

# City of Castle Rock

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



## STATE ENVIRONMENTAL POLICY ACT Mitigated Determination of NonSignificance River's Edge at the Landing - Preliminary Plat

---

June 3, 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 Preliminary Plat for 45 single family residential unit subdivision (River's Edge at the Landing) located in the 8.93 acres residential designated portion of the Landing on the Cowlitz (LOT) Master Plan. The development will be accessed by a single residential local access roadway connecting to the Standard Collector Road, potential for a future connection to Larsen Lane SW may be obtained depending on agreements with neighboring property owners and feasibility but also could not be extended.

**Project Location:** 0 Larsen Lane SW - Parcel 308120300 adjusted per Boundary Line Adjustment (CR-BLA-24-01 – AFN#3762029), focused on approximately 8.93 acres of the residential 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:

- **SR-411 Intersection Mitigation:** At 70% build-out of the Landing Master Plan Development, the intersection of SR-411 and Larson Lane is projected to fall below the designated Level of Service (LOS) "C". To address the impacts of this and other incremental development on the site, the applicant shall be responsible for funding and implementing mitigation improvements—either at 70% build-out or when LOS falls below "C," whichever occurs first. All mitigation measures must be approved by the City of Castle Rock and WSDOT.
- **Dedication of Improvements:** Public improvements associated with right of way and site improvements outside of Homeowner Association (HOA) and Covenants, Conditions, Restrictions and Easements (CC&Rs) owned and maintained areas shall be dedicated to the City. All HOA common areas and facilities shall be maintained in perpetuity.
- **Connection to Larsen Lane:** Road stub connecting to Larsen Lane shall not be extended or connected unless agreements are formally made with neighboring property owners on Larsen Lane.
- 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.

This MDNS is issued under WAC 197-11-350 and the comment period will end on June 17, 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.



---

Signature

June 3, 2025

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