

# City of Castle Rock

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



## STATE ENVIRONMENTAL POLICY ACT Mitigated Determination of NonSignificance

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May 20, 2025

**Lead Agency:** City of Castle Rock, Washington

**Agency Contact:** City Contract Planner Rachel Granrath,

Comments submitted to Karlene Akesson, Deputy Clerk, City of Castle Rock, PO Box 370, Castle Rock, WA 98611  
or to [kakesson@ci.castle-rock.wa.us](mailto:kakesson@ci.castle-rock.wa.us)

**Project Description:** The applicant has submitted a Substantial Shoreline Development Permit (SSDP) and SEPA Checklist to the City of Castle Rock to construct the stormwater outfall in order to support the first phase of development within the approved Landing on the Cowlitz (LOT) Master Plan.

**Project Location:** The site is located within the Recreation designated portion of the approved LOTC Master Plan, formally Parcel 3 (#6143802), adjusted per Boundary Line Adjustment (CR-BLA-24-01 – AFN#3762029). The Castle Rock Landing on the Cowlitz Master Planned Mixed Use Development site is accessed from I-5 from Exit #48 and is located on the south side of Huntington Avenue S, approximately 4 mile west of the exit. The site is located within the Recreation designated portion of the approved Landing on the Cowlitz Master Plan.

**Proponent:** CT6, LLC

**Project Representative:** Ingrid Friedberg, Special Projects Manager

**Mailing Address:** PO Box 1419, Battle Ground, WA 98604

**Telephone:** (360) 553-9144

**Email:** [ingridf@tapani.com](mailto:ingridf@tapani.com)

The City of Castle Rock has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030. The necessary mitigation measures are listed below, the Environmental Checklist is attached and associated materials are available at the City's website [www.ci.castle-rock.wa.us](http://www.ci.castle-rock.wa.us)

This determination is based on the following mitigation measures, findings and conclusions:

- **Dedication of Improvements:** Upon completion of construction, all site improvements and associated rights-of-way shall be dedicated to the City.
- **Storm Event Mitigation:** Due to the location of the improvements, the applicant shall implement mitigation measures to address impacts during peak storm events and periods of high water as required by stormwater regulations, standards, codes and subject to approval by the City.
- **General Construction Stormwater Permit Compliance:** The applicant shall either amend the existing General Construction Stormwater Permit (GCSP) for the mass grading project or obtain a new permit to cover construction activities related to site access, utilities, and the stormwater outfall. Compliance with this requirement may be included as a condition of the Mitigated Determination of Nonsignificance (MDNS).
- In the event of inadvertent discovery of archaeological resources during site disturbance, all work shall cease in the vicinity of the find and the City shall be notified immediately for further direction.
- The applicant will remain compliant with the Master Planned Development Agreement and conditions associated.
- The applicant will obtain a substantial shoreline development permit and processed as a Type VIII Permit in CRMC 17.77.040 (8).

This MDNS is issued under WAC 197-11-350 and the comment period will end on June 10, 2025.

**Responsible Official:**

**Agency Contact:** City Contract Planner Rachel Granrath,

Submit written comments to: Karlene Akesson, Deputy Clerk, City of Castle Rock, PO Box 370, Castle Rock, WA 98611 or to [kakesson@ci.castle-rock.wa.us](mailto:kakesson@ci.castle-rock.wa.us)

**Telephone:** (360) 274-7478.



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Signature

May 20, 2025

**Appeal process:** Castle Rock Municipal Code (CRMC) 18.04.210 and 18.04.220 (E)