



January 15, 2019

To: Washington State E.C.Y., Environmental Review Section
E. Elaine Placido, Director, Cowlitz County Department of Building & Planning
Dave LaFave, Fire Chief, Cowlitz 2 Fire & Rescue
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Judi Strayer, Consolidated Diking Improvement District No. 1
Emily Wilcox, Cowlitz County Assessor
Willapa Hills Audubon Society, Permit Reviews
Jim Kambeitz, Fire Marshall
Jennifer Wills, Longview Parks & Recreation Director
Deborah Pineda, Captain, Longview Police Department
The Daily News

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

Subject: **SEPA Environmental Checklist Review - Application #E 2019-1**

Project: **Steve Langdon, Planning Manager with the City of Longview has submitted a SEPA checklist for a non-project action to determine zoning designations for the West Longview Annexation (ANX 2019-2) and the 50th Avenue/Ocean Beach Highway Annexation (ANX 2019-1). The proposal is a non-project action within the city limits of Longview, WA.**

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

Much of the annexation area is already urban in character, property uses include: numerous multi-family apartment buildings, convenience stores, restaurants, a strip mall, mini-storage and/or RV/Boat storage businesses, a veterinary hospital and other businesses. There are single-family home subdivisions, single-family homes on large lots or vacant land that has some limited agriculture such Christmas trees or grazing. The surrounding land consists of the same type of uses.

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. Tuesday, January 29, 2019.**

If you have any questions or need additional information, please contact Steve Langdon, Planning Manager or me at (360) 442-5086.

Thank you.

Attachments: Map of proposed zoning code designations

Cc: Applicant: City of Longview
File



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

Description of Proposal: **E 2019-1** The City of Longview is determining the appropriate zoning designations for a 237± acre annexation (ANX 2018-2 West Longview Annexation) located in West Longview. Zoning designations being considered for the annexation area include R-1, R-2, and R-3 Residential Districts, Traditional Neighborhood Residential District and General Commercial District. The SEPA review is also for the 50th Avenue/Ocean Beach Annexation (ANX 2018-1).

Proponents: Steve Langdon, Planning Manager
City of Longview
P.O. Box 128
Longview, WA 98632
Phone: 360-442-5083

Location of Proposal, Including Street Address, if any: The West Longview Annexation area basically includes all the land in West Longview that is currently not located within City limits and is along the Ocean Beach Highway corridor between 40th Avenue and 52nd Avenue. The area includes property on both the north and south sides of Ocean Beach Highway. The annexation area is primarily located within Section 24, Township 8 North, Range 3 West, Willamette Meridian, with small portions of the annexation area in adjacent sections. ANX 2018-1 is within the West Longview Annexation area and is approximately 4.2 acres in size and is located on the northwest corner of the intersection of 50th Avenue and Ocean Beach Highway. This is a non-project action.

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 Tuesday, January 29, 2019.

Responsible Official: John Brickey

Position/Title: Director/Building Official

Department: Community Development

Address: PO Box 128, Longview, WA 98632

Contact Person: Steve Langdon, Planning Manager

Phone: (360) 442-5083

Date: January 15, 2019

Signature: John H. Brickey

**City of Longview
Community Development**

**SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014**

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

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 or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making 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 agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections 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. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

E 2019-1

1. Name of proposed project, if applicable: *Establish zoning designations for West Longview Annexation area and 50th Avenue/Ocean Beach Highway Annexation area (E 2019-1)*
2. Name of applicant: *City of Longview*
3. Address and phone number of applicant and contact person:
*Steve Langdon, Planning Manager
PO Box 128/1525 Broadway Street
Longview, WA 98632
(360) 442-5083*
4. Date checklist prepared: *January 7, 2019*
5. Agency requesting checklist: *City of Longview*
6. Proposed timing or schedule (including phasing, if applicable): *Planning Commission public hearing in January 2019, City Council review and approval in February.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No*
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. *The West Longview Annexation is being processed using the interlocal agreement method (RCW 35A.14.480). For a small area within the West Longview Annexation area, the City also received an application for annexation using the petition method (RCW 35A.14.120). The proposed 50th Avenue/Ocean Beach Highway Annexation (ANX 2018-1) is 4.2± acres in size and is located on the northwest corner of the 50th Avenue/OHB intersection. If the larger proposed West Longview Annexation is not approved, the smaller proposed annexation could still be approved. This SEPA checklist is intended to cover both proposed annexation areas.*
10. List any government approvals or permits that will be needed for your proposal, if known. *Longview City Council adopting 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. (Lead agencies may modify this form to include additional specific information on project description.) *This is a non-project action to establish zoning designations within the West Longview Annexation area. The 237± acre West Longview Annexation area is completely surrounded by City limits except for a 87± foot gap located at the southwest corner of the annexation area. The proposal is to apply City zoning designations for the area that are consistent with the City's Comprehensive Plan Future Land Use Map.*

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 West Longview Annexation area basically includes all the land in West Longview that is currently not located within City limits and is along the Ocean Beach Highway corridor between 40th Avenue and 52nd Avenue. The area includes property on both the north and south sides of Ocean Beach Highway. The annexation area is primarily located within Section 24, Township 8 North, Range 3 West with small portions of the annexation area in adjacent sections. Attached is a map showing the annexation area and the City staff proposed zoning designations for that area.*

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ *Not applicable, this is a non-project action. However, most of the annexation area is flat.*
- b. What is the steepest slope on the site (approximate percent slope)?
Not applicable, the proposal 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. *Primarily Caples silty clay loam with some Snohomish silty clay loam on the flat areas.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No*
- 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. *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*

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. *Not applicable, the proposal is a nonproject action.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Not applicable*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Not applicable*

3. Water

- a. Surface Water: [\[help\]](#)
- 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. *The area contains portions of Consolidated Diking Improvement District No. 1 maintained drainage ditches: Cutoff Slough and Ditch Number 10. Water from these ditches eventually is pumped to the Columbia River.*
 - 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. *Not applicable*
 - 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. *The annexation area is protected from flooding by Consolidated Diking Improvement District No. 1 (CDID#1) system of levees and drainage ditches. However, the ditches themselves are depicted in the Flood Insurance Rate Maps as being within Zone A, a "special flood hazard areas subject to inundation by the 1% annual chance flood."*
 - 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 Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *Not applicable, the proposal is a nonproject action*

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*

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. *Not applicable*

2) Could waste materials enter ground or surface waters? If so, generally describe. *Not applicable*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *Not applicable*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *None*

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: *Not applicable, the proposal is a nonproject action*

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☒ pasture

☐ crop or grain

☒ Orchards, vineyards or other permanent crops.

☒ 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*

c. List threatened and endangered species known to be on or near the site. *None known.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Not applicable*
- e. List all noxious weeds and invasive species known to be on or near the site. *Not applicable*

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: *Not applicable*

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

mammals: deer, bear, elk, beaver, other: rabbits and rodents

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

- b. List any threatened and endangered species known to be on or near the site. *None known.*
- c. Is the site part of a migration route? If so, explain. *Pacific Flyway*
- d. Proposed measures to preserve or enhance wildlife, if any: *None*
- e. List any invasive animal species known to be on or near the site. *Not applicable*

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, the proposal is a nonproject 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*

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, the proposal is a nonproject action*
 - 1) Describe any known or possible contamination at the site from present or past uses. *Not applicable*
 - 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. *Not applicable*

- 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. *Not applicable*
- 4) Describe special emergency services that might be required. *None*
- 5) Proposed measures to reduce or control environmental health hazards, if any: *Not applicable*

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Not applicable, the proposal is a nonproject action*
- 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: *Not applicable*

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? If so, describe. *Much of the annexation area is already urban in character, property uses include: numerous multi-family apartment buildings, two convenience stores, several restaurants, a strip mall, several mini-storage and/or RV/Boat storage businesses, a veterinary hospital and other businesses. There are also several single-family subdivisions with urban sized lots. The remainder of the area contains either single-family homes on large lots or vacant land that has some limited agriculture such Christmas trees or grazing. The surrounding land consists of the same type of uses. Adjacent land uses should not be significantly affected by the change in jurisdictions.*
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. 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? 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? *Some limited agriculture takes places within the annexation area. It includes Christmas trees, pasture and hay crops. Most of this land used for agriculture is under regional power transmission lines.*
 - 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? If so, how: *Not applicable*
- c. Describe any structures on the site. *Structures normally associated with the land uses listed under 8(a) above.*

- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *Cowlitz County has multiple zoning designations within the annexation area including: Urban Residential, Multiple Family, Urban Commercial and some Agriculture zoning.*
- f. What is the current comprehensive plan designation of the site? *The City has several Comprehensive Designations in the annexation area including: Low, Medium and High Density Residential classifications, Traditional Neighborhood Residential and Community Commercial.*
- g. If applicable, what is the current shoreline master program designation of the site? *None of the annexation area is within shorelines jurisdiction.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Some floodplain associated with the CDID#1 ditches*
- i. Approximately how many people would reside or work in the completed project? *Not applicable*
- j. Approximately how many people would the completed project displace? *Not applicable*
- 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: *Properties within the annexation area will receive zoning designations that are consistent with the City's Comprehensive Plan Land Use Classifications.*
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: *None*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *Not applicable, the proposal is a nonproject action*
- 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: *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? *Not applicable, the proposal is a nonproject action*

- b. What views in the immediate vicinity would be altered or obstructed? *None*
- 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? *Not applicable, the proposal is a nonproject action*
- b. Could light or glare from the finished project be a safety 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: *Not applicable*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *The City's Roy Morse Park is located adjacent to the annexation area. Also nearby is the Mt. Solo Middle School which provides some informal recreation opportunities outside of school hours.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *No*
- 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 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 located on or near the site? If so, specifically describe. *Not applicable, the proposal is a nonproject action*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. *Not applicable*
- 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 tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *Not applicable*
- 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*

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *Ocean Beach Highway (SR 4) transverses the annexation area from east to west. 40th, 42nd, 44th, 46th, 48th and 50th street intersect Ocean Beach Highway and serve the remainder of the annexation area*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *Yes, there are several transit stops within the annexation area*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Not applicable*
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). *Not applicable*
- e. Will the project or proposal 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 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? *Not applicable*
- 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? If so, generally describe. *Not applicable*
- h. Proposed measures to reduce or control transportation impacts, if any: *None*

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)? If so, generally describe. *Not applicable, the proposal is a nonproject action*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *None*

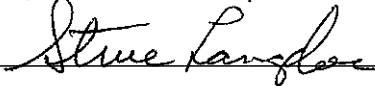
16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____ *Not applicable, the proposal is a nonproject action*

- 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 [\[HELP\]](#)

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

Signature: 

Name of signee: *Steven L. Langdon*

Position and Agency/Organization: *Planning Manager, City of Longview*

Date Submitted: *January 8, 2019*

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to 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? *The proposal is not likely to significantly increase discharges. The proposal is to provide City zoning designations for approximately 237 acres the City is annexing. Most of the annexation area is already zoned for urban uses through Cowlitz County and the area has been within Longview's planning area since 1983.*

Proposed measures to avoid or reduce such increases are: *None*

2. How would the proposal be likely to affect plants, animals, fish, or marine life? *The proposal is not likely to affect the above. See answer to question one.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are: *None*

3. How would the proposal be likely to deplete energy or natural resources? *The proposal is not expected to significantly deplete energy or 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 West Longview Annexation area contains none of the above except there is some floodplain areas associated with the CDID#1 drainage ditches. Providing City zoning designations on the West Longview Annexation area should have no significant adverse impact on any 100-year floodplains that exist in the area.*

Proposed measures to protect such resources or to avoid or reduce impacts are: *None*

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?

The proposed zoning designations for the West Longview Annexation are consistent with the Future Land Use Map classifications in the 2006 Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are: *Future development in the West Longview Annexation area will need to be consistent with the City's Comprehensive Plan and the City's development codes.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *The proposal is not likely to increase demands on the above. The West Longview Annexation area has been in the City's planning area boundary since at least 1983. As such, the City has anticipated growth in the area and has planned for it. The area is already served by city water and sewer services.*

Proposed measures to reduce or respond to such demand(s) are: *Any future development resulting from the new zoning designation will need to be consistent with the City's Comprehensive Plan, development regulations and undergo project-specific SEPA evaluation.*

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*

West Longview Annexation Area Comprehensive Plan and Proposed Zoning

