

City of Castle Rock, WA
Proposed Mixed Use Master Planned Development
Public Hearing Notice and Mitigated Determination of Non-Significance

The City has received and evaluated an application for a master planned mixed-use development on approximately 118 acres zoned Industrial, generally located at the southern end of Castle Rock between the BNSF rail line and Salmon Creek to the east, the Cowlitz River to the west, and the Timberline Church to the north. In accordance with the provisions of the City's regulations governing Master Planned Developments (CRMC 17.100), it is proposed that the project will include the following light industrial, commercial, multi-family residential, and recreational uses in a business park setting (a copy of the Conceptual Master Site Plan is attached):

- 624,000 SF of light industrial and flex/office space on 58.7 acres
- 98,000 SF of retail and commercial/professional services on 11 acres
- 200 multi-family residential units on 7.8 acres
- Recreational uses include a 200-unit RV park, as well as a rustic boat/kayak launch, public shoreline access, and recreational trails on 18 acres

The project will also include the preservation of 8.2 acres of shorelines and critical areas as well the extension of a water main, fill and grading, onsite water and sewer system improvements, construction of internal streets, installation of storm water management facilities, and limited improvements to Larsen Lane. It is also anticipated that there will be improvements to Huntington Avenue S.

A SEPA Checklist has been prepared for the proposed project and the City Development Review team has determined that the proposed action will not have a probable significant adverse impact on the environment and an environmental impact statement is not required under RCW 43.21C.030(2). As a result, the City is issuing a Mitigated Determination of Non-Significance for this project. This Threshold Determination and the required mitigating measures are available for review as noted below. This MDNS is issued under WAC [197-11-340](#)(2) and the City will not act on this proposal for 14 days from the date below. In addition, the City Development Review Team has reviewed the application materials and has prepared a Staff Report that includes recommended conditions of approval of the Master Site Plan for implementation in phases. A copy of the application materials, the SEPA Checklist, the SEPA Threshold Determination, and required mitigating measures, and the Staff Report may be reviewed online at the City's website ci.castle-rock.wa.us. These documents are also available for review at Castle Rock City Hall.

Written comments on the proposed project and/or this SEPA Threshold Determination, must be received at Castle Rock City Hall, 141 A Street SW, Castle Rock WA 98611, **no later than Monday, August 16 at 1:00 pm**. In addition, written comments and testimony may be presented at a public hearing conducted by the Castle Rock Hearing Examiner, on Monday August 16th, at 6:00 pm at the Castle Rock Senior Center, 222

Second Avenue SW. Please note that this public hearing will be a hybrid meeting; in-person with a remote option. If you would like to make an appointment to review the application materials at City Hall or to get options for participating in the public hearing, please contact Castle Rock Deputy City Clerk Karlene Akesson at (360) 274-8181 or kakesson@ci.castle-rock.wa.us.

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