

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.

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A. BACKGROUND

1. Name of proposed project, if applicable:
None
2. Name of applicant:
Gourde LLC - Gabe Gourde
3. Address and phone number of applicant or contact person:
627 Spirit Lake Highway, Castle Rock - 360-957-0956
4. Date checklist prepared:
5/10/2026
5. Agency requesting checklist:
City of Castle Rock
6. Proposed timing or schedule (including phasing, if applicable):
NA
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.
NA
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.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
None
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.)
This application is to have the current zoning of each parcel remain the same but move to the new property line location. This is the property line that separates Parcel 30847 and 30835.
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.
1220 Mt. St. Helens Way, Castle Rock. Parcel 30835.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

☐ Other (specify): Insert text here.

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

2%

- 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.

sandy loam

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

No

- 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.

There will be no fill related to this application.

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

No construction is related to this application.

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

No new impervious surface will be added for this application.

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

Not applicable.

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

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

NA

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

NA

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.

None

- 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.

None

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

None

- 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.

None

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.

None

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

None

- 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.

None

c. Water runoff (including stormwater)

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No work is related to this application. Water will flow as it currently is.

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

No work is being performed related to this application.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?

☐ Yes ☒ No

If so, describe.

No

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

NA

4. Plants

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

☐ alder ☐ maple ☐ aspen ☒ fir ☒ cedar ☐ pine ☐ other tree(s) (specify): NA

☒ shrubs ☒ grass ☐ pasture ☐ crop or grain ☐ orchards, vineyards or other permanent crops

☐ cattail ☐ buttercup ☐ bulrush ☐ skunk cabbage ☐ other wet soil plant(s) (specify): NA

☐ water lily ☐ eelgrass ☐ milfoil ☐ other water plant(s) (specify): NA

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

None

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

None

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

None

5. Animals

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

☐ hawk ☐ heron ☐ eagle ☐ songbirds, ☐ other bird(s) (specify): None

☐ deer ☐ bear ☐ elk ☐ beaver ☐ other mammal(s) (specify): None

☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish ☐ other fish (specify): None

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

None

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

☐ Yes ☒ No

If so, explain.

NA

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

NA

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

NA

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.

No energy consumption is a part of this application.

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

☐ Yes ☒ No

If so, generally describe.

NA

- 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

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.

No

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

None that we are aware of.

- 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 that we are aware of.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

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

None

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

NA

- b. Noise

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

None

- 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.

None

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

NA

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.

The current use is a single family residence.

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

Not that we are aware of.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?

None

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

NA

- 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?

No

- c. Describe any structures on the site.

One existing single family dwelling and a detached shop.

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

No structures will be demoloshied as a part of this application.

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

High Density Residential

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

Commercial

- 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.

Not that we are aware of.

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

None - this application is for zoning only.

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

None - this application is for zoning only.

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

NA

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

NA

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

NA

9. Housing

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

NA

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

NA

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

NA

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

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

NA

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

NA

11. Light and Glare

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

None

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

NA

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

NA

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

NA

12. Recreation

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

None

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

If so, describe.

NA

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

NA

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.

Not that we are aware of.

- 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.

None that we are aware of.

- 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

- 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

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.

Mount St Helens Way NE

- 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?

NA

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

NA

- 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).

NA

- 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.

NA

- 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?

None

- 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.

NA

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

NA

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

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

NA

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): -

- 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.

None

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:



Name:

Click or tap here to enter text.

Gabe Gourde - Gourde LLC

Position:

Insert text here.

Agency/Organization:

Insert text here.

Date Submitted:

12/17/2025

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?

No work is being done as a part of this application. There would be no effect.

Proposed measures to avoid or reduce such increases are:

NA

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

No effect

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

No effect

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

No effect

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

None

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?

No effect

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

NA

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?

No effect

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

None

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

No effect

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

None

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

This zoning change doesn't conflict with any law that we are aware of.

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