the State" by Washington State Department of Ecology (ECY), and locally the City of Castle Rock Municipal Code (CRMC) Chapter 18.10 Critical Areas Protection.

AES's routine determination investigation of the study area determined that no hydrophytic vegetation, hydric soils or hydrologic indicators occur onsite. See Appendix B for the formal test plot data sheets collected (TP-1 through TP-4).

DOCUMENTED VEGETATION

Much of the study area consists of minimally vegetated dredge spoils. Vegetation located along the perimeter of the historic fill area is predominantly comprised of facultative black cottonwood with upland species also present including bitter cherry, beaked hazelnut and sword fern (Appendix B).

The indicator categories following the common and scientific name of each vegetation species indicate the likelihood of the species to be found in wetlands. Listed from most-likely to least-likely to be found in wetlands, the indicator categories are:

1. **OBL (obligate wetland) –** Occur almost always under natural conditions in wetlands.
2. **FACW (facultative wetland) –** Usually occur in wetlands but occasionally found in non- wetlands.
3. **FAC (facultative) –** Equally likely to occur in wetlands or non-wetlands.
4. **FACU (facultative upland) –** Usually occur in non-wetlands but occasionally found in wetlands.
5. **UPL (obligate upland) –** Occur almost always under natural conditions in non-wetlands.
6. **NI (no indicator)** – Insufficient data to assign to an indicator category.

CRITICAL AREA CONCLUSIONS

The AES investigation of the study area determined that no wetlands or other critical areas are present. The three wetland criteria required by the Routine Determination Method to classify an area as wetland are hydric vegetation, hydric soils and hydrologic indicators. Much of the study area consists of historic dredge spoils placed onsite after the May 18, 1980, eruption of Mt. St. Helens. The test plot data collection reflected soils that do not meet the hydric soil criteria, vegetation that is a mix of both facultative species an non-facultative species and no evidence of hydrologic indicators (Appendix B).

DISCLAIMER

AES personnel base the above-listed conclusions on standard scientific methodology and best professional judgment. This report documents the investigation, best professional judgment, and conclusions of the investigator. It is correct and complete to the best of our knowledge. It should be considered preliminary and used at your own risk until it has been reviewed and approved in writing by the local agency with jurisdiction over the site.

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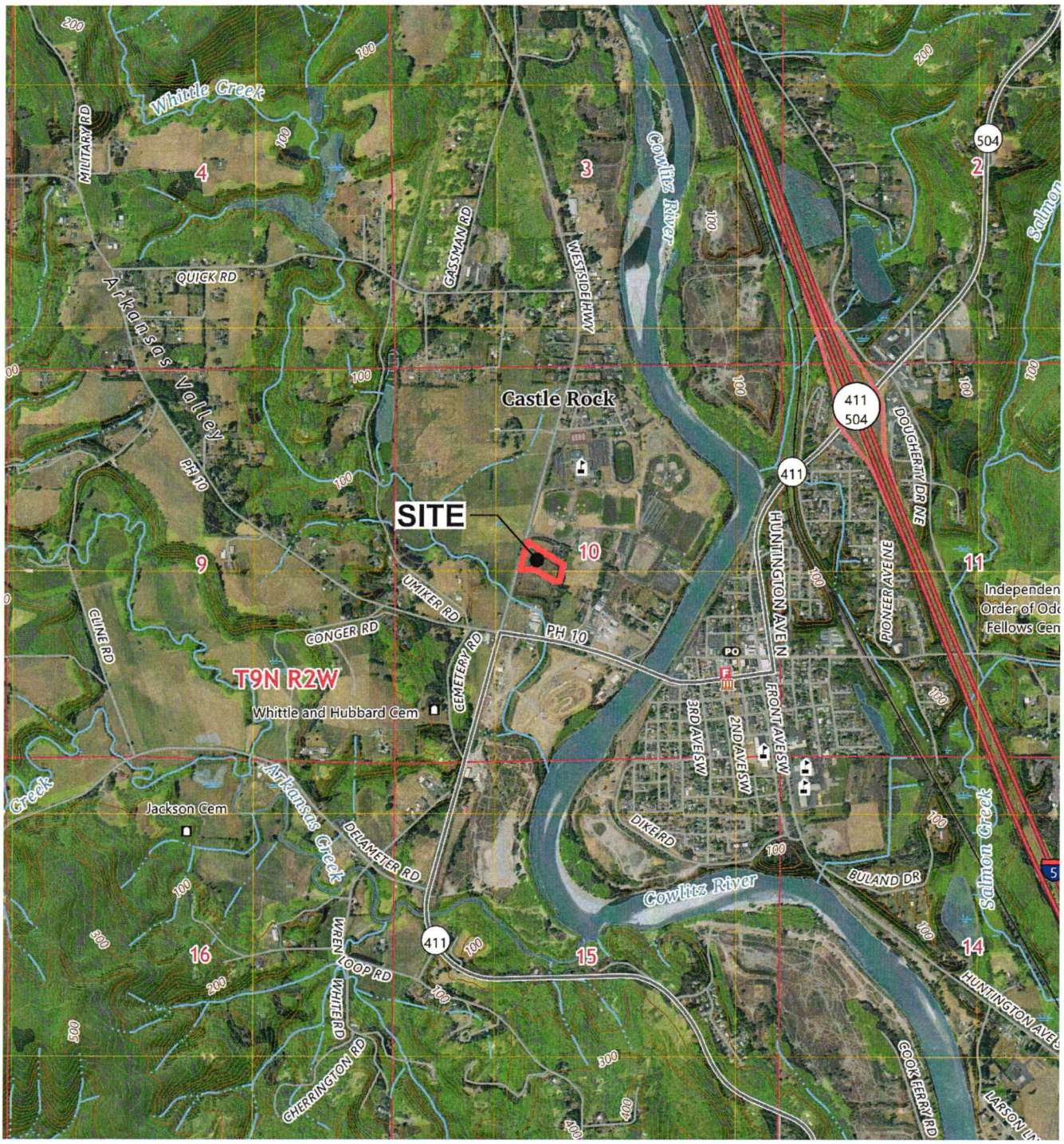

NOTE(S):
USGS, CASTLE ROCK QUADRANGLE
WASHINGTON-COWLITZ CO
7.5 MINUTE SERIES (TOPOGRAPHIC)

Ash ECO SOLUTIONS, LLC

PURPOSE: XX Line 1 Line 2 **DATUM:** NAVD 88 **ADJACENT PROPERTY OWNERS:** Adj 1 Adj 2	VICINITY MAP **APPLICANT:** Brett Bates **PROJECT NAME:** Castle Rock Feasibility **PARCEL #:** 308980100 **SITE LOCATION ADDRESS:** South of 5018 West Side Hwy	**PROPOSED:** XX **IN:** Castle Rock **NEAR:** XX **COUNTY:** Cowlitz **STATE:** WA **FIGURE:** 1 **DATE:** 5-29-25

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36 - Cowlitz extremely gravelly sand, diturbed, 0-5% slopes.

17 - Caples silty clay loam, 0-3% slopes

N

0 200 400

SCALE IN FEET
1" = 200'

Ash ECO SOLUTIONS, LLC

PURPOSE: XX
Line 1
Line 2
DATUM: NAVD 88
ADJACENT PROPERTY OWNERS:
Adj 1
Adj 2

SOIL SURVEY MAP

APPLICANT: Brett Bates
PROJECT NAME: Castle Rock Feasibility
PARCEL #: 308980100
SITE LOCATION ADDRESS:
South of 5018 West Side Hwy

PROPOSED: XX

IN: Castle Rock
NEAR: XX
COUNTY: Cowlitz **STATE:** WA
FIGURE: 2
DATE: 5-29-25

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Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

0 250 500

SCALE IN FEET
1" = 250'

Ash ECO SOLUTIONS, LLC	**PURPOSE:** XX Line 1 Line 2 **DATUM:** NAVD 88 **ADJACENT PROPERTY OWNERS:** Adj 1 Adj 2	NATIONAL WETLANDS INVENTORY MAP **APPLICANT:** Brett Bates **PROJECT NAME:** Castle Rock Feasibility **PARCEL #:** 308980100 **SITE LOCATION ADDRESS:** South of 5018 West Side Hwy	**PROPOSED:** XX **IN:** Castle Rock **NEAR:** XX **COUNTY:** Cowlitz **STATE:** WA **FIGURE:** 3 **DATE:** 5-29-25

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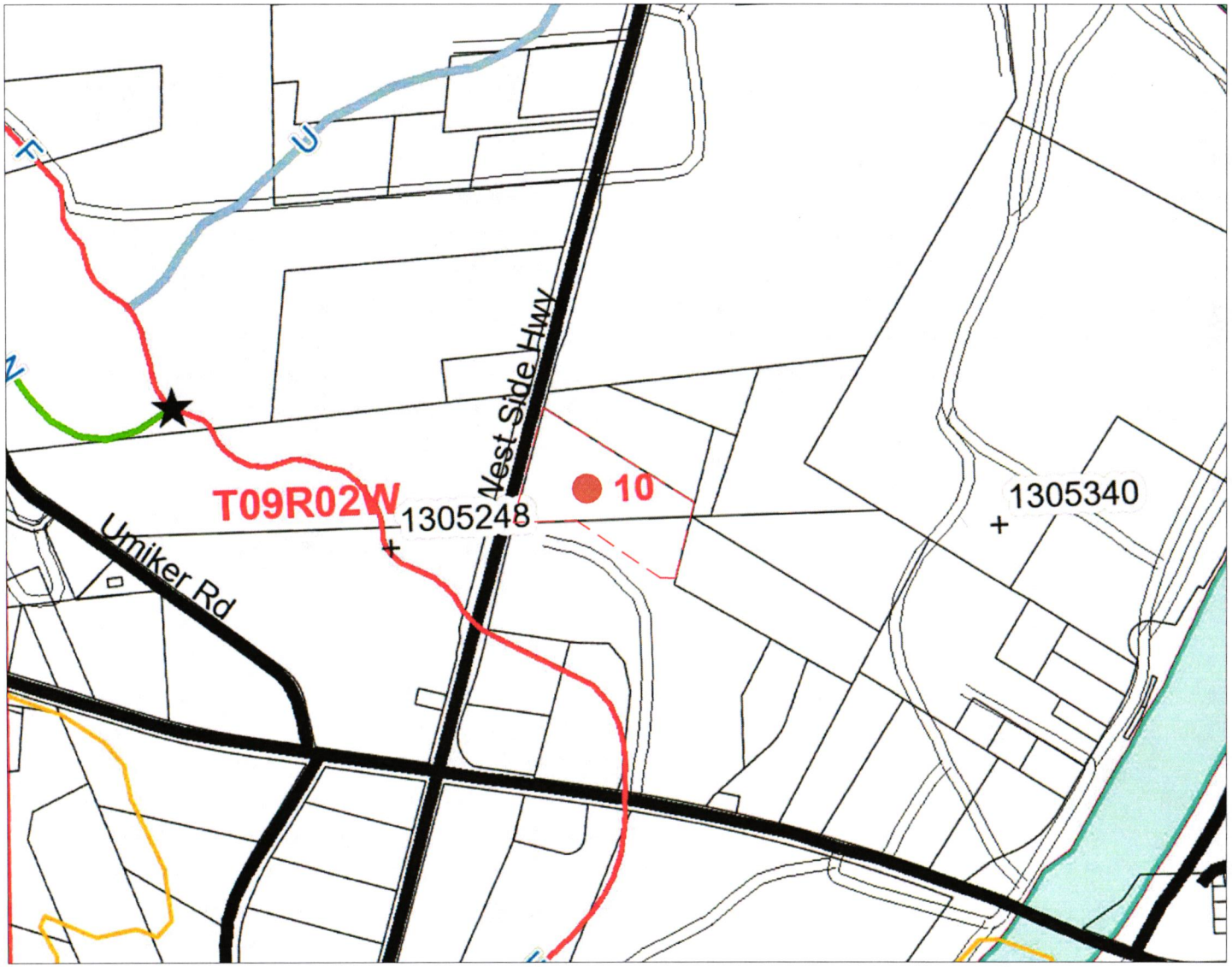

N

0 500 1000

SCALE IN FEET
1" = 500'

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Ash ECO SOLUTIONS, LLC	**PURPOSE:** XX Line 1 Line 2 **DATUM:** NAVD 88 **ADJACENT PROPERTY OWNERS:** Adj 1 Adj 2	FPARS MAP **APPLICANT:** Brett Bates **PROJECT NAME:** Castle Rock Feasibility **PARCEL #:** 308980100 **SITE LOCATION ADDRESS:** South of 5018 West Side Hwy	**PROPOSED:** XX **IN:** Castle Rock **NEAR:** XX **COUNTY:** Cowlitz **STATE:** WA **FIGURE:** 4 **DATE:** 5-29-25

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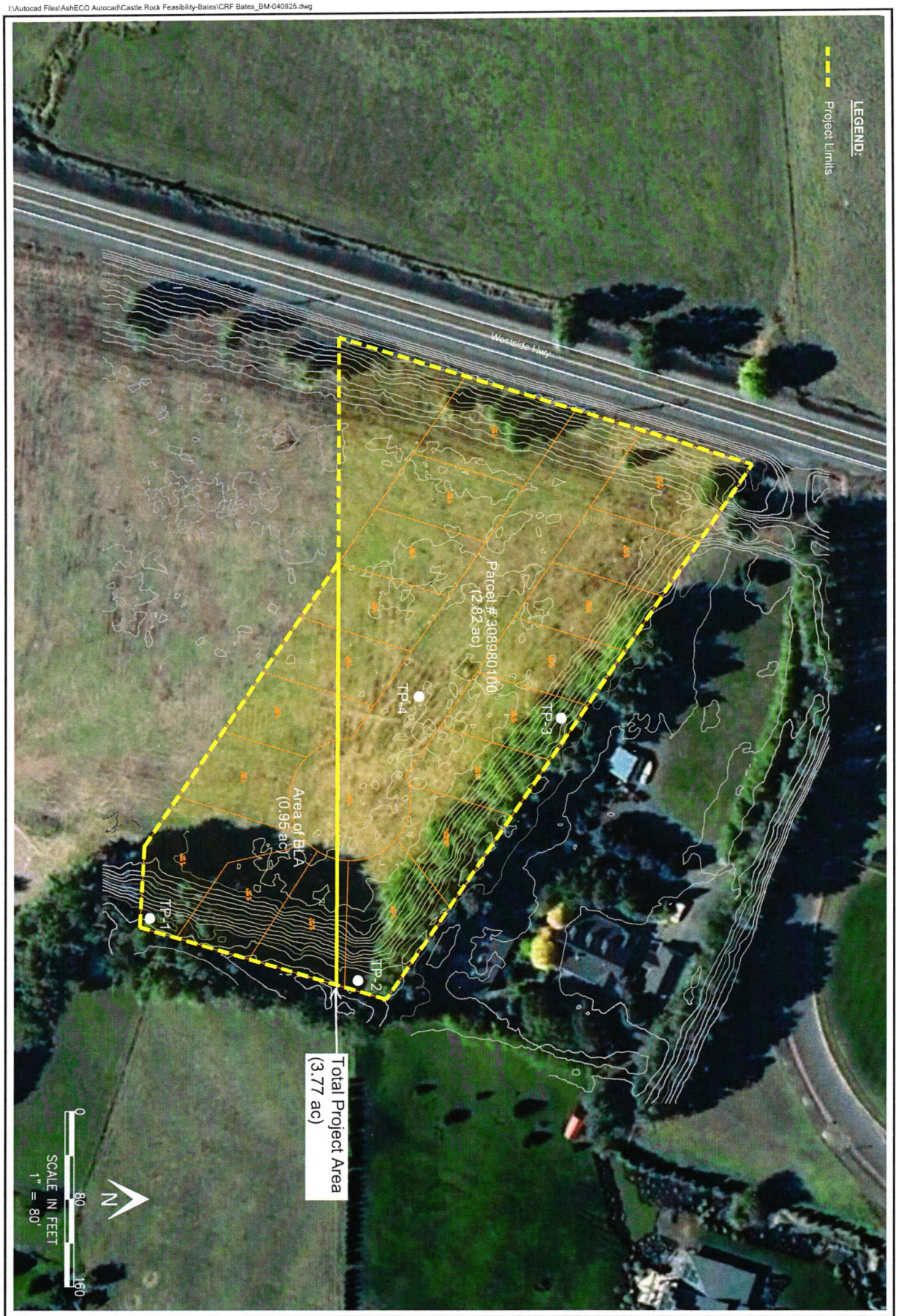


AshECO SOLUTIONS, LLC	**PURPOSE:** XX Line 1 Line 2 **DATUM:** NAVD 88 **ADJACENT PROPERTY OWNERS:** Adj 1 Adj 2	EXISTING CONDITIONS MAP & PROPOSED SITE PLAN **APPLICANT:** Brett Bates **PROJECT NAME:** Castle Rock Feasibility **PARCEL #:** 308980100 **SITE LOCATION ADDRESS:** South of 5018 West Side Hwy	**PROPOSED:** XX **IN:** Castle Rock **NEAR:** XX **COUNTY:** Cowlitz **STATE:** WA **FIGURE:** 5 **DATE:** 5-29-25

Appendix A

Site Photos

Bates Subdivision - Site Photos

Photo 1.
View north over TP-1 in the southeast corner of the project area. This location as near the eastern toe of the historic fill material.

Photo 2.
View east over TP-2 in the northeast corner of the project area. This location as near the eastern toe of the historic fill material.

Photo 3.
View north over TP-3 located near the northern property boundary.

Photo 4.
View west over the central open field area of the project site. The open area has grasses, herbs and mowed Scotch broom shrubs that have seeded in a top the historic fill pile. TP-4 was located in the middle of this open area.

Photo 5.
View south down the treeline located along the eastern project boundary.

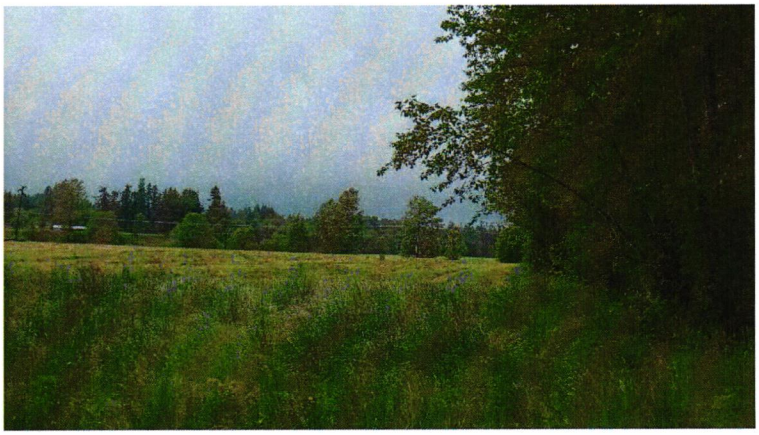


Photo 6.
View west down the treeline located along the northern project boundary.

Appendix B

Wetland Determination
Datasheets

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025

Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-1

Investigator(s): A. Aberle Section, Township, Range: S10, T9N, R2W

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-3%

Subregion (LRR): LRR -A Lat: Long: Datum:

Soil Map Unit Name: 17 - Caples silty clay loam, 0-3% slopes NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No ✓	**Is the Sampled Area within a Wetland?** Yes No ✓
Hydric Soil Present?	Yes	No ✓	
Wetland Hydrology Present?	Yes	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. Black cottonwood (Populus trichocarpa)	60%	Y	FAC
2. Douglas fir (Pseudotsuga menziesii)	20%	Y	FACU
3.			
4.			
	80%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30-diameter)			
1. Beaked hazelnut (Corylus cornuta)	30%	Y	FACU
2.			
3.			
4.			
5.			
	30%	= Total Cover	
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: 30-diameter)			
1. Himalayan blackberry (Rubus armeniacus)	80%	Y	FAC
2.			
	80%	= Total Cover	

% Bare Ground in Herb Stratum

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species	x 1 =
FACW species	x 2 =
FAC species	x 3 =
FACU species	x 4 =
UPL species	x 5 =
Column Totals: (A)	(B)

Prevalence Index = B/A =

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No ✓

Remarks:

SOIL

Sampling Point: TP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	100%					sandy loam	
8-16	10YR 4/2	100%					sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025

Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-2

Investigator(s): A. Aberle Section, Township, Range: S10, T9N, R2W

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-3%

Subregion (LRR): LRR -A Lat: Long: Datum:

Soil Map Unit Name: 17 - Caples silty clay loam, 0-3% slopes NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No ✓	**Is the Sampled Area within a Wetland?** Yes No ✓
Hydric Soil Present?	Yes	No ✓	
Wetland Hydrology Present?	Yes	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30ft-diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. Black cottonwood (Populus trichocarpa)	70%	Y	FAC
2.			
3.			
4.			
	80%	= Total Cover	
Sapling/Shrub Stratum (Plot size: 30ft-diameter)			
1. Wild cucumber (Marah oreganus)	30%	Y	FACU
2.			
3.			
4.			
5.			
	40%	= Total Cover	
Herb Stratum (Plot size: 5ft-diameter)			
1. Western swordfern (Polystichum munitum)	5%	Y	FACU
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	5%	= Total Cover	
Woody Vine Stratum (Plot size: 30-diameter)			
1. Himalayan blackberry (Rubus armeniacus)	80%	Y	FAC
2.			
	80%	= Total Cover	

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes No ✓

Remarks:

SOIL

Sampling Point: TP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 3/2	100%					sandy loam	
4-16	10YR 4/2	100%					sand	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025

Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-3

Investigator(s): A. Aberle Section, Township, Range: S10, T9N, R2W

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-3%

Subregion (LRR): LRR -A Lat: Long: Datum:

Soil Map Unit Name: 17 - Caples silty clay loam, 0-3% slopes NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-diameter)	Absolute % Cover	Dominant Species?	Indicator Status
1. Black cottonwood (Populus trichocarpa)	60%	Y	FAC
2.			
3.			
4.			
	60% = Total Cover		
Sapling/Shrub Stratum (Plot size: 30-diameter)			
1. Wild cucumber (Marah oreganus)	30%	Y	FACU
2. Beaked hazelnut (Corylus cornuta)	20%	Y	FACU
3. Cherry (Prunus spp.)	15%	Y	FACU
4.			
5.			
	65% = Total Cover		
Herb Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	= Total Cover		
Woody Vine Stratum (Plot size: 30-diameter)			
1. Himalayan blackberry (Rubus armeniacus)	80%	Y	FAC
2.			
	80% = Total Cover		

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 40% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: TP-3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16"	10YR 4/2	100%					very sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Bates Site City/County: Castle Rock/Cowlitz Sampling Date: 5/29/2025

Applicant/Owner: Brett & Julie Bates State: WA Sampling Point: TP-4

Investigator(s): A. Aberle Section, Township, Range: S10, T9N, R2W

Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): 0-5%

Subregion (LRR): LRR -A Lat: Long: Datum:

Soil Map Unit Name: 36 - Cowlitz extremely gravelly sand, disturbed, 0-5% slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ✓ No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓	**Is the Sampled Area within a Wetland?** Yes ____ No ✓
Hydric Soil Present?	Yes ____	No ✓	
Wetland Hydrology Present?	Yes ____	No ✓	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	60% = Total Cover		
Sapling/Shrub Stratum (Plot size: 30-diameter)			
1. Scotch broom (Cytisus scoparius)	50%	Y	NI
2.			
3.			
4.			
5.			
	50% = Total Cover		
Herb Stratum (Plot size: 5ft-diameter)			
1. Sheep sorrel (Rumex acetosella)	30%	Y	FAC
2. Dandelion (Taraxacum officinale)	20%	Y	FACU
3. Oxeye daisy (Leucanthemum vulgare)	10%	N	FACU
4. Velvet grass (Holcus lanatus)	10%	N	FACU
5. Sweet vernal grass (Anthoxanthum odoratum)	10%	N	FACU
6.			
7.			
8.			
9.			
10.			
11.			
	80% = Total Cover		
Woody Vine Stratum (Plot size: 30-diameter)			
1. Himalayan blackberry (Rubus armeniacus)	80%	Y	FAC
2.			
	80% = Total Cover		

% Bare Ground in Herb Stratum ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species ____	x 1 = ____
FACW species ____	x 2 = ____
FAC species ____	x 3 = ____
FACU species ____	x 4 = ____
UPL species ____	x 5 = ____
Column Totals: ____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation

___ 2 - Dominance Test is >50%

___ 3 - Prevalence Index is ≤3.0[1]

___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

___ 5 - Wetland Non-Vascular Plants[1]

___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks:

SOIL

Sampling Point: TP-4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Redox Features Type[1]	Redox Features Loc[2]	Texture	Remarks
0-16"	10YR 4/2	100%					very sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) (**except MLRA 1**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) (**except MLRA 1, 2, 4A, and 4B**)
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) (**LRR A**)
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) (**MLRA 1, 2, 4A, and 4B**)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) (**LRR A**)
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present? Yes _____ No ✓ Depth (inches): _____

Water Table Present? Yes _____ No ✓ Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No ✓ Depth (inches): _____

Wetland Hydrology Present? Yes _____ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

CRP-25-012

Application Materials

3. SEPA Checklist

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.

CRP-25-012
RECEIVED
6/9/2025

A. BACKGROUND

1. Name of proposed project, if applicable:

   Bates/White Rezone

2. Name of applicant:

   Brett Bates and Jim White

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

   299 N Market Blvd, Chehalis, WA 98532 360 890 8955

4. Date checklist prepared:

   5/19/2020

5. Agency requesting checklist:

   City of Castle Rock

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

   As soon as possible.

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.

   Click or tap here to enter text.

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.

   Click or tap here to enter text.

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

    Comprehensive Plan Amendment and Rezone approval.

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.)

    Rezone of 0.95 acres of MX zone to LDR zone.

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.

    See attached map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

☐ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

☐ Other (specify): Flat with slopes at edges.

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

20%

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.

Sand.

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

Click or tap here to enter text.

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.

None.

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

Click or tap here to enter text.

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

NA for rezone.

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

NA for rezone.

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:

NA for rezone.

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

NA for rezone.

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

NA for rezone.

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.

Click or tap here to enter text.

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.

Click or tap here to enter text.

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.

NA for rezone.

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

Click or tap here to enter text.

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.

Click or tap here to enter text.

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.

Click or tap here to enter text.

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

Click or tap here to enter text.

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.

NA for rezone.

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.

NA for rezone.

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

Click or tap here to enter text.

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

Click or tap here to enter text.

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

NA for rezone.

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): Insert text here.

☐ 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?

NA for rezone.

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

None known.

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

None known.

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): Insert text here.

☒ 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 known.

c. Washington as whole lies within the Pacific Flyway. Is the site part of any other migration route?
☐ Yes ☒ No
If so, explain.

Click or tap here to enter text.

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

NA for rezone.

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

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.

NA for rezone.

b. Would your project affect the potential use of solar energy by adjacent properties?
☐ Yes ☒ No
If so, generally describe.

Click or tap here to enter text.

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:

NA for rezone.

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.

Click or tap here to enter text.

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.

NA for rezone.

4) Describe special emergency services that might be required.

NA for rezone.

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

NA for rezone.

b. Noise

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

NA for rezone.

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.

NA for rezone.

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

NA for rezone.

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.

NA for rezone. Site is vacant. Residential to North and East. Commercial to South.

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

Click or tap here to enter text.

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?

NA for rezone.

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?

NA for rezone.

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?

Click or tap here to enter text.

c. Describe any structures on the site.

None.

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

Click or tap here to enter text.

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

MX

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

MX

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

NA

h. Has any part of the site been classified as a critical area by the city or county?
☐ Yes ☒ No
If so, specify.

Click or tap here to enter text.

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

NA for rezone.

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

NA for rezone.

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA for rezone.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NA for rezone.

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

NA for rezone.

9. Housing

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

NA for rezone.

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

NA for rezone.

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

NA for rezone.

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?

NA for rezone.

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

NA for rezone.

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

NA for rezone.

11. Light and Glare

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

NA for rezone.

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

NA for rezone.

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

NA for rezone.

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

NA for rezone.

12. Recreation

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

Castle Rock Raceway

b. Would the proposed project displace any existing recreational uses? ☐ Yes ☐ No

If so, describe.

Insert text here.

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

Insert text here.

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.

NA for rezone.

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.

NA for rezone.

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.

NA for rezone.

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.

West Side Hwy

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?

1 mile

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

NA for rezone.

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).

Click or tap here to enter text.

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.

Click or tap here to enter text.

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?

NA for rezone.

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.

Click or tap here to enter text.

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

NA for rezone.

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.

NA for rezone.

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

NA for rezone.

16. Utilities

a. Check utilities currently available at the site:

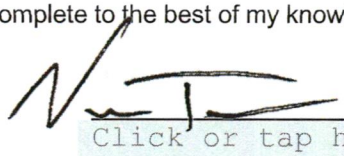
☒ electricity ☐ natural gas ☒ potable water ☐ irrigation water ☐ refuse service ☐ telephone ☒ sanitary sewer ☐ septic system ☐ other (specify): Insert text here.

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.

NA for rezone.

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: 

Click or tap here to enter text.

Name: Nick Taylor

Position: Civil Engineer

Agency/Organization: Iris Group Civil Engineers

Date Submitted: 5/21/2025

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?

   NA for rezone.

   Proposed measures to avoid or reduce such increases are:

   NA for rezone.

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

   NA for rezone.

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

   NA for rezone.

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

   NA for rezone.

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

   NA for rezone.

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?

   NA for rezone.

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

   NA for rezone.

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?

   NA for rezone.

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

   NA for rezone.

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

   NA for rezone.

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

   NA for rezone.

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

   NA for rezone.

CRP-25-012

Application Materials

4. Pre-Application Notes

City of Castle Rock
PO Box 370
Castle Rock, WA 98611
(360) 274-7478

Pre-Application Conference Notes
Bates Subdivision – Parcel #s 308980100 & 309100100
CRP-25-002

CRMC 17.77.040 Development Permit Review Procedures

A. Preapplication. Prior to applying for a development permit, a developer may present to the city clerk-treasurer a preliminary or conceptual floor plan, plot plan, drawing, site plan, or narrative which shall contain (in a rough and approximate manner) as much of the permit application requirements as is known, together with the forms provided by the city. The purpose of the pre-application meeting is to enable the developer presenting the proposal to obtain the assessment of the development review committee as to the proposal's compliance with the adopted plans, policies and ordinances of the city and obtain information of a general nature regarding such issues as city services, access, and other factors as appropriate. This consultation should include obtaining preliminary facts and data pertaining to the proposed site, as well as the types of concerns that might be anticipated for the proposed use at the proposed site. Information obtained from city staff at this stage shall not be considered binding upon the city.

On February 26, 2025, members of the Development Review Committee met with Brett Bates, Nick Taylor, and Matt Rich to discuss preliminary plans for developing a 16-lot Single-Family subdivision on Parcel No. 308980100, the possibility of multi-family dwellings on Parcel No. 309100100, possible boundary line adjustment, and possible request for re-zoning.

Attendees:

- Brett Bates – Owner
- Nick Taylor – Iris Group Consulting
- Matt Rich – Rich Enterprises
- Rachel Granrath – Kimley-Horn, Castle Rock Contracted City Planner
- Tom Gower – Gibbs & Olson, Castle Rock Consulting Engineer
- Michael Wilson – Castle Rock Contracted Building Official

- Bill LeMonds – Fire Chief, Cowlitz Fire District #6
- Paul Helenberg – Mayor, City of Castle Rock
- Dave Vorse – Public Works Director, City of Castle Rock
- Tyler Stone – Public Works Senior Operator, City of Castle Rock
- Carie Cuttonaro – Clerk-Treasurer, City of Castle Rock
- Karlene Akesson – Deputy Clerk, City of Castle Rock

Planning

Current Zone: Low Density Residential (adjacent to MX Zone)

- Permitted uses in R-1 Chapter 17.26.010 Table of Permitted Land Use
  - Residential – duplex
  - Residential single family
  - Specialty housing – conditional use permit
- 17.28 – R-1 Low Density Residential District
  - Street Frontage - Chapter 17.28.070 R-1 Low Density Residential District
    - Every single-family dwelling or manufactured home shall be located on a lot that has **60 feet fronting upon a public street** without any other building intervening between such dwelling and the street upon which it fronts.
    - If compliance with the above requirement would cause undue hardship or would be nearly impossible to comply with, the property owner may apply for a variance to allow for 60' fronting upon a private street. This request would be heard by the Hearings Examiner who would hold a public hearing on the application and within 10 days of the hearing, render a decision. Additional Fees Apply for the Variance process.

MX Zone District:

17.42.005 Purpose.

The purpose of the mixed-use MX district is to help facilitate the application of zoning to properties that were previously unzoned while in the unincorporated county. The mixed use district is intended to provide the community with a mix of mutually supporting retail, service, office, light industrial, and multifamily residential uses. It promotes physically and functionally coordinated and cohesive site planning and design which maximizes land use. It also encourages development of a mix of uses expected to:

A. *Allow for the continued operation of existing uses;*
B. *Provide neighborhood retail commercial and professional services uses to serve the residents of the city and immediate surrounding area;*
C. *Provide regional commercial opportunities for the greater North Cowlitz County area;*

D. *Provide commercial opportunities and services that support the family oriented recreational uses that attract visitors from throughout southwest Washington;*
E. *Provide light industrial employment-based opportunities;*
F. *Provide residential uses only as part of a mixed use development; and*
G. *Serve as a gateway to the city of Castle Rock. [Ord. 2018-02 § 2 (Exh. A), 2018].*

MX Zone Chapter 17.26.010 Table of Permitted Land Use

- Mixed use (residential/ commercial is permitted) – applicability notes from code below:
  (16) Dwellings may be permitted as an accessory use; provided, that:
  a. *All provisions of the International Building Codes, as adopted by the city of Castle Rock, are met;*
  b. *Residential uses must be on the upper floors in the C-1 and C-2 districts; and*
  c. *Residential uses may be on the ground floor in the MX district, but not fronting the street.*
- Duplex is permitted by right
- Residence (Multifamily 3+) not permitted
- Residence Single Family – not permitted

Design Standards in MX Zone

- Building heights, dimensions and yard requirements 17.42.040; 17.42.050; 17.42.060
- Site planning 17.42.120
- Structures 17.42.130
- Amenities 17.42.140

17.42.050 Building Site Dimensions:

> *There are no minimum site dimension requirements for the MX district except the multifamily residential component of a mixed-use project must meet the standards of the R-2 zoning district.*

This statement is specific to building site dimensions with multifamily development components in a mixed-use development. (Applicable code section is 17.32.050 Building site dimensions) – code standard is as follows:

> *17.32.050 A. (4) (building site dimensions) Multiple-family dwellings, 7,500 square feet for the first two dwelling units, plus 1,000 square feet for each additional dwelling unit.*

Change in Zoning - Increased zoning – Current zoning and future land use designates as low density residential and R-1 Single Family zoning. Applicant could apply for an amendment to the Comprehensive Plan Future Land Use Map and Zone Change (additional fees apply): in accordance with Chapter 17.72 Amendments and Procedures

- Process Public Hearing before Planning Commission
- Planning Commission issues notice of decision
- Council decision enacting ordinance is final action

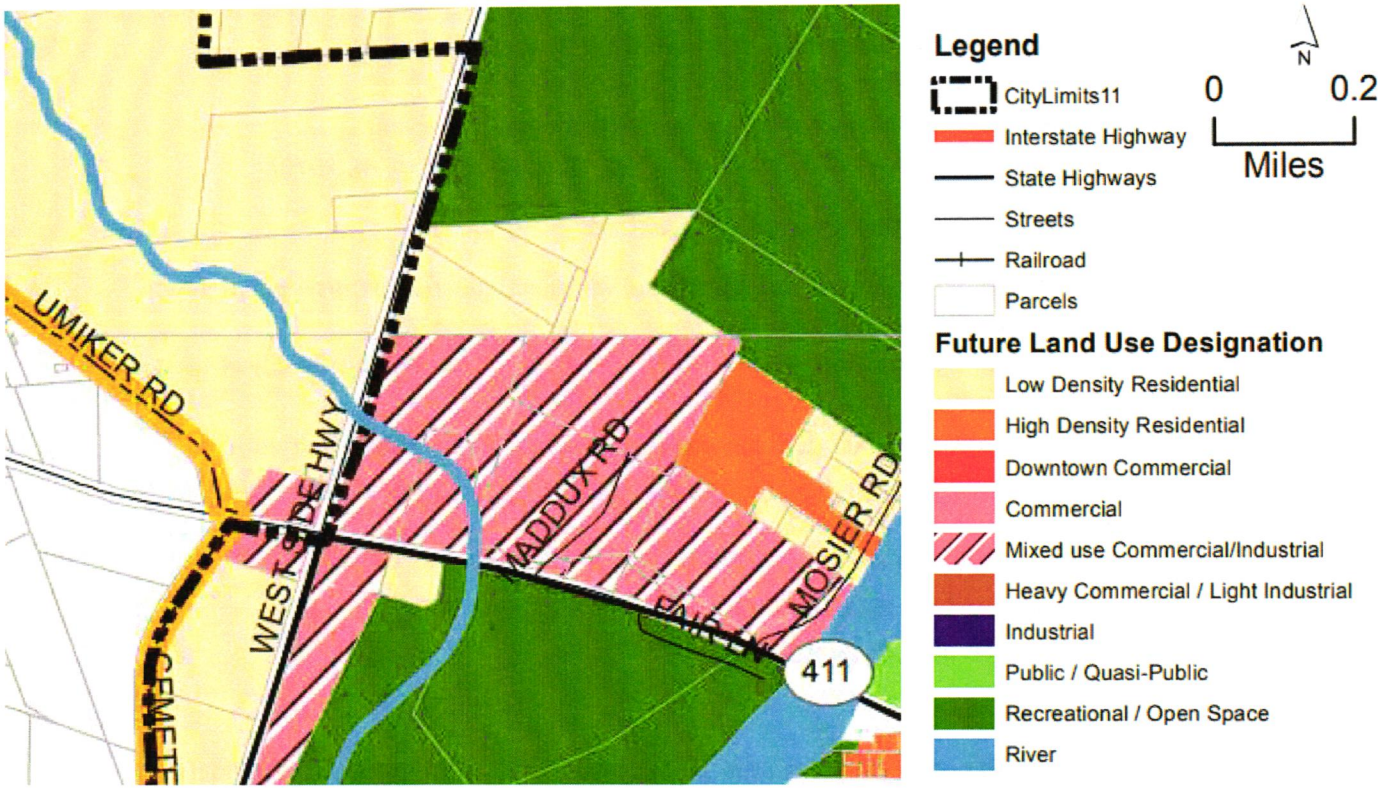


Figure 1: Castle Rock Comprehensive Plan Future Land Use Map

Figure 2: Castle Rock Adopted Zoning Map

Building Official/Fire Department

No Base Flood Elevation (BFE) determined.

Per City of Castle Rock Code 15.24 Flood Damage Prevention, in unnumbered A zones where flood elevation information is not available and cannot be obtained by practical means, reasonably safe from flooding means that the lowest floor is at least two feet above the highest adjacent grade.

Per City of Castle Rock Code, 15.24.240(D) where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less).

In Special Flood Hazard, Zone A; the applicant, or consultant, must provide the BFE through (44 CFR § 60.3)

1. Backup data from effective FEMA study
2. Backup data from FEMA prelim, restudy, or BLE
3. Study from Federal, State, or Local Agency
4. Backup data from previously determined BFE through detailed methods
5. Hydrologic and Hydraulic analyses
6. Combination of above sources (utilize highest value)

Structures

- No noticeably identifiable issues with buildings if they are at least 1' above BFE or outside the identified flood hazard area.
- Generally foundation design is based on geotechnical understanding of the lot.
- Because there is an understanding that homogeneous soils exist on the site, it may be useful to get a geotechnical assessment.
- If the soils on the site are dredge spoils, it may be liquifiable in which case a Geotech report for the foundation may be necessary.

Engineering/Public Works Department

Property Considerations

- Possible easement and/or Right-of-Way on the North side of Parcel No. 308980100

Water

- There is an existing 10" AC water main in West Side Highway
- Fire hydrants are required every 600'
- It is anticipated that an 8" – 10" main water line into the development would be required
- Water services would need to comply with City standards

Sewer

- There is an existing 10" concrete sewer main
- Depth is unknown, however, there are no anticipated problems with extending the sewer main.
- There may be an existing manhole that may potentially be to be utilized, if not a new manhole in the City main may be necessary.
- An 8" gravity line would be required into the subdivision.
- The sewer laterals will need to comply with City standards.

Stormwater

- If 5,000 square feet of new impervious surface area is created, including building, asphalt and graveled areas, then the applicant will need to meet the requirements of the City adopted 1992 Stormwater Management Manual for the Puget Sound Basin.
- **Bioretention**
    - A geotechnical investigation with infiltration testing and identification of the groundwater level would be required as a certain separation from that groundwater level is needed.
    - The investigation will need to show where the dredge spoils and the native layer meet and have some identification of what the anticipated groundwater movement is going to be when it hits that layer.

Streets

- A Traffic Impact Analysis may be required due to the proximity to the Four Corners intersection.
- 60' of right-of-way is required per the City standards for a Local Access road.
- The City has allowed 50' of right-of-way when it can be shown that there will be 4 off-street parking spots provided per single-family dwelling.
- Cul-de-sac: 45' of paved plus 10' for the right-of-way which is 110'
- Street Lighting will need to comply with the City standards

Frontage Improvements

- Sidewalks along West Side Highway will be required across the frontage of the property.
    - Attached/Detached sidewalks: There is flexibility in this area as it is preferred the sidewalk not be directly located against West Side Highway.
    - If the applicant would like to pursue the possibility of filling in the swale, engineering analysis for sizing of a culvert would be required. (Permit would be required.)

Infrastructure

- Sidewalks are required – curb and gutter.
- Planter strip between sidewalks and street
- Street Trees will be required.

- See: Development Policies and Public Works Standards (https://ci.castle-rock.wa.us/engineeringstandards.htm), Castle Rock Municipal Code (CRMC) Titles 16 and 17, Chapter 16.20 – Design and Layout Standards, and CRMC Chapter 17 – Zoning (https://www.codepublishing.com/WA/CastleRock/). Additional codes may apply.
- Utility Easements are required for any utilities outside of the right of way.
- Flag lots are not allowed. Sixty feet (60') of public road frontage is required.
    - Lots 15 & 16 as shown on the conceptual parcel map (submitted on 1/28/2025) cannot be accessed as shown.
    - If applicants propose to utilize a private road to meet the 60' of public road frontage requirement, a variance would be required. This request would be heard by the Hearings Examiner who would hold a public hearing on the application and within 10 days of the hearing, render a decision. Additional Fees Apply for the Variance process.
    - A hammerhead or similar option that could meet the criteria for emergency access/turn-around may need to be implemented if a private road is proposed.
    - Secondary access off West-Side Highway to access lots 15 & 16:
        - This approach would not allow lot 15 to comply with the 60' street frontage rule.
- Park and Open Space Requirement
    - Find a way to incorporate parks for children to play on-site that will meet the recreational needs for the children in the area. See the City of Castle Rock Parks and Recreation for more information - https://ci.castle-rock.wa.us/download/CR-2022-Park-Plan.pdf
    - Fee in Liu of Park Land Dedication may be an option in some instances (if subdivision is for Single-Family Residential – not applicable if in the MX Zone)

General Notes

- If a property touches an identified flood hazard area sometimes insurance companies and/or lending agencies may still require flood insurance, even if the structure is not in the flood hazard area.
    - It is unknow if the area of land that is shown outside of the flood hazard areas but does touch the 0.2% Annual Chance Flood Hazard Area would be required to have flood insurance.
    - It is unknown if the 0.2% Annual Chance Flood Hazard Area would be required to have flood insurance.
    - It is unknown if the area within the 0.2% Annual Chance Flood Hazard Area but touching the Zone A Special Flood Hazard Area would be required to have flood insurance.
    - It may be beneficial for the applicant to perform due diligence in this matter. The City does not have control over how FEMA, insurance companies, lenders, mortgage companies, etc. evaluate and process their items.
- Consider a looped road versus a cul-de-sac if possible.

- There is an 18" raw water line that runs in the slope on the upper side in the Right-of-Way
- Access from West Side Hwy – There may be minimum spacing requirements between access points per WSDOT

CRP-25-012

Application Materials

5. Letter of Completeness

City of Castle Rock

Letter of Completeness

City of Castle Rock
PO Box 370
Castle Rock, WA 98611

June 26, 2025

Re: Letter of Completeness: Comprehensive Plan Map Amendment, Rezone and Boundary Line Adjustment (BLA) Request for parcel 30910100 and 308980100, CRP-25-012

Dear Mr. Bates,

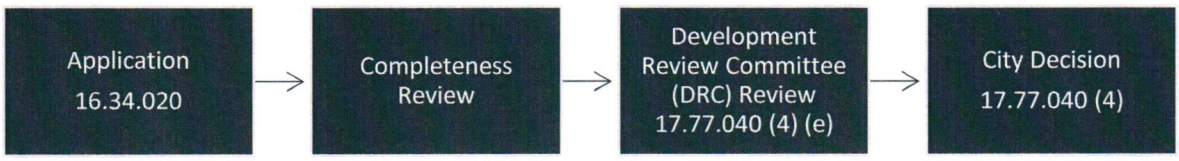
The city has reviewed your application materials submitted on June 9, 2025, regarding a Comprehensive Plan map amendment, rezone and boundary line adjustment for parcels 30910100 and 308980100.

This letter confirms that the application has been determined to be **complete** for the purpose of beginning the formal review process. Further review may identify the need for additional information or clarification as the project proceeds. The process is outlined by the following steps in accordance with the Castle Rock Municipal Code (CRMC) 17.72 and CRMC 17.77.040 (7) Type VII – Legislative relating to the Comprehensive Plan Amendment and Rezone permit process and CRMC 16.34 and CRMC 17.77.040 (4) Type IV – Administrative for the Boundary Line Adjustment (BLA) permit process.

The city is processing all land use permits concurrently. It is important to note that the Boundary Line Adjustment (BLA) cannot be approved until a decision is rendered for the Comprehensive Plan Amendment and Rezone applications.

Comprehensive Plan Map Amendment & Rezone Process

Boundary Line Adjustment (BLA) Process



If you have any questions, please don't hesitate to contact us at 360-274-8181.

Sincerely,

Rachel Granrath, Contract City Planner
Rachel.granrath@kimley-horn.com

Cc: Karlene Akesson, Deputy Clerk, kakesson@ci.castle-rock.wa.us
Carie Cuttonaro, Clerk-Treasurer, ccuttonaro@ci.castle-rock.wa.us