



August 19, 2015

To: Washington State E.C.Y., Environmental Review Section
William Fashing, Executive Director, Cowlitz-Wahkiakum Council of Governments
Review Team, Dept. of Commerce
Department of Natural Resources SEPA Center
E. Elaine Placido, Cowlitz County Department of Building & Planning
Judi Strayer, Consolidated Diking Improvement District No. 1
Willapa Hills Audubon Society, Permit Reviews
Brooks Johnson, The Daily News

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

Subject: SEPA Environmental Checklist Review - Application #E 2015-7

Project: **Lisa Hendriksen, Director of Planning and Environmental Services with Port of Longview, has submitted a SEPA checklist for a non-project action to amend the City of Longview's Comprehensive Plan land use map for an area approximately 136 acres in size, known as Barlow Point. The area is proposed to revert from the Mixed Use Residential/Commercial land use designation back to a Heavy Industrial designation. The amendment area includes six tax parcels: three of the parcels were purchased in October 2010 by the Port of Longview. The other three parcels are owned by Barlow Point Land Company and Longview Property. Amendment of the Comprehensive Plan Land Use Map will make it consistent with the City Zoning Map. The most Westerly parcel with road access is addressed 278 Barlow Point Rd., Longview, WA.**

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

The site is zoned **HI, Heavy Industrial**. The Comprehensive Plan classification is **Mixed Use Residential/Commercial**. Adjacent uses include: agriculture, the Mt. Solo industrial landfill, single-family residences on large lots, vacant land, the CDID #1 regional stormwater detention facility, BPA transmission lines and Columbia River frontage.

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 non-project action application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. September 2, 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: comprehensive plan map excerpts and zoning map excerpts.

Cc: Applicant: Port of Longview
File



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

Description of Proposal: E 2015-7—to amend the City of Longview's Comprehensive Plan Land Use Map by reverting an area approximately 136 acres in size and known as Barlow Point, from its present land use designation, Mixed-use Residential/Commercial, back to Heavy Industrial. The amendment area includes six tax parcels. Three of the parcels are owned by the Port of Longview. The other three parcels are owned by Barlow Point Land Company and Longview Property. Amendment of the Comprehensive Plan Land Use Map will make it consistent with the City Zoning Map. The property is zoned HI, Heavy Industrial.

Proponents: Lisa Hendriksen
Port of Longview
10 Port Way
Longview, WA 98632
Phone: 360-425-3305

Location of Proposal, Including Street Address, if any: The site is located in an area known as Barlow Point (Parcel Number(s) and addresses: 107840100- 283 Barlow Point Rd. 107130100 & 107140100- 278 Barlow Point Rd. 107110100, 107150100 & 107190100- 4691 Mt. Solo Rd). The property is located within the Sections 26 and 27 of T8N, R3W, respectively, in Cowlitz County.

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 September 2, 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: August 19, 2015

Signature: John H. Brickey

CITY OF LONGVIEW
Community Development Department
ENVIRONMENTAL CHECKLIST

E 2015-7

A. BACKGROUND

APPLICATION NO. _____

1. Name of proposed project, if applicable: **Comprehensive Plan Map Amendment for 6 Parcels Located at Barlow Point.**
2. Name of applicant: **Port of Longview**
3. Address and phone number of applicant and contact person:
Lisa Hendriksen, Director of Planning & Environmental Services
Port of Longview
10 Port Way
Longview, WA 98632
(360) 425-3305
4. Date checklist prepared: **June 5, 2015**
5. Agency requesting checklist: **City of Longview**
6. Proposed timing or schedule (including phasing, if applicable): **The Comprehensive Plan Map Amendment is a non-project action. Timing is dependent upon the quasi-judicial review process.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None known for this non-project action.**
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.
It is our understanding that the City of Longview has future plans, which include the six parcels in this application, to revert the Barlow Point area Comprehensive Plan Map designation of Mixed Use Residential/Commercial back to Heavy Industrial for the purpose of making it consistent with the City Zoning designation of Manufacturing District (HI).
10. List any governmental approvals or permits that will be needed for your proposal, if known.
Adoption of an ordinance by the Longview City Council.
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 is to amend the City of Longview's Comprehensive Plan Land Use Map by reverting the Land Use District from its present designation as Mixed Use Residential/Commercial back to Heavy Industrial for an area approximately 136 acres in size. The amendment area includes six tax parcels. Three of the parcels were purchased in October 2010 by the Port of Longview as part of the Port's 275-acre acquisition**

of the Terra Firma site located at Barlow Point. The land will be used to expand the Port's marine and industrial operations. The other three parcels are owned by Barlow Point Land Company and Longview Property. Amendment of the Comprehensive Plan Land Use Map will make it consistent with the City Zoning 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 location of the map amendment parcels are as follows:

Parcels 107110100, 107150100 & 107190100 - 4691 MT Solo Rd, Longview commonly known as Barlow Point within Sections 26 & 27 of Township 8N, Range 3W.

Parcels 107130100 & 107140100 – 278 Barlow Point Road.

Parcel 107840100 – 283 Barlow Point Road.

Attached are three exhibits that illustrate the map amendment area.

B. ENVIRONMENTAL ELEMENTS**1. Earth**

- (a) General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other
- (b) What is the steepest slope on the site (approximate percent slope)? **The flood control dike on the west side of site has side slopes that range from 20 percent (5H:1V) to 25 percent (4H:1V). The Mt Solo Landfill ditch on the east side of the site has side slopes of approximately 33 percent (3H:1V).**
- (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. **The near-surface soils at the site are mapped by the U.S. Department of Agriculture in the *Soil Survey of Cowlitz County, Washington* as found on the *Web Soil Survey* (USDA 2006) website. The report generated by the Soil Survey for the site indicates several soil subtypes are mapped at the site, including; Arents (Dike fill), 0 to 5 percent slopes; Caples silty clay loam, 0 to 3 percent slopes; Pilchuck loamy fine sand, 0 to 8 percent slopes; Riverwash (Outwash deposits on the riverside of the dikes); Schneider-Rock outcrop complex, 15 to 65 percent slopes; and Snohomish silty clay loam, 0 to 1 percent. The Schneider-Rock outcrop complex represents a small outcrop of bedrock near Mt. Solo Road and won't be discussed further.**

The site is effectively split into two areas displaying similar soil types; 1) the inland portion of the site, covering nearly 75% of the land area, comprised of the Caples and Snohomish soil units, and 2) the dike portion of the site comprised of the Arents, Pilchuck, and Riverwash soil units. In general, for site planning purposes, the soils found at the site should be classified mainly as silt and sand with areas of organic silt possibly present in the Snohomish soil unit.

Inland Portion

Soils are typical alluvial deposits that form near bodies of water such as the Columbia River. Drainage characteristics of the soils range from moderately well drained in the Caples soil unit to poorly drained in the Snohomish. Permeability of the soil ranges from moderately low to moderately high between 0.06 and 0.6 inches/hour. These soils types are prime farmland provided they are drained and not exposed to excessive flooding.

Dike Portion

Soils range from typical alluvial deposits in the Riverwash and Pilchuck soil units, to manmade fills for the flood control dike in the Arents soil

unit. Drainage characteristics of the soils range from somewhat poorly drained in the Riverwash soil unit, moderately well drained in the Arents soil unit, to somewhat excessively drained in the Pilchuck soil unit. Permeability of the soil ranges from moderately high to very high, between 0.6 and 20 inches/hour, in the Pilchuck and Arents soil unit. Permeability estimates for Riverwash is not mapped at the site. Pilchuck is considered prime farmland provided the soils are irrigated.

Reference: USDA, National Resources Conservation Service. *Soil Survey of Cowlitz County, Washington*. By Russell F. Pringle and Robert L. Evans, USDA, 1988. *Web Soil Survey* - <http://websoilsurvey.nrcs.usda.gov/>

- (d) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known.**
- (e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Not applicable to the non-project action.**
- (f) Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not applicable to the non-project action.**
- (g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Not applicable to the non-project action.**
- (h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Not applicable to the non-project action.**

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

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. **Parcels 107130100, 107140100 and**

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107190100 contain a flood control dike that borders the eastern shoreline of the Columbia River. Parcels 107150100, 107110100, and 107840100 are bordered along their east sides by the Mt Solo Landfill ditch.

- (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 to the non-project action.**
- (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 to the non-project action.**
- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known. **Not applicable to the non-project action.**
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **The map amendment area is located in Zone X which is an area protected by levees from 1% annual chance flood per FEMA Map Number 53015C0493G & 53015C0494G.**
- (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 to the non-project action.**

(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 to the non-project 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 to the non-project action.**

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(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 to the non-project action.

- (2) Could waste materials enter ground or surface waters? If so, generally describe. **Not applicable to the non-project action.**

- (d) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Not applicable to the non-project action.**

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 to the non-project action.**

- (c) List threatened or endangered species known to be on or near the site.
The map amendment is a non-project action and will not impact species directly. Future site-specific project actions may require further study and review.

- (d) Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable to the non-project action.**

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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, other: rabbit, coyote _____

fish: bass, salmon, trout, herring, other: in the river _____

- (b) List any threatened or endangered species known to be on or near the site. **The map amendment is a non-project action and will not impact species directly. Future site-specific project actions will require further study and review.**
- (c) Is the site part of a migration route? If so, explain. **The site is located within the Pacific Flyway which is a migration route for a variety of waterfowl and other bird species. The site is also situated along the shoreline of the Columbia River which is a migration route for several fish species.**
- (d) Proposed measures to preserve or enhance wildlife, if any: **Not applicable to the non-project action.**

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. **As a non-project action, the proposal does not require the use of energy.**
- (b) Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Not applicable to the non-project action.**
- (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 the non-project action.**

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. **As a non-project action, the proposal does not impact environmental health.**
- (1) Describe special emergency services that might be required. **Not applicable to the non-project action.**
- (2) Proposed measures to reduce or control environmental health hazards, if any: **Not applicable to the non-project action.**

(b) Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Not applicable to the non-project 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 to the non-project action.**
- (3) Proposed measures to reduce or control noise impacts, if any? **Not applicable to the non-project action.**

8. Land and Shoreline Use

- (a) What is the current use of the site and adjacent properties? **Current site uses include a flood control dike managed by Consolidated Diking Improvement District #1, undeveloped and vacant land, and short term agricultural production of hay. Adjacent property uses include the following:**
- North: Farm and agricultural.**
- South: Undeveloped and Vacant.**
- East: Mt Solo Landfill**
- West: Flood control dike managed by Diking District #1 and the east shoreline of the Columbia River.**
- (b) Has the site been used for agriculture? If so, describe. **Historical use of the properties have included agricultural and grazing activities. Portions of the site are currently planted with hay.**
- (c) Describe any structures on the site. **Parcel 107840100 contains a metal pole building.**
- (d) Will any structures be demolished? If so, what? **Not applicable to the non-project action.**

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- (e) What is the current zoning classification of the site? **Manufacturing District (HI)**
- (f) What is the current comprehensive plan designation of the site? **Mixed Use Residential/Commercial**
- (g) If applicable, what is the current shoreline master program designation of the site? **The current designation is Urban. Under the updated Shorelines Master Program the new designations will include Aquatic, Urban Conservancy and High Intensity.**
- (h) Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. **The map amendment is a non-project action and will not impact environmentally sensitive areas. Future site-specific project actions will require further study and review.**
- (i) Approximately how many people would reside or work in the completed project? **Not applicable to the non-project action.**

The current Zoning is HI,
Heavy Industrial. AT

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- (j) Approximately how many people would the completed project displace?
Not applicable to the non-project action.
- (k) Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable to the non-project action.**
- (l) Proposed measures to ensure the proposal is compatible with existing and protected land uses and plans, if any: **Map amendments are a quasi-judicial process.**

9. Housing

- (a) Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not applicable to the non-project action.**
- (b) Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing. **Not applicable to the non-project action.**
- (c) Proposed measures to reduce or control housing impacts, if any. **Not applicable to the non-project action.**

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 to the non-project action.**

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- (b) What views in the immediate vicinity would be altered or obstructed? **Not applicable to the non-project action.**
- (c) Proposed measures to reduce or control aesthetic impacts, if any: **Not applicable to the non-project action.**

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 to the non-project action.**
- (b) Could light or glare from the finished project hazard or interfere with views? **Not applicable to the non-project action.**
- (c) What existing off-site sources of light or glare may affect your proposal? **Not applicable to the non-project action.**
- (d) Proposed measures to reduce or control light and glare impacts, if any: **Not applicable to the non-project action.**

12. Recreation

- (a) What designated and informal recreational opportunities are in the immediate vicinity? **The majority of shoreline property near the site is privately owned. However, a few miles downstream there is public access through marina space and a park with a public boat launch. The Columbia River provides various recreational opportunities including fishing, hunting, boating, and swimming.**

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- (b) Would the proposed project displace any existing recreational uses? If so, describe. **The map amendment is a non-project action and will not impact existing recreational uses.**
- (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 to the non-project action.**

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. **None known.**
- (b) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **None known.**
- (c) Proposed measures to reduce or control impacts, if any: **Not applicable to the non-project action.**

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. **The site primary access is from an unimproved road that intersects with Mt Solo Road. Portions of the site are also accessible from Barlow Point Road.**
- (b) Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No. The nearest River Cities Transit stop is believed to be at the intersection of Ocean Beach Highway & 38th Ave roughly 2.5 miles from the site.**
- (c) How many parking spaces would the completed project have? How many would the project eliminate? **Not applicable to the non-project action.**
- (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 to the non-project action.**
- (e) Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **Not applicable to the non-project action.**
- (f) How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Not applicable to the non-project action.**
- (g) Proposed measures to reduce or control transportation impacts. **Not applicable to the non-project action.**

15. Public Services

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- (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. **Not applicable to the non-project action.**
- (b) Proposed measures to reduce or control direct impacts on public services, if any. **Not applicable to the non-project action.**

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16. Utilities

- (a) Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. **Parcel 107840100 may have electricity and water. The other parcels are not known to have utilities. Future site-specific project actions will require utility extensions to the site. The map amendment is a non-project action and will not impact existing utilities.**
- (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 to the non-project action.**

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:  Date 6.29.15

Printed Name: Lisa A Hendriksen

Date Submitted: 6.29.15

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 to revert a portion of the Comprehensive Plan Land Use Map from Mixed Use Residential/Commercial back to Heavy Industrial for the purpose of making it consistent with the City Zoning Map. The Port has the intention of developing the site and the adjacent parcels in current Port ownership as a marine terminal facility.**

It is not known at this time what types of marine terminal facilities will be developed, however, all future site-specific development proposals will require review and approval by local, state, and federal permitting agencies prior to any land disturbing activities. As part of the local review, a project-specific SEPA evaluation will be required. If impacts are identified, mitigation measures will be proposed and implemented.

Proposed measures to avoid or reduce such increases are: Impacts and associated mitigation measures will be identified and implemented during site specific SEPA evaluations.

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

The Port has the intention of developing the site and the adjacent parcels in current Port ownership as a marine terminal facility. This type of development will require construction of dock facilities which may impact fish or marine life.

It is not known at this time what types of marine terminal facilities will be developed or what impacts they will or will not impose. All future site-specific development proposals will require review and approval by local, state, and federal permitting agencies prior to any land disturbing activities. As part of the local review, a project-specific SEPA evaluation will be required. If impacts are identified, mitigation measures will be proposed and implemented.

Proposed measures to protect or conserve plants, animals, fish or marine life are: This will be determined through project specific analysis and review.

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3. How would the proposal be likely to deplete energy or natural resources?
The proposed map amendment is not likely to have a significant impact on depleting energy or natural resources. All future development will require environmental analysis and review to ensure if there are impacts to resources that they will be mitigated.

Proposed measures to protect or conserve energy and natural resources are: **Any future development will require further environmental review to ensure there are no and/or mitigated impacts to these resources.**

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 Port has the intention of developing the site and the adjacent parcels in current Port ownership as a marine terminal facility. This type of development will require construction of dock facilities which may impact fish or marine life.

It is not known at this time what types of marine terminal facilities will be developed or what impacts they will or will not impose, nor if there are wetlands on-site that will need to be mitigated for. All future site-specific development proposals will require review and approval by local, state, and federal permitting agencies prior to any land disturbing activities.

Proposed measures to protect such resources or to avoid or reduce impacts are: **As part of the local review, a project-specific SEPA evaluation will be required. If impacts are identified, mitigation measures will be proposed and implemented.**

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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 proposal is to revert a portion of the Comprehensive Plan Land Use Map from Mixed Use Residential/Commercial back to Heavy Industrial for the purpose of making it consistent with the City Zoning Map and current and future shoreline designation.**

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

None.

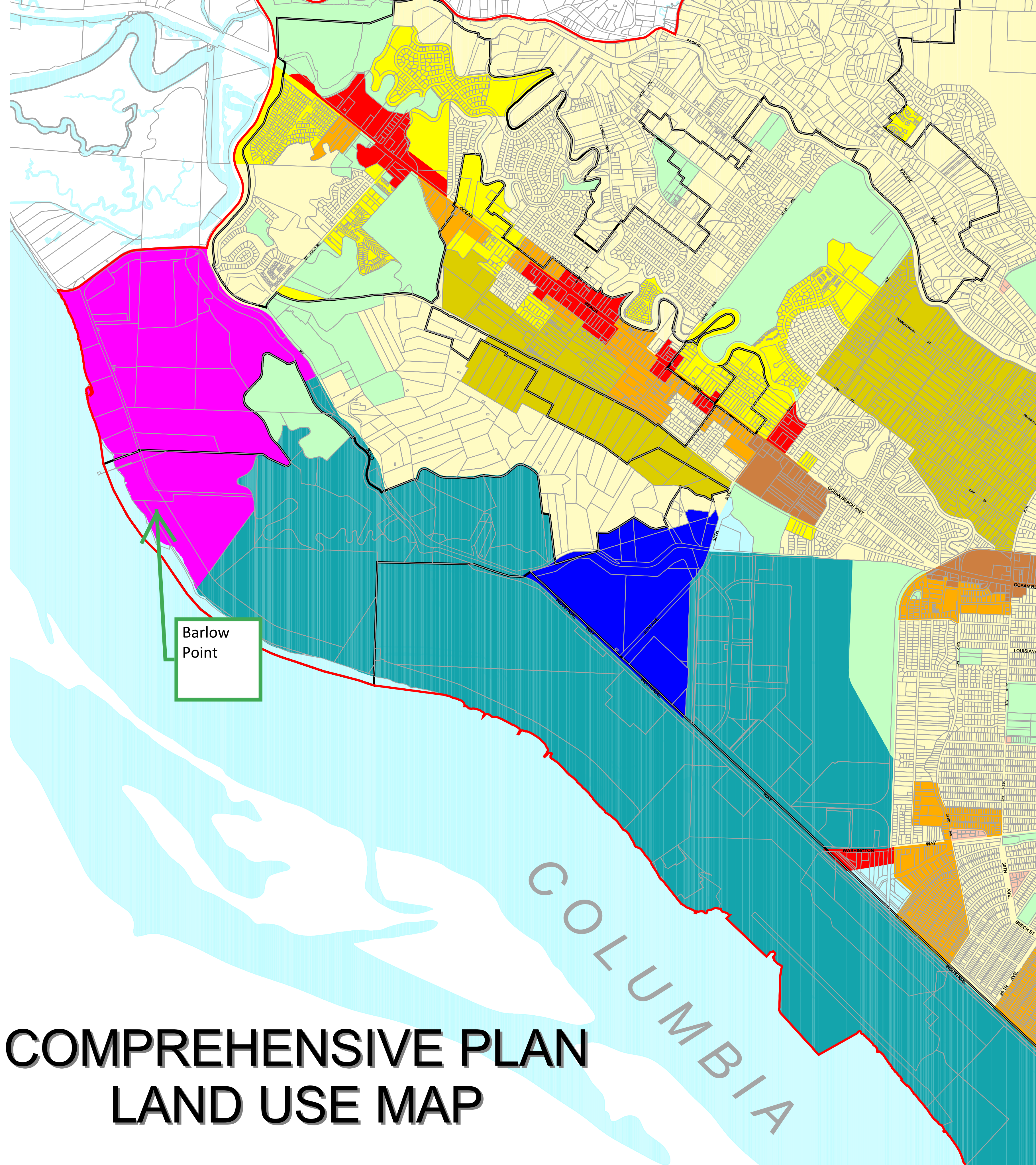
6. How would the proposal be likely to increase demands on transportation or public services and utilities? **The Port has the intention of developing the site and the adjacent parcels in current Port ownership as a marine terminal facility. By nature of this type of facility, there will be an increase in rail, road, and vessel traffic.**

It is not known at this time what types of marine terminal facilities will be developed or what impacts they will or will not impose, nor if there what will need to be mitigated. All future site-specific development proposals will require review and approval by local, state, and federal permitting agencies prior to any land disturbing activities.

Proposed measures to reduce or respond to such demand(s) are: **All future development will require analysis and review of transportation impacts. If such impacts are found, and mitigation warranted, mitigation will be implemented.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **The proposal to revert a portion of the Comprehensive Plan Land Use Map from Mixed Use Residential/Commercial back to Heavy Industrial for the purpose of making it consistent with the City Zoning Map is not anticipated to conflict with local, state, or federal laws or requirements for the protection of the environment.**

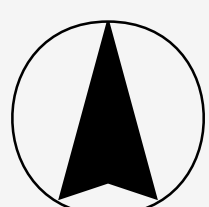
Public Port maritime facilities are encouraged in the state of Washington as prime drivers of economic development. Port operations are regulated through multiple local, state, and federal regulations.



COMPREHENSIVE PLAN LAND USE MAP

LEGEND

- Planning Area Boundary
- Longview City Limits
- Land Use
 - Low Density Residential
 - Traditional Neighborhood Res.
 - Medium Density Residential
 - High Density Residential
 - Mixed Use Residential/Commercial
 - Neighborhood/Convenience Commercial
 - Community Commercial
 - Mixed Use Office/Commercial
 - Regional Commercial
 - Central Business District
 - Mixed Use Commercial/Industrial
 - Light Industrial
 - Heavy Industrial
 - Civic Center
 - Public/Quasi-Public/Institutional



A full copy of the map is available on line here: <http://mylongview.com/modules/showdocument.aspx?documentid=741>

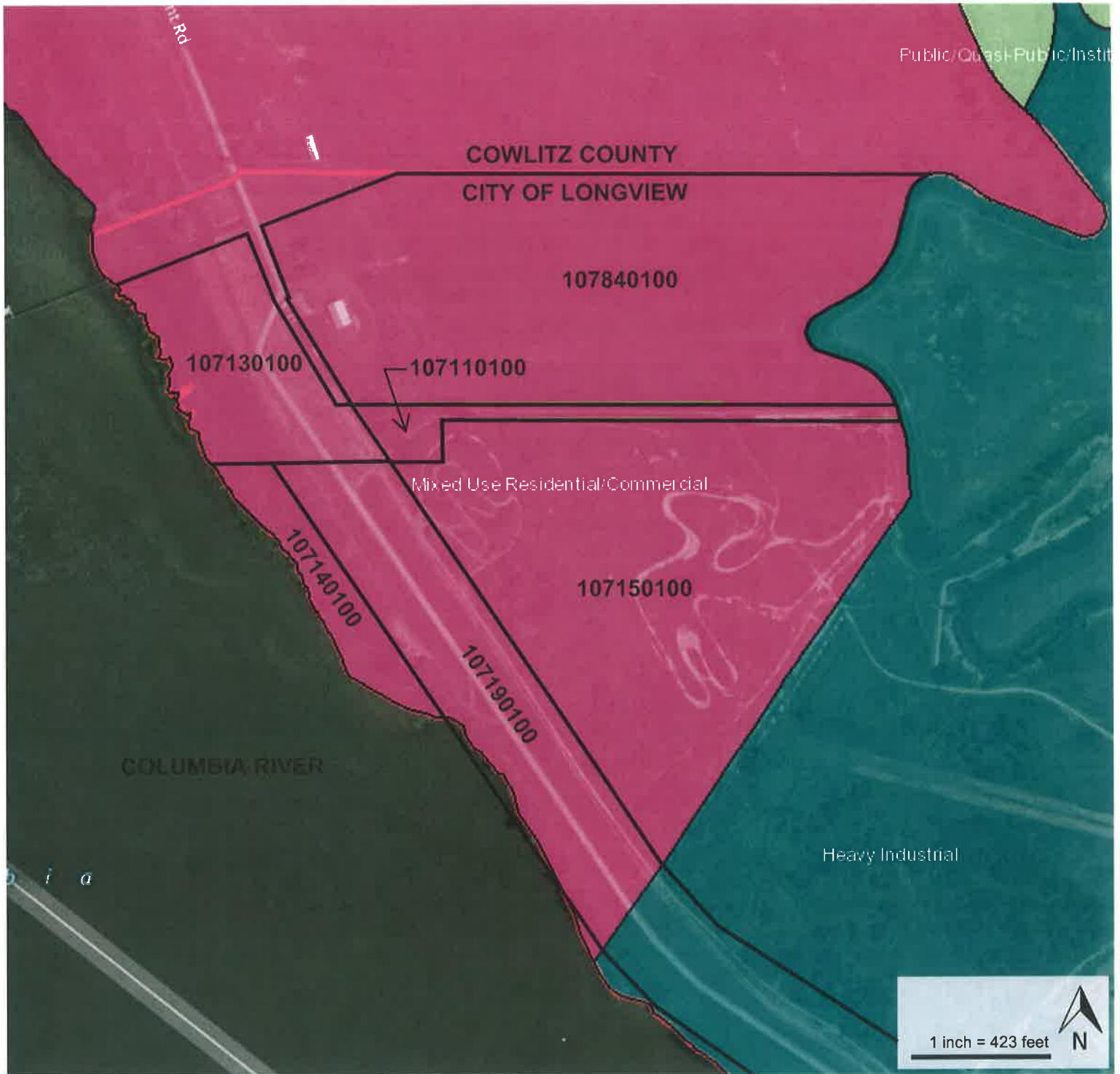


EXHIBIT 2

COMPREHENSIVE PLAN LAND USE MAP

PARCELS: 107110100 (OWNER - PORT OF LONGVIEW)
107150100 (OWNER - PORT OF LONGVIEW)
107190100 (OWNER - PORT OF LONGVIEW)
107130100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107140100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107840100 (OWNER - LONGVIEW PROPERTY LLC)

SOURCE: CITY OF LONGVIEW COMMUNITY VIEW ONLINE MAPS

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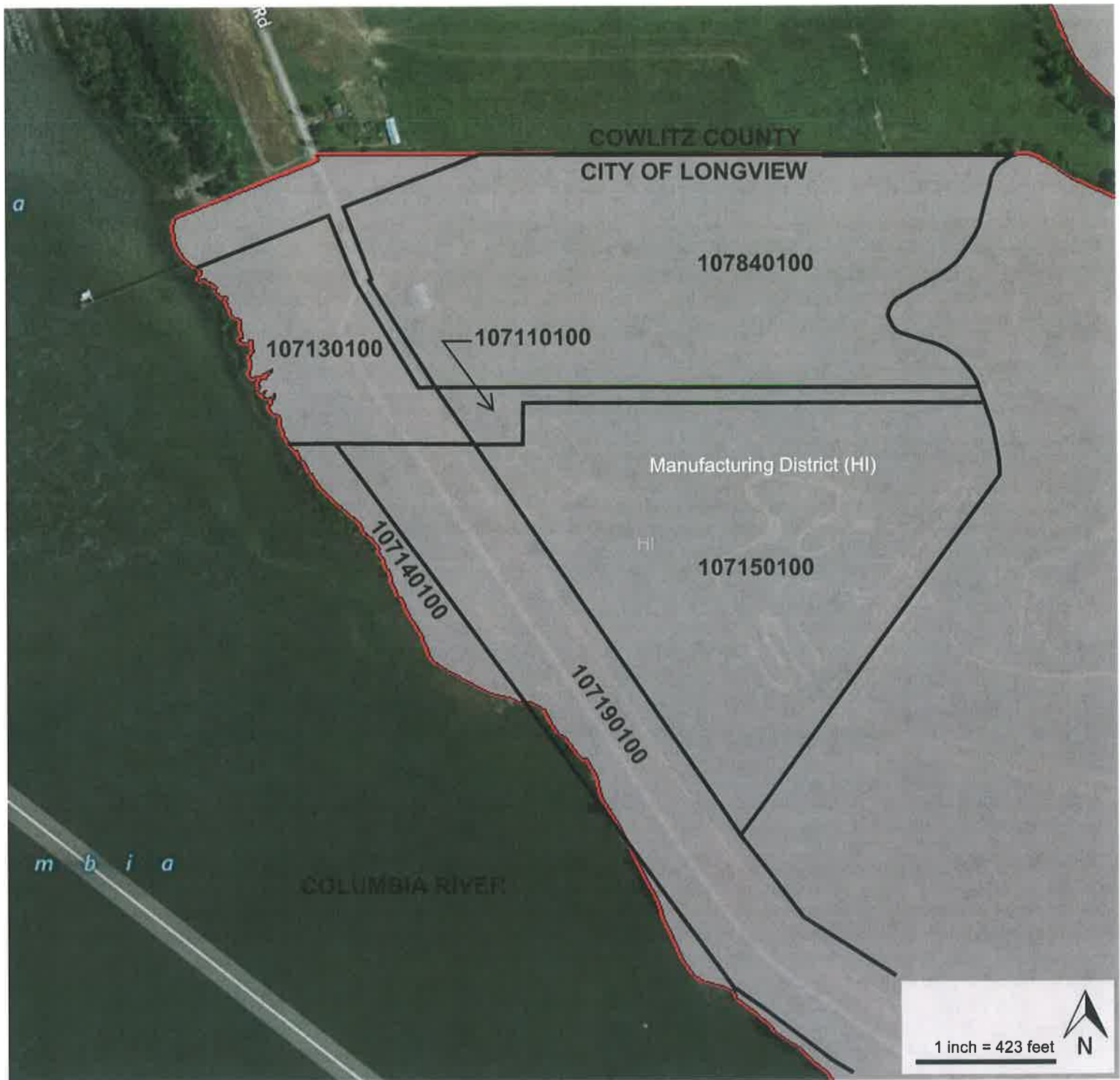


EXHIBIT 3

CITY OF LONGVIEW ZONING MAP

PARCELS: 107110100 (OWNER - PORT OF LONGVIEW)
107150100 (OWNER - PORT OF LONGVIEW)
107190100 (OWNER - PORT OF LONGVIEW)
107130100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107140100 (OWNER - BARLOW POINT LAND COMPANY LLC)
107840100 (OWNER - LONGVIEW PROPERTY LLC)

SOURCE: CITY OF LONGVIEW COMMUNITY VIEW ONLINE MAPS

EXHIBIT 4

ABBREVIATED PROPERTY REFERENCES PER THE COWLITZ COUNTY ASSESSOR'S OFFICE.

PARCEL: 107110100

SUB: LONGVIEW OUTLOT; BLK: LVOL; LOT: 600; SECT, TWN, RNG: 27-8N-3W; DESC: BARLOW DLC.

PARCEL: 107150100

SUB: LONGVIEW OUTLOT; BLK: LVOL; LOT: 603; SECT, TWN, RNG: 26-8N-3W; DESC: BARLOW DLC.

PARCEL: 107190100

SUB: LONGVIEW OUTLOT; BLK: LVOL; LOT: 607; SECT, TWN, RNG: 26-8N-3W; DESC: BARLOW DLC.

PARCEL: 107130100

**SUB: LONGVIEW OUTLOT BLK: LVOL LOT: 601 DESC: CC06083 LOT 2 SECT, TWN, RNG: 27-8N-3W DESC:
BARLOW DLC Short Plat CC-06083**

PARCEL: 107140100

**SUB: LONGVIEW OUTLOT BLK: LVOL LOT: 602, LOT: 787 DESC: INCL LVOL 787 SCO 132000441 SECT,
TWN, RNG: 26-8N-3W DESC: BARLOW DLC**

PARCEL: 107840100

SUB: BARLOW DLC SECT, TWN, RNG: 26-8N-3W DESC: BARLOW DLC CC09089 LOT 2 Short Plat CC-09089