



March 18, 2015

To: Washington State D.O.E., Environmental Review Section
Cowlitz Wahkiakum Council of Governments
Jeff Barsness, Development Services Engineer, WSDOT
Department of Natural Resources SEPA Center
Department of Fish and Wildlife SEPA Desk
Ted Sprague, Cowlitz County EDC
Cowlitz County Health Department
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
E. Elaine Placido, Cowlitz County Department of Building & Planning
Judi Strayer, Consolidated Diking Improvement District No. 1
Melody Tereski, Lower Columbia Fish Recovery Board
Willapa Hills Audubon Society, Permit Reviews
Jennifer Wills, Longview Parks & Recreation Interim Director

From: John Brickey, Director of Community Development/Building Official

Subject: SEPA Environmental Checklist Review - Application #E 2015-1

Project: **The Longview City Council has initiated a proposal to amend zoning code text regarding the Heavy Industrial (HI) District. Under the proposal, existing public parks (e.g. Gerhart Gardens Park) would become a conforming use in the HI district. In addition, RV parks would be allowed in the HI district if they are associated with a public park. This is a non-project action in Longview, WA.**

The applicant has submitted an Environmental Checklist for review under WAC 197-11, the SEPA Rules.

The non-project action will affect properties in the **Heavy Industrial District**. The Comprehensive Plan classification is **Heavy Industrial**.

The SEPA Responsible Official has determined that this proposal will not likely have an adverse impact on the environment and has issued a DNS on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. April 1, 2015**.

If you have any questions or need additional information, please contact Adam Trimble, Planner at (360) 442-5092 or me at (360) 442-5080.

Thank you.

Attachments: SEPA checklist and proposed zoning text amendments.

Cc: Applicant
File



**DETERMINATION OF NON-SIGNIFICANCE
SEPA RULES - WAC 197-11-970**

Description of Proposal: E 2015-1– The Longview City Council has initiated a proposal to amend zoning code text regarding the Heavy Industrial (HI) District. Under the proposal, existing public parks (e.g. Gerhart Gardens Park) would become conforming uses in the HI district. In addition, RV parks would be allowed in the HI district if they are associated with a public park. This is a non-project action in Longview, WA.

Proponent: Steve Langdon, Planning Manager
City of Longview
PO Box 128
Longview, WA 98632
Phone: 360-442-5083

Location of Proposal, Including Street Address, if any: The proposal is a city-wide non-project action affecting properties located within the Heavy Industrial District within the City of Longview, in Cowlitz County. However, the proposal primarily affects Gerhart Gardens Park that is located in NE¼ of Section 11, T7N, R2W, Willamette Meridian next to the Cowlitz River and SR 432.

Lead Agency: City of Longview, Washington

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



The comment period for this DNS ends at 6:00 on April 1, 2015.

Responsible Official: John Brickey
Position/Title: Director/Building Official
Department: Community Development
Address: PO Box 128, Longview, WA 98632
Contact Person: Adam Trimble, Planner
Phone: (360) 442-5092

Date: March 18, 2015

Signature: John H. Brickey

CITY OF LONGVIEW
Community Development Department
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

APPLICATION NO. *E 2015-1*

1. Name of proposed project, if applicable: *Zoning Code Amendments to Allow RV Parks to locate in the Heavy Industrial District if associated with a public park (PC 2015-3)*_____
2. Name of applicant: *City of Longview* _____
3. Address and phone number of applicant and contact person: *Steve Langdon, Planning Manager*
P.O. Box 128
Longview, WA 98632
(360) 442-5083
4. Date checklist prepared: *March 17, 2015*
5. Agency requesting checklist: *City of Longview*
6. Proposed timing or schedule (including phasing, if applicable): *Planning Commission public hearing and recommendation in April 2015, City Council review and adoption by the end of May 2015* _____
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
*Adoption of proposal may lead to the siting of an RV Park at Gerhart Gardens Park*_____
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? If yes, explain.
*None known.*_____
10. List any governmental approvals or permits that will be needed for your proposal, if known.
*City Council adoption of an ordinance.*_____

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 on this page.

The proposal would amend the City's zoning code to make existing public parks located in the Heavy Industrial District conforming land uses and allow Recreational Vehicle Parks to be located in the Heavy Industrial District if they are associated with a public park. The code amendments, if adopted, would allow an RV park to locate in the City's Gerhart Gardens Park. Draft code amendments are attached.

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, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal applies to all lands in the City that are zoned Heavy Industrial District. However, the proposal will most likely only affect Gerhart Gardens Park. This park is located next to the Cowlitz River just upstream from Tennant Way (SR 432) bridge. [NE¼ of Section 11, T7N, R2W, Willamette Meridian] The City of Longview is located in Cowlitz County which is in Southwest Washington. Cowlitz County is not fully subject to the Growth Management Act.

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

B. ENVIRONMENTAL ELEMENTS

1. Earth

- (a) General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Not applicable, this is a non-project action. _____

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

Not applicable, this is a non-project action. _____

- (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 prime farmland.

Not applicable. _____

- (d) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not applicable. _____

- (e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Not applicable. _____

- (f) Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Not applicable. _____

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

Not applicable. _____

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

Not applicable. _____

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY****2. Air**

- (a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. _____

- (b) Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No _____

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

None. _____

3. Water

- (a) Surface:

- (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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not applicable, this is a non-project action. _____

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Not applicable. _____

- (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.

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AGENCY USE ONLY**

Not applicable, this is a non-project action. _____

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.

Not applicable. _____

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable. _____

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not applicable. _____

(b) Ground:

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

Not applicable. _____

- (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. _____

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY****(c) Water Runoff - (including storm water):**

- (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.

Not applicable. _____

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. _____

- (d) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Not applicable. _____

4. Plants

- (a) Check or circle types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Not applicable, this is a non-project action. _____

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

Not applicable, this is a non-project action. _____

- (d) Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable, this is a non-project action. _____

TO BE COMPLETED BY APPLICANT**EVALUATION FOR
AGENCY USE ONLY****5. Animals**

- (a) Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

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

Not applicable, this is a non-project action. _____

- (c) Is the site part of a migration route? If so, explain.

Longview is within the Pacific Flyway. _____

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

None. _____

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.

Not applicable, this is a non-project action. _____

- (b) Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. _____

- (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:

Not applicable _____

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

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? If so, describe.

Not applicable. _____

- (1) Describe special emergency services that might be required.

None. _____

- (2) 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)?

Not applicable _____

- (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.

Not applicable. _____

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

See above. _____

8. Land and Shoreline Use

- (a) What is the current use of the site and adjacent properties?

Not applicable, this is a non-project action. _____

- (b) Has the site been used for agriculture? If so, describe.

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AGENCY USE ONLY**

Not applicable _____

- (c) Describe any structures on the site.

Not applicable _____

- (d) Will any structures be demolished? If so, what?

Not applicable _____

- (e) What is the current zoning classification of the site?

Heavy Industrial District _____

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

The Heavy Industrial (zoning) District is located in two Comprehensive

Plan Classifications: Heavy Industrial and Mixed Use –

Residential/Commercial _____

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

Not applicable. _____

- (h) Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not applicable _____

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

Not applicable _____

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AGENCY USE ONLY**

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

Not applicable _____

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

Not applicable _____

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

Not applicable _____

9. Housing

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

Not applicable _____

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

Not applicable _____

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

Not applicable _____

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?

Not applicable, this is a non-project action. _____

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AGENCY USE ONLY**

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

Not applicable _____

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

Not applicable. _____

11. Light and Glare

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

Not applicable. _____

- (b) Could light or glare from the finished project hazard or interfere with views?

Not applicable. _____

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

Not applicable _____

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

See answer to 10(c) above. Not applicable _____

12. Recreation

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

Not applicable, this is a non-project action. _____

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AGENCY USE ONLY**

- (b) Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable _____

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

Not applicable _____

13. Historic and Cultural Preservation

- (a) Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not applicable _____

- (b) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Not applicable _____

- (c) Proposed measures to reduce or control impacts, if any:

Not applicable _____

14. Transportation

- (a) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Not applicable _____

- (b) Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable _____

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AGENCY USE ONLY**

- (c) How many parking spaces would the completed project have? How many would the project eliminate?

Not applicable _____

- (d) Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Not applicable _____

- (e) Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable _____

- (f) How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Not applicable _____

- (g) Proposed measures to reduce or control transportation impacts.

Not applicable _____

15. Public Services

- (a) Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No. _____

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

None. _____

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

16. Utilities

- (a) Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Not applicable _____

- (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.

Not applicable _____

C. SIGNATURE

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete:

Signature: Steve Langdon Date 3/17/15

Printed Name: Steve Langdon

Date Submitted: 3/17/15

D. SUPPLEMENTAL SHEET FOR NON-PROJECT 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 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?

The proposal is not likely to cause a significant adverse increase to the above. The zoning code amendment proposal will make existing parks conforming land uses in the Heavy Industrial District and would allow recreational vehicle parks to be sited in association with a public park. This proposal is not likely to have a greater adverse impact than other uses allowed in the Heavy Industrial District. _____

Proposed measures to avoid or reduce such increases are:

Any specific project to locate an RV park in a public park will need to undergo a SEPA process and environmental permitting. _____

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

The proposal is not likely to have a substantial adverse impact on the above. Public parks and RV Parks associated public parks will likely have no greater adverse impact than many other land uses allowed in a heavy industrial zoning district. _____

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

Any specific project to locate an RV park in a public park will need to undergo a SEPA process and environmental permitting. _____

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**EVALUATION FOR
AGENCY USE ONLY**

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

There is no indication that the proposal will deplete natural resources. _____

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?

The proposal is not likely to adversely impact the above. Gerhart Gardens Park already exists as a non-conforming use in the Heavy Industrial District. Making the park a conforming use should not cause a greater adverse environmental impact. The addition of an RV park in association with the public park should not cause any greater adverse environmental impact that other use typically allowed in a heavy industrial district. _____

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

Any specific project to locate an RV park in a public park will need to undergo a SEPA process and environmental permitting. _____

TO BE COMPLETED BY APPLICANT

**EVALUATION FOR
AGENCY USE ONLY**

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?

There is no indication that the proposal will cause a substantial adverse impact on land and shoreline use. The public park already exists. The addition of an RV Park should not have significant adverse impact to surrounding land and shoreline uses. The RV park will enhance public access to the shoreline of the Cowlitz River. _____

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

Any specific project to locate an RV park in a public park will need to undergo a SEPA process and environmental permitting. _____

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

The proposal is not likely to significantly increase demands on transportation, public services or utilities. _____

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.

None known. _____

City of Longview, WA

Attachment to SEPA Checklist – Application No. E 2015-1

Staff is recommending the following amendments to “Table 19.58.020-1. Permitted uses in industrial zones. Two land use categories would be modified and two footnotes would be added to the end of the table. The proposed amendments are:

19.58.020 Uses.

Table 19.58.020-1 includes uses that are permitted (“P”) or allowed through a special property use permit (“SPU”). If a field is blank, or the use is not listed, the use is not allowed in that zone.

Table 19.58.020-1. Permitted uses in industrial zones.			
Use			
	LI-A & B	HI	C/I
Parks and public playgrounds, including public facilities for athletic events	P	<u>P</u> ⁴	P
Recreational vehicle park		<u>P</u> ⁵	SPU

Notes:

4. Only public parks and playgrounds in existence as of January 1, 2015 are permitted.

5. Only recreational vehicle parks that are associated with a public park are permitted in the Heavy Industrial District.

(Underlined text is text that is proposed to be added.)