



August 30, 2018

To: Washington State E.C.Y., Environmental Review Section
Jeff Barsness, Development Services Engineer, WSDOT
Department of Natural Resources SEPA Center
Gretchen Kaehler, Office of Archaeology & Historic Preservation
Department of Fish and Wildlife SEPA Desk
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe
Elizabeth Sanchey Yakama Nation Environmental Management Program
Mike Moss, Director, Cowlitz County Public Works
E. Elaine Placido, Cowlitz County Department of Building & Planning
Dr. Dan Zorn, Superintendent, Longview School District
Judi Strayer, Consolidated Diking Improvement District No. 1
William Fashing, Executive Director, Cowlitz Wahkiakum Council of Governments
Melody Tereski, Lower Columbia Fish Recovery Board
Cowlitz County PUD – Right of Way
Clint Matthews, Cascade Natural Gas
Dave LaFave Fire Chief Cowlitz 2 Fire & Rescue
Terry McLaughlin, Cowlitz County Assessor
CenturyLink
Ryan Hennessey, Comcast
Jim Kambeitz, Longview Fire Marshal
Jennifer Wills, Longview Parks & Recreation Director
Willapa Hills Audubon Society, Permit Reviews
The Daily News

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

Subject: **SEPA Environmental Checklist Review - Application #E 2018-2 Mt. Solo Estates**

Project: **Solo, LLC, has submitted a SEPA checklist and a preliminary grading and filling permit for a preliminary plat application for a three phase subdivision to create 92 lots on a portion of a 49.69 acre site. The property is located in west Longview and will connect two existing subdivisions of single family homes located between Willow Grove Connection Rd (State Route 432) and Mt. Solo Rd. The first phase will include creation of 14 lots, extension of existing Schneider Drive and extension of Branch Creek Drive in gravel for emergency access. The second phase will include creation of 33 lots, construction of a sewer pump station and completion of Branch Creek Drive. The third phase will include creation of 32 lots and associated streets and infrastructure. A submitted non-binding master plan includes an additional 2 phases for a total of 168 potential lots.**

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

The site is zoned ***R-1, Residential District***. The Comprehensive Plan classification is ***Low Density Residential***. Adjacent uses include: the existing Village at Mt. Solo subdivision of single family homes, a city park, a manufactured home park, homes on large lots, the CDID #1 man-made drainage ditch system [Ditch's 10 & 15], a private drainage facility, vacant land, a Columbia River levy, and a Cowlitz County road department maintenance yard.

The SEPA Responsible Official has determined that with mitigation measures this proposal will not likely have an adverse impact on the environment and has issued a **mitigated determination of non-significance (MDNS)** on this application. Please review the attached SEPA documents and provide your written comments to me no later than **6:00 p.m. September 13, 2018**.

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

Cc: Applicant: Solo, LLC
File



August 30, 2018

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

Description of Proposal: Solo, LLC, has submitted a SEPA checklist and a preliminary grading and filling permit for a preliminary plat application for a three phase subdivision to create 92 lots on a portion of a 49.69 acre site. The property is located in west Longview and will connect two existing subdivisions of single family homes located between Willow Grove Connection Rd (SR 432) and Mt. Solo Rd. The property will be pre-loaded with up to 80,000 cubic yards of fill during a 9+ month period. The first phase will include creation of 14 lots, extension of existing Schneider Drive and extension of Branch Creek Drive in gravel for emergency access. The second phase will include creation of 33 lots, construction of a sewer pump station and completion of Branch Creek Drive. The third phase will include creation of 32 lots and associated streets and infrastructure. A submitted non-binding master plan includes an additional 2 phases for a total of 168 potential lots. The property is zoned R-1, Residential District.

Proponent:	Solo LLC 14010-A NE 3 rd Court Suite 106 Vancouver, WA 98685 Phone: 360-546-1220	SGA Engineering & Design 2005 Broadway Vancouver, WA 98663 360-993-0911
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Location of Proposal, Including Street Address, if any: The site is located on un-addressed property (Parcel Number(s): 107460100, 107200100, and 107340103) between the 2000 and 1900 blocks of Branch Creek Drive. The property is located within the NW ¼ of Section 23, T8N, R3W & the SW ¼ of Section 14, T8N, R3W in Cowlitz County.

Lead Agency: City of Longview, Washington

After review of the SEPA checklist and accompanying subdivision preliminary plat materials, the City of Longview has determined that with the mitigations measures listed below, this multi-phase project will not have a significant impact on the environment and is issuing a Mitigated Determination of Non-Significance (MDNS). Staff notes that this SEPA decision and required mitigations do not constitute site plan approval for the proposal. The three phase single-family subdivision requires preliminary and final plat approval through separate land-use processes and consultation with outside agencies where additional mitigation and conditions can be applied. The developer shall construct a sidewalk along parcel 107250100 on the west side of Mt. Solo Road to connect the sidewalks between the subdivision and the SW corner of the intersection at Ocean Beach Highway & Mt. Solo Rd.

The mitigation measures are as follows:

1. Construction of a sewer force main along the west side of Mt. Solo Rd. from the northern boundary of Phase II of the Village at Mt. Solo subdivision to Ocean Beach Highway will be required during phase II final plat approval.
2. The maximum unimpeded length on a residential street shall be 800-feet. For street segments over 800-feet, the engineer shall submit an analysis of potential traffic calming features. The streets to be considered shall include: existing Schniter Drive started at SR 432, the proposed Branch Creek Drive extension, and existing Branch Creek Drive to Mt. Solo Rd. Suggested traffic calming features can be found on FHWA webpage under the FHWA Traffic Calming ePrimer – Module 3 Table 3.1 Likelihood of Acceptability of Traffic Calming Measures. Traffic calming features shall be constructed prior to final plat approval for the subdivision.
3. Prior to completion of phase I subdivision, the developer shall construct a road connecting Branch Creek Drive. The road connection will provide a secondary access for neighborhood residents in the event of an emergency. At a minimum, the road shall be a fire apparatus access road with an unobstructed width of 20 feet, and provided with an all-weather driving surface a minimum of 16 feet in width, designed and engineered to support the imposed loads of fire apparatus, as approved by the fire code official.
4. The existing sight distance conditions at the gateway intersections serving the development site including Schniter Drive/SR 432, Horizon Court/Mt. Solo Rd., and Branch Creek Drive/Mt. Solo Rd. shall be evaluated by a registered professional engineer. Trees and vegetation may require maintenance or removal to provide appropriate sight clearance triangles. The developer shall perform needed maintenance or removal prior to final plat approval for the subdivision.
5. Per the recommendation contained in the submitted traffic report, with Washington State Department of Transportation (WSDOT) concurrence, the owner shall construct a right turn pocket on State Route 432 into Schniter Drive prior completion of the 70th home.



The comment period for this MDNS ends at 6:00 on September 13, 2018.

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 30, 2018

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) **Mt. Solo Estates**
2. Name of applicant: [\[help\]](#) **Solo, LLC**
3. Address and phone number of applicant and contact person: [\[help\]](#)
14010-A NE 3rd Court Suite 106 Vancouver, WA 98685 360-546-1220
4. Date checklist prepared: [\[help\]](#) **June 19, 2018**
5. Agency requesting checklist: [\[help\]](#) **City of Longview**
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
The subdivision will begin construction Fall of 2018 and continue through 2019.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **No**

The applicant has provided a non-binding master plan showing two additional potential future phases for up 168 total lots. AT

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards.
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. [\[help\]](#)
No

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City of Longview planning, engineering construction approvals and permits.

- Grading Permit & Preliminary and Final Subdivision Plat approval for phases 1-3 . AT

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

The Mt Solo Estates Subdivision proposed to subdivide 49.69 acres into 92 single family residential lots with associated roads and urban infrastructure in the R-1 zoning and a remainder parcel for future phases 4 and 5.

A grading permit has been applied for to allow for approximately 80,000 cubic yards of fill to be used to pre-load the site over a 9-12 month period. AT

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. [\[help\]](#)

The site is located on un-addressed property (Parcel Number(s): 107460100, 107200100, and 107340103) between the 2000 and 1900 blocks of Branch Creek Drive. The property is located within the NW ¼ of Section 23, T8N, R3W & the SW ¼ of Section 14, T8N, R3W in Cowlitz County. AT

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

1. Earth

a. General description of the site [\[help\]](#)

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

5%

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. [\[help\]](#)

Halocene-aged, sand, silt, clay and gravel alluvium.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None known

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. [\[help\]](#)

Grading will occur onsite for infrastructure development and home construction. It is estimated that there will be 100,000 cubic yards of cut and fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) **Yes, soil could erode due to exposure to rain during construction.**

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 50%

g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Silt fence, inlet protection, mulching and seeding.

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. [\[help\]](#)

Construction equipment will emit exhaust. Air may get dusty during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) **No**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None

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. [\[help\]](#)

Yes, there are a number of sloughs which surround the site. These sloughs drain through the drainage district dikes and eventually outlet to the Columbia River. No work is proposed in these sloughs or other water bodies.

- 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. [\[help\]](#) **Yes, work will occur within 200 feet of these sloughs but no work will occur within the ordinary high water mark of the sloughs.**

- 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. [\[help\]](#) **N/A**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) **No**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) **No**

- 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. [\[help\]](#) **No**

- 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. [\[help\]](#)

Groundwater will not be withdrawn. Stormwater will be treated using bioswales and/or other approved BMP's. Quantity varies depending on rainfall. Treated stormwater will be released to the adjacent sloughs. No stormwater will be discharged into the ground or infiltrated.

- 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. [\[help\]](#)

None

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. [\[help\]](#)

Stormwater will be treated using bioswales and/or other approved BMP's. Quantity varies depending on rainfall. Treated stormwater will be released to the adjacent sloughs. No stormwater will be discharged into the ground or infiltrated.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
This is not anticipated.

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

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

The stormwater systems will be designed to collect, convey, treat and release stormwater runoff from the developed site.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ 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? [\[help\]](#)

Grass, trees and shrubs will be stripped for roadway and home construction.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Private residential landscaping will be added. Trees may be retained in open space or park tracts where possible. Native and drought tolerant plants are proposed in the subdivisions landscape buffers and parks where possible.

e. List all noxious weeds and invasive species known to be on or near the site.

None known

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: [\[help\]](#)

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

mammals: deer, bear, elk, beaver, other: **none known but likely deer or beaver frequent the sloughs and site.**

fish: bass, salmon, trout, herring, shellfish, other **not known**

b. List any threatened and endangered species known to be on or near the site.

[\[help\]](#) **None**

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Landscape plantings, rain garden plantings and opens space tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.

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

None known

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. [\[help\]](#)
Electricity or natural gas will be used to heat the homes and electricity for lighting.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) **No**

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: [\[help\]](#)
Comply with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

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. [\[help\]](#) **No**

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

None known

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. **None known**

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. **None known**

4) Describe special emergency services that might be required. **Fire, Police and Ambulance**

5) Proposed measures to reduce or control environmental health hazards, if any:
Public sewer and water will serve the subdivision.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) **Existing roads that surround the property may cause minimal noise.**

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. [\[help\]](#)

7am – 7pm construction noise

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) **None**

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. [\[help\]](#)

The site is currently vacant fields. The proposal will not affect current land use or adjacent land use.

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? [\[help\]](#)

The site has been hayed for the last few years. No other working farmlands have been used on this site.

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:

No

c. Describe any structures on the site. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

No

e. What is the current zoning classification of the site? [\[help\]](#)

R-1

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, there are wetlands and sloughs on-site. A critical areas report has been prepared and submitted with the subdivision application.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

92 lots @ 2.25 people per home = 207

j. Approximately how many people would the completed project displace? [\[help\]](#)

0

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

New residence are being provided.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

New residence are being provided.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

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

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

92 lots, middle income.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

New residence are being provided.

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? [\[help\]](#)

35' tall.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None, any residential lights will be shielded from off-site glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Residential lights will be shielded from off-site glare.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

A public park is located just west of the site in phase II of Mt. Solo.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Trails and open space tracts have been provided on-site.

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. [\[help\]](#)

No.

- 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. [\[help\]](#)

No.

- 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. [\[help\]](#)

None required.

- 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 required.

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. [\[help\]](#)

The site is served by SR432, Branch Creek Drive, Schneiter Drive and Bethany Street.

- 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? [\[help\]](#)

No

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will have 92 lots with a minimu of 184 driveway spaces and 184 garage spaces.

- 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). [\[help\]](#)

The project will require new roads and improvements to existing roads. All improvements will be public and meet the city standards.

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

No.

- 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? [\[help\]](#)

Approx. 876 Average Daily Trips would be generated.

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.

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

Per the Traffic Study, the city of Longview will require measures to mitigate traffic impacts and improve safety. AT

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. [\[help\]](#)

Yes, All public services will be needed for the future residence. Fire, Police, Trash, Recycling, Schools and public transportation systems.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Payment of impact fees to schools, parks and transportation will help to fund public services along with property taxes.

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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. [\[help\]](#)

The city of Longview will provide sewer and water service. Public power, natural gas, public trash and recycling along with telephone will be provided to the project. All utilities exist adjacent to the site and will be extended through the site to serve the new residence in each phase.

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 signer Samuel Moss

Position and Agency/Organization Land use planner / SGA Engineering

Date Submitted: 6/19/2018

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.

Aerial Photo of Site





Permit/Plan Review Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

All Applicable Blanks Must Be Filled In. Use BLUE OR BLACK INK OR TYPE – DO NOT use pencil!

PROPERTY INFORMATION

Project Address: adjacent 1941 Branch Creek Dr.	Suite #	Parcel #: 107460100
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APPLICANT INFORMATION

Applicant/Authorized Agent: Hinton Development	Email Address: joe@hintondevelopment.com		
Mailing Address: 14010-A NE 3rd Court	City: Vancouver	State: WA	Zip: 98685
Daytime Phone: (360) 546-1220	Cell/Alternate Phone: (360) 921-7410		

OWNER INFORMATION

Property Owner: Solo LLC	Daytime Phone: (360) 546-1220		
Mailing Address: 14010-A NE 3rd Court	City: Vancouver	State: WA	Zip: 98685

CONTRACTOR INFORMATION

Contractor (If owner, please state): Owner/Applicant		Email Address:	
Mailing Address:	City:	State:	Zip:
Daytime Phone:	Cell/Alternate Phone:		
City Business License #	State Contractor License #	Exp. Date:	

TYPE OF PERMIT - Check the type or types of permits you are applying for:

☒ **RESIDENTIAL**

☐ **COMMERCIAL/MULTI-FAMILY**

☒ **Building**

☐ **Electrical**

☐ **Plumbing # fixtures** _____

☐ **Mechanical # fixtures** _____

☐ **FIRE/LIFE SAFETY**

☐ Fire Sprinkler

☐ Fire Alarm

☐ Other

DETAILED PROJECT DESCRIPTION – You must state if requesting a plan review only.

Construct construction road and import fill to pre-load site of future 3-phase subdivision for 92 lots.

Will any work be done that will impact the public right-of-way (sidewalk, street, alley, etc)?	YES	<input checked="" type="checkbox"/> NO	# sets of plans submitted:
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PROJECT INFORMATION

Valuation of Complete Project (Pre- Tax) \$	Square Footage: 946,651	Number of Stories: 0
Amount of Cubic Yards of Grading/Filling Associated with Project: 80,000	# New/added Parking Spaces: 0	
Existing Amount (sq ft) of Impervious Surface: 0	New Amount: 0	Total Amount: 0

I hereby certify that I have read and examined this application and know the same to be true, accurate and complete under penalty of perjury by the laws of the State of Washington.

SIGNATURE _____

PRINTED NAME Joe Melo

DATE

8/21/2018

Mt. Solo Estates SEPA Attachments

Available at this link:

<https://mylongview.box.com/v/MtSoloEstates>

- Critical Areas Report
- Geotechnical Report
- Grading Permit Plan Set
- Stormwater Report for Grading Permit
- Stormwater Pollution Prevention Plan for grading permit
- Preliminary Subdivision Plat (included above)
- Subdivision application narrative
- Traffic Study
- Traffic Study Addendum