

City of Castle Rock

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



SEPA ENVIRONMENTAL CHECKLIST

What is this for?

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

How to fill this out:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach, excerpt, or refer to additional studies or reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decisionmaking process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City or other agencies may ask you to explain your answers or provide additional information to determine if there may be a significant adverse impact.

If you're using this checklist for a nonproject proposal (such as an ordinance, regulations, plans, or programs), complete the applicable parts of Parts A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. For nonproject actions, the lead agency may exclude questions in Part B that do not contribute meaningfully to the analysis of the proposal.

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

A. BACKGROUND

1. Name of proposed project, if applicable:

River's Edge at the Landing Subdivision

2. Name of applicant:

CT6, LLC

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

PO Box 1419, Battle Ground, WA 98604 | Ingrid Friedberg,
Special Projects Manager

4. Date checklist prepared:

3/27/2025

5. Agency requesting checklist:

City of Castle Rock

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

It is anticipated that construction will commence upon the receipt of the necessary permits and approvals.

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.

Insert text here.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Specific to this subdivision, the following items have been prepared:

Preliminary Technical Information Report | MacKay Sposito |
March 26, 2025

Transportation Compliance Letter | Lancaster Mobley | March
7, 2025

SR-411 at Westside Highway - Mitigation Due Diligence
Analysis Memorandum | Lancaster Mobley | January 14, 2025

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.

Phase 1 access and utilities (CR-24-052) and the outfall (CR-24-051) for the Landing on the Colwitz Master Plan are presently under review and affect the developability of the property covered by the proposal.

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

Approvals or permits required for this proposal include:
Preliminary Subdivision; Engineering Approval; Final Plat Approval; NPDES General Construction Stormwater Permit; Building Permits.

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.)

The Applicant, CT6, LLC, wishes to subdivide an approximately 8.93-acre property into forty-five (45) single-family detached residential lots within property associated with 2542 Larsen Lane SW (Parcel 308640100) of the approved Landing on the Cowlitz (LOT) Master Plan and subsequent minor modification (Ordinance No. 2021-10 and Resolution No. 2024-03) (Master Plan). This proposal also includes the provision of private park/open space areas, individual residential driveways, residential local access roads and private driveway tracts. A single modified Residential Local Access roadway intersection is included in this proposal serving as the connection to the Standard Collector road included in Phase 1 of the Master Plan infrastructure.

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.

The site is included within the Residential designated portion of the approved LOTC Master Plan. It was recently adjusted (Parcel 308640100, BLA Parcel 1, ref. CR-BLA-24-01), and it is bounded by the Phase 1 public access roadway (also interchangeably referred herein as Phase 1), Timberlake Church (Parcel 308110100), Parcel 30818, Parcel 3081701 and Larsen Lane SW. The property is subject to the Master Plan area designated for residential use and is required to conform with the High Density Residential (R-2) except as amended by the Master Plan Conditions of Approval.

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)?

50%

- 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.

The majority of the site (60.2%) is comprised of Carrolls loamy sand, 0 to 2 percent slopes. Other soils at the site

include Pilchuck loamy fine sand, 0 to 8 percent slopes (35.4%) and Newberg fine sandy loam, 0 to 3 percent slopes (4.5%). The site does not consist of soils designated for long-term commercial significance.

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

Insert text here.

- 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.

It is anticipated that the preliminary grading and cross sections shall include an estimated week 2,000 cubic yards (cy) of cut and 15,000 cy of fill, with a net 13,000cy of fill. These quantities are in relation to the revised mass grading surface which is anticipated to be finalized prior to the initiation of earthwork activities for the subdivision. The source of the fill shall be the dredge material stockpiles on-site.

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

As with any clearing or other types of earth-disturbing construction activity, there is potential for erosion to occur. Site-specific best management practices will be used to mitigate erosion during the construction of the proposal. Site-specific erosion control measures will be implemented per the approved Grading Plan. Further, all sediment and erosion control design work will be completed in accordance with the requirements of the NPDES Construction Stormwater General Permit and City standards.

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

It is currently anticipated that approximately forty-six (46) percent ($\pm 179,541$ square feet) of the total site area ($\pm 388,991$ square feet) will be covered with impervious surfaces.

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

Proposed measures to reduce or control erosion, or other impacts to the earth include treating and detaining stormwater, as well as silt fencing and other erosion control best management practices. Stormwater and erosion control plans prepared by MacKay Sposito have been prepared in compliance with the City's regulatory requirements.

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:

During Construction, Operation, and Maintenance:

Equipment and vehicles required for construction activities will generate dust and particulate emissions during the construction period.

After Project Completion:

Delivery trucks, mail delivery, solid waste, recycling vehicles and residence's automobiles will generate some particulate emissions in the long-term. Other emission sources include those typical to residential areas, e.g. small power tools including, heating, air conditioning, fireplaces, gas appliances, small gas-powered equipment used for site and landscape maintenance and emissions that are typical of a residential area are anticipated.

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

Insert text here.

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

If necessary, water will be utilized for dust control as needed during construction of on- and off-site improvements. Emissions control measures for vehicles and equipment are regulated under the Washington State Department of Ecology and U.S. Environmental Protection Agency. It is anticipated that all construction vehicles and equipment will be in compliance with these regulations.

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.

Insert text here.

- 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.

Insert text here.

- 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.

Insert text here.

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.

Insert text here.

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.

Not applicable. No wastewater will be discharged into the ground.

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.

Surface runoff within the proposed roadways will be collected at catch basins (both standard and mechanical filter) before being conveyed into piping beneath the roadways. Lot drainage for impervious surfaces will be collected via area drains and gutters, then piped into the conveyance system bypassing any treatment. Runoff on open spaces, slopes, and park areas will be minimal as most areas will be pervious, but perimeter ditches will convey those flows to the off-site drainage system. Once runoff is captured by the conveyance system, a portion of the main will consist of infiltration trench to meet LID standards and reduce the amount of runoff leaving the site at the stub to the subdivision. Any runoff leaving the site through the stub will enter the LOTC on-site drainage system. The LOTC in-site drainage system features a large detention pond and a direct outfall to the Cowlitz River.

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

Insert text here.

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

This proposal has been designed to enhance the site drainage by including mechanisms to control water quality and quantity.

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

Measures included in this proposal have been designed specifically to control surface runoff and improve drainage patterns for the site.

4. **Plants**

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

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

☐ 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 Scotch broom

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

All vegetation within the site will be removed. The site is presently sparsely vegetated.

- 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): 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.

The site is approximately less than 1,000 feet from the Cowlitz River and Salmon Creek, which according to the Washington Department of Fish and Wildlife Priority Habitats and Species list may contain:

Cutthroat - Candidate for Federal Status - Cowlitz River and Salmon Creek;

Steelhead - Threatened - Cowlitz River and Salmon Creek;
Coho - Threatened - Cowlitz River and Salmon Creek;
Chinook - Cowlitz River

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

The site is located within what is commonly referred to as the Pacific Flyaway. This Flyaway is the general migratory route for various species of ducks, geese, and other migratory fowl. The Flyaway stretched from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

Landscaping included in the final condition of the finished subdivision may provide some habitat for wildlife typical for urban environments.

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

Scotch Broom which shall be cleared as part of the activities necessary to develop the site.

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.

The completed project's energy needs shall be met by electric and natural gas.

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

Insert text here.

- 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:

This proposal does not include the construction of buildings. Future building applications shall be required to demonstrate compliance with the State of Washington Energy Code and the adopted version of the International Building Code.

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.

Insert text here.

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

Unknown.

- 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.

There are no known existing hazardous chemicals/conditions that might affect the project development and design. The Applicant shall be required to comply with all applicable local, state and federal regulations during the construction of this proposal.

- 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.

Construction equipment will require the use of various petroleum products for fuel, hydraulics and lubrication.

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

Special emergency services are not anticipated for this proposal. However, State-compliant protocol shall be followed should any unforeseen complications arise with the spillage of hazardous or otherwise toxic chemicals. A spill prevention and/or response plan shall be on site at all times during construction.

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

None.

b. Noise

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

Some traffic noise from the Interstate 5 (I-5) Highway, may be heard currently at the site, but it not expected to adversely affect the proposal.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction on the site will create short-term noise and shall not be allowed after 7 p.m. or before 7 a.m. Visitor, resident, mail and parcel deliveries, solid waste and recycling vehicles, and HVAC equipment will be associated on a long-term basis. Other long-term noise sources which may be created include small power tools associated with landscaping maintenance and upkeep typical to residential life.

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

Construction activities shall be limited between 7 a.m. and 7 p.m.

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 site is vacant with an existing uninhabited residential building and outbuildings. Surrounding area includes undeveloped Department of Natural Resources property, Timberlake Church and established single-family residential use.

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

The site has not been in active farmland use for several decades.

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?

Not applicable. The site does not consist of resource lands.

- 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?

Insert text here.

- c. Describe any structures on the site.

The existing structures are dilapidated and require removal to facilitate the construction of the subdivision.

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

The existing uninhabited residential building and outbuildings on site require demolition and removal.

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

The underlying zoning district of the site is Industrial and the land use designation pursuant to the approved Landing on the Cowlitz Master Plan is residential.

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

The current comprehensive plan designation for the site is Industrial.

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

The site is located outside of the jurisdictional shoreline area.

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

The site is currently located in a floodplain but shall be filled as part of this proposal, bringing all pad elevations above the base flood elevation (BFE). Portions

of the site have already been subject to mass grading activities as approved by the City of Castle Rock (ref. file no. CR2223).

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

Based on the State of Washington Department of Ecology's (ECA) standard calculation for occupancy rates utilized in instances when the exact number not yet known, there will be approximately one hundred and twenty six (126) people residing in the complete project. The assumption was made based on the total number of residential dwelling units multiplied by 2.8 (persons per dwelling unit) per ECA's standard calculation.

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

None. The site is devoid of inhabitants.

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

None.

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

This proposal includes a residential use within the residential land use designated area of the approved Landing on the Cowlitz. Surrounding area use consists of existing single-family residential use, a church and undeveloped Department of Natural Resources property.

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

None. This proposal is not located near lands designated for agricultural or forest use.

9. Housing

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

This proposal includes the provision of forty-five (45) middle income housing units.

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

One (1) uninhabited housing unit will be eliminated to facilitate the development of the subdivision.

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

None.

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?

This proposal does not at this time include structures. However, once building permit applications are submitted at a later date, the tallest allowable building shall be forty (40) feet in conformance with the approved Landing on the Cowlitz Master Plan, Condition of Approval 5.c(3).

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

The site is devoid of designated scenic views. Once the subdivision has been constructed, housing, landscaping and roads shall be visible in the immediate vicinity.

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

None.

11. Light and Glare

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

Typical residential building and street lighting will be produced by the completed project and will be most visible during the nighttime hours.

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

The installation of illuminated materials will be done in such as was as to minimize dispersion off-site and not create a safety hazard.

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

It is not anticipated that existing off-site source of light or glare will affect this proposal.

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

This proposal has been designed to include the installation of lighting in order to meet safety and security criteria as set forth by the City of Castle Rock Municipal Code for a residential site development. Lighting included in this proposal shall include mitigation such as downward shielding of lighting fixtures so as to minimize dispersion and control for potential off-site impacts.

12. Recreation

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

The nearest recreational opportunity to the site is the Lions Pride Park Cowlitz River Access which is located approximately 0.8 miles away from the proposed subdivision.

- 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:

This proposal does not include mitigation measures as none are needed. This proposal includes the provision of park area that will be dedicated to the City of Castle Rock.

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.

Insert text here.

- 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.

An Archaeological Survey for the Castle Rock Landing on the Cowlitz Project was produced by Archaeological Investigations Northwest, Inc. on February 15, 2022 which evaluated area that encompassed the entire master plan.

- 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.

The methods used to assess the potential impacts to cultural and historic resources included an evaluation of archaeological site distribution maps, site form files, historical maps, and literature pertaining to archaeological research conducted in the vicinity of the project area.

- 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.

None. There are no known historic or cultural resources at the site.

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.

Generally, the site shall be accessible via Huntington Avenue South via the Phase 1 roadways. This proposal includes the provision of public street access to the subdivision via Road A and B included in the Phase 1 Access for the approved Landing on the Cowlitz Master Plan.

- 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?

Insert text here.

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

None.

- 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).

This proposal requires the inclusion of new public streets to service the subdivision.

- 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.

A railway line is located adjacent to the Landing on the Cowlitz Master Plan but is not within the immediate vicinity of the proposed subdivision. This proposal shall not involve the use of the railway line.

- 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?

It is anticipated that the completed project shall result in a total of 368 external weekday trips.

- 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.

Insert text here.

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

No mitigation measures are required or included in this proposal as the anticipated impacts were evaluated and accounted for within the approved Landing on the Cowlitz Master Plan.

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.

This proposal may result in an increased need for additional fire / emergency and police protection with the proposed development of forty-five (45) single-family residential lots.

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

This proposal, as with any new construction, will include the provision of urban utilities and payment of development charges and impact fees.

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): internet

- 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.

This proposal includes the provision of public water, sewer, electric and natural gas. Utilities providers anticipated are as follows:

City of Castle Rock: Water and sewer

Cowlitz PUD: Electricity
Internet/Telephone: Xfinity

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:

Signed by:


8E83AE430A5A433...
Manually sign above, print, & scan; or
insert electronic signature here.

Name:

Ingrid Friedberg

Position:

Special Projects Manager

Agency/Organization:

CT6, LLC

Date Submitted:

March 27, 2025

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do NOT use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Insert text here.

Proposed measures to avoid or reduce such increases are:

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species' habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Insert text here.

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

Insert text heret.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.

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

Insert text here.