



October 10, 2019

**To:** Washington State E.C.Y., Environmental Review Section  
Department of Fish and Wildlife SEPA Desk  
Cowlitz County Health Department  
Dave Burlingame, Director Cultural Resources, Cowlitz Indian Tribe  
Elizabeth Sanchey, Yakama Nation Environmental Management Program  
Southwest Clean Air Agency  
Burlington Northern  
Cowlitz County PUD – Right of Way  
Clint Matthews, Cascade Natural Gas  
CenturyLink  
Ryan Hennessey, Comcast  
Jim Kambeitz, Longview Fire Marshal  
Mike Murray, Commercial Building Inspector  
Captain Pineta, Longview Police Department  
The Daily News  
Willapa Hills Audubon Society

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

**Subject:** **SEPA Environmental Checklist Review - Application #E 2019-6**

**Project:** **Jason Smith with Jakers Properties LLC has submitted a SEPA checklist for construction of a new indoor shooting range with parking lot and stormwater treatment facility. Building is 20,000 s.f. in the first story and <3,000 sq.ft. of undeveloped second story for future use. Lot size is 105,010 sq.ft., not including driveway to California Way. Training classrooms, a retail shop and shooting gallery are planned. The property is located at 645 California Way, Longview, WA.**

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

The site is zoned *MU-C/I, Mixed-use Commercial Industrial Zone*. The Comprehensive Plan classification is *Mixed Use Commercial/Industrial*. Adjacent uses include: industrial warehouses, vacant land, a tractor and equipment sales business, and unimproved Beech Street ROW.

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. October 24, 2019**.

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: Site Plan, elevations, aerial photo.

Cc: Applicant: Jakers Properties LLC  
File





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

**Description of Proposal:** E 2019-6– A new indoor shooting range will be constructed with parking lot and stormwater treatment facility. Building is 20,000 sq.ft. in the first story- and <3,000 sq.ft. of un-developed second story for future use. Lot size is 105,010 sq-ft, not including access to California Way. Training classrooms, a retail shop and shooting gallery are planned. The property is zoned MU-C/I, Mixed-use Commercial Industrial Zone.

**Proponents:** Jason Smith  
Jakers Properties LLC  
645 California Way  
Longview, WA 98632  
Phone: 3602708497

**Location of Proposal, Including Street Address, if any:** The site is located at 645 California Way (Parcel Number(s): 08449). The property is located within the NE 1/4 of Section 4, 7N, R2W, 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 October 24, 2019.

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: October 10, 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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Columbia Shooting Sports

2. Name of applicant: [\[help\]](#)

JAKERS PROPERTIES LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Jason Smith  
360.270.8497  
645 California Way  
Longview, WA 98632

4. Date checklist prepared: [\[help\]](#)

July 31, 2019

5. Agency requesting checklist: [\[help\]](#)

City of Longview

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Summer 2019 start; spring 2020 finish

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

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. [\[help\]](#)

No.

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

**Building permit**

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

A new indoor shooting range will be constructed with parking lot and stormwater treatment facility. Building is 20,000 s.f. in the first story – and <3,000 s.f. of developed second story. Lot size is 105,010 sq-ft, not including access to California Way.

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. [\[help\]](#)

645 California Way  
Longview, WA 98632  
Parcel Number 08449  
SE 1/4 of Section 4, T7N, R2W,  
W.M. Longview, WA

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

0%

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. [\[help\]](#)

Sand. No removal of agricultural or commercially-significant soils.

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

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. [\[help\]](#)

Excavation and grading will be approximately 20,000 s.f. for the building and 35,000 s.f. for parking lot and stormwater facilities. No fill anticipated, other than aggregate for building foundation and parking lot (sourced from local quarries).

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No.

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

90%

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

No special measures required. No Construction NPDES permit required. Site is relatively flat, with no erosion risk above baseline.

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

No NESHAPS permit required for air emissions (<10 tons lead/year) even without filtration. Actual emissions of lead will be below sampling detection limits due to filtration.

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: [\[help\]](#)

Air exhausted from the firing range will be filtered using 95% (MERV 14) air filters.

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

No.

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. [\[help\]](#)

No.

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. [\[help\]](#)

Not applicable.

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. [\[help\]](#)

No groundwater to be withdrawn. Stormwater will be infiltrated to groundwater.

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. [\[help\]](#)

Per civil engineering design. Generally, the paved parking lot and building will generate runoff. Parking lot runoff will be treated in stormwater treatment facility for infiltration to groundwater.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

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:

Nothing other than standard collection of stormwater runoff for treatment in stormwater treatment facility.

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

Some minor brush/invasive species (such as scotch broom). All of area within construction footprint previously developed.

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

None.

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

None, other than stormwater treatment facility.

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

Scotch Broom; Himalayan Blackberry

## 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:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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. [\[help\]](#)

No.

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

None.

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

None.

## 6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric heating and cooling.

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]

None.

## 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]

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

Site has been reviewed using standard Phase I Environmental Site Assessment methods. Institutional controls in place for groundwater contamination in general – but at levels below MTCA cleanup and not due to activities at this site.

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.

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.

Lead (toxic) and gunpowder (explosive) will be stored on site and generated as waste materials. Some solvents may be used for gunsmithing.

4) Describe special emergency services that might be required.

No special emergency services.

5) Proposed measures to reduce or control environmental health hazards, if any:

All lead will be recycled. Unspent gunpowder will be collected by vacuum and disposed as dangerous waste.

## b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

None.

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]

Short term noise will be generated during construction. No operational noise will be generated.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Noise from discharge of firearms is mitigated through building design that includes high-density (concrete) building materials, insulation and acoustical treatment (e.g., rubber panels).

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]

Industrial & Commercial (no impact to nearby/adjacent properties).

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]

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: [help]

No.

c. Describe any structures on the site. [help]

5,000 s.f. shop

d. Will any structures be demolished? If so, what? [help]

No.

e. What is the current zoning classification of the site? [help]

MU-C/I Mixed Use Commercial/Industrial District

f. What is the current comprehensive plan designation of the site? [help]

Mixed Use Commercial/Industrial District

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

Not applicable.

The City of Longview Municipal code requires shooting ranges to be built to a standard meeting the best practices of established shooting range experts.

The City of Longview Municipal code requires industrial properties to meet Performance Standards, which require landscaping and screening.

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

No.

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

15

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

0

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

NOT APPLICABLE

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

Shooting ranges are expressly permitted within existing and projected land uses.

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

Not applicable.

## 9. Housing

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

Not applicable.

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

None.

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

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? [\[help\]](#)



Metal-sided and concrete-block commercial building 36 feet tall at peak.

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: [\[help\]](#)

None.

### 11. Light and glare

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

Parking lot lights. Emergency exit lights. Night.

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: [\[help\]](#)

All exterior lights will be installed per City of Longview Building Code.

### 12. Recreation

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

None.

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: [\[help\]](#)

Project will create recreational

### 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 landmarks, features or other evidence of Indian or historic use or occupation. A City-sponsored cultural resource study including archeological research has been prepared for the proposed Beech Street extension that includes the subject parcel (Beech Street Extension Project Cultural Resources Risk Assessment, November 2018).

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. [\[help\]](#)

As documented in the Beech Street Extension Project Cultural Resources Risk Assessment, November 2018.

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. [\[help\]](#)

California Way is the city street for the parcel. This project will connect to California Way by driveway.

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? [\[help\]](#)

Public transit is available on California Way.

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

43 created parking spaces; no spaces eliminated.

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](#)

No.

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](#)

Proposed project does not trigger requirement for a traffic study.

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, other than compliance with City of Longview building codes.

## 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](#)

No.

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

No special measures.

## 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](#)

City of Longview will provide water and sewer service. COMCAST will provide telecommunications service. Cowlitz PUD will provide electrical service.

**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: Jason Smith  
Name of signee Jason Smith  
Position and Agency/Organization Principal  
Date Submitted: 31JUL2019

**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?

No impact.

Proposed measures to avoid or reduce such increases are:

Lead will be recycled. Gunpowder will be collected by vacuum inside the building and disposed as dangerous waste.

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

No impact.

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

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



# City of Longview



10/10/2019, 8:19:30 PM

1:4,514  
0 0.03 0.05 0.09 0.17 km  
0 0.04 0.09 0.17 mi

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA,

Disclaimer: The City of Longview does not guarantee the accuracy, timeliness, adequacy, completeness or usefulness of any information. The City of Longview provides this information on an "as-is" basis without warranty of any kind.



# Longview Shooting Range

Located in the SE ¼ of Section 4 T7N, R2W, W.M.,  
Longview, Washington

## Linetype Legend

- Existing
- Existing Road Right-of-Way
- Existing Road Centerline
- Existing Property Line
- Existing Pavement Edge
- Existing Sanitary Sewer
- Existing Waterline
- Existing Storm Sewer
- Existing Telephone
- Existing Overhead Power
- Existing Fence
- Existing Sidewalk
- Existing Paint Striping
- Existing Ground Contour

- Proposed
- Proposed Property Line
- Proposed Sanitary Lateral
- Proposed Water Service
- Proposed Curb
- Proposed Edge of Pavement
- Proposed Contour
- Proposed Index Contour

## Proposed Hatching Legend

- Proposed Asphalt Section
- Proposed Concrete
- Proposed Landscaping
- Existing Gravel

**PRESENT USE:**  
The site currently has an existing metal building which is being used for storage. The majority of the site is covered with gravel or sand.

**EXISTING STREETS:**  
The site will access from California Way. The property is bounded on the east by California Way, on the south by California Way, and on the west by Longview Right-of-Way. The remainder of the property is surrounded by mixed use/commercial/industrial property. There is an existing metal building on the property already to the south.

**EXISTING ZONING:**  
MU-C7 (Mixed Use Commercial/Industrial)  
City of Longview

**SANITARY SEWER SERVICE:**  
City of Longview

**WATER SERVICE:**  
City of Longview

**ELECTRICAL SERVICE:**  
Cowitz PUD

**LOT AREA:**  
Minimum Req'd = 5,000 sq-ft  
Actual = 133,082 sq-ft

**LOT FRONTAGE:**  
Minimum Req'd = 40 ft  
Actual = 40 ft

**LOT DEPTH:**  
Minimum Req'd = None

**SETBACKS:**  
Minimum Front = 20 ft  
Minimum Side = 10 ft  
Minimum Side (Corner) = 15 ft

**BUILDING HEIGHT:**  
Maximum = 60 ft  
Minimum Impervious Cover = 65%

**WELLS OR SEPTICS:**  
None Known

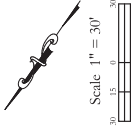
**PARKING:**  
Standard Spaces = 43  
Compact Spaces = 0  
ADA Spaces = 2  
Covered Spaces = 0  
Total Spaces = 46

**GENERAL NOTES:**  
**ENGINEER/DESIGNER:**  
Jakers Properties, LLC  
Contact: Jason Smith  
P.O. Box 809  
Kelso, WA 98626

**ENGINEER:**  
Three Rivers Land Services  
Contact: Tim Wines, PE  
604 N 10th Avenue  
Longview, WA 98626  
PH: (360) 431-9988  
tim@threerivers.com

**SITE LOCATION:** east side of California Way south of 7th Avenue.  
Latitude: N46°7'9"  
Longitude: W122°53'26"

**SITE ADDRESS:**  
645 California Way  
Longview, WA 98632  
Parcel Number 08449  
W.M. Longview, WA



VICINITY MAP  
Not to Scale

# Longview Shooting Range

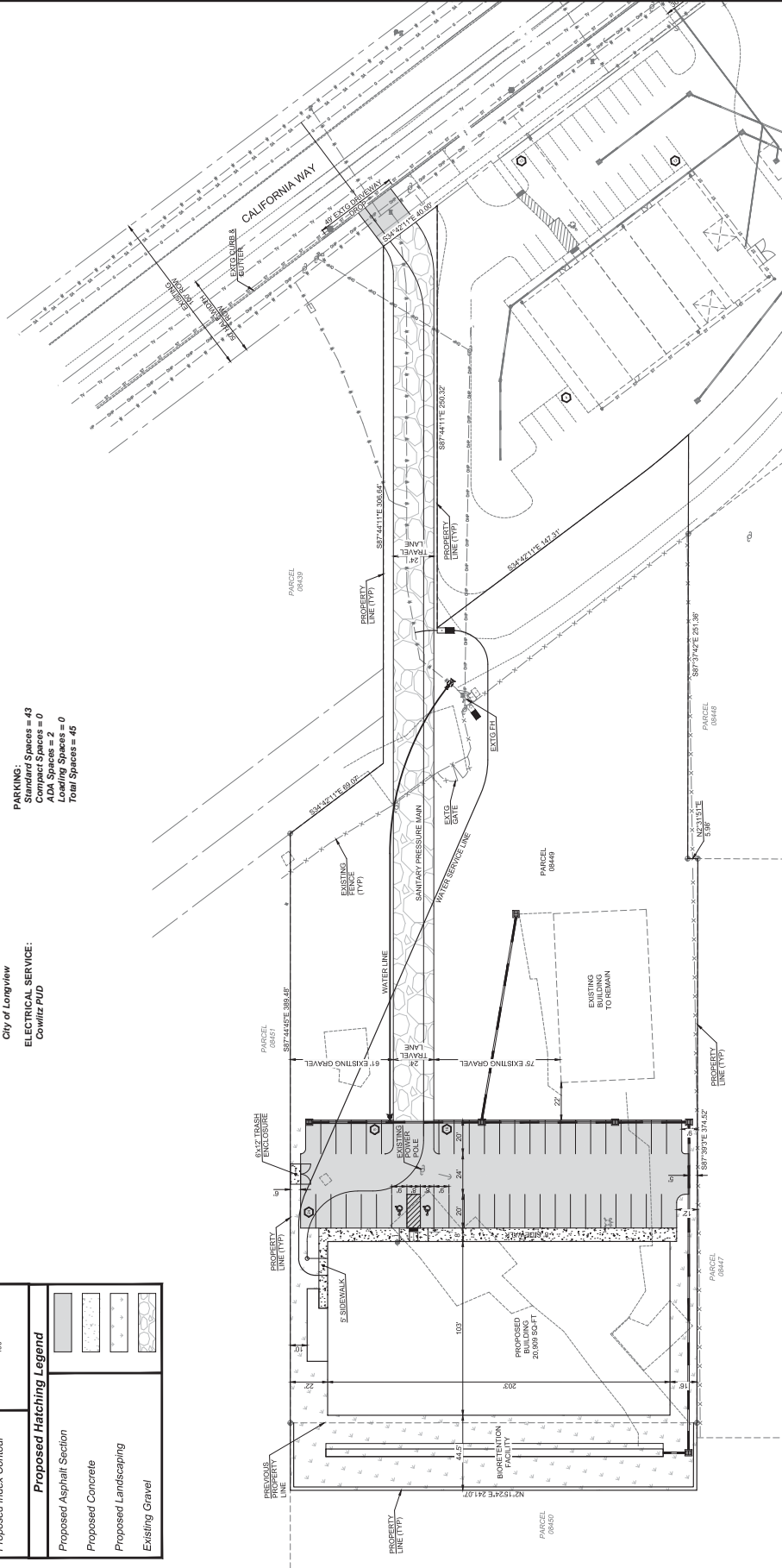
Located in Longview, Washington

Site Plan for

Revisions	For Review	TSW
A	9/19/19	
B		
C		
D		
E		
F		
G		
H		
I		
J		
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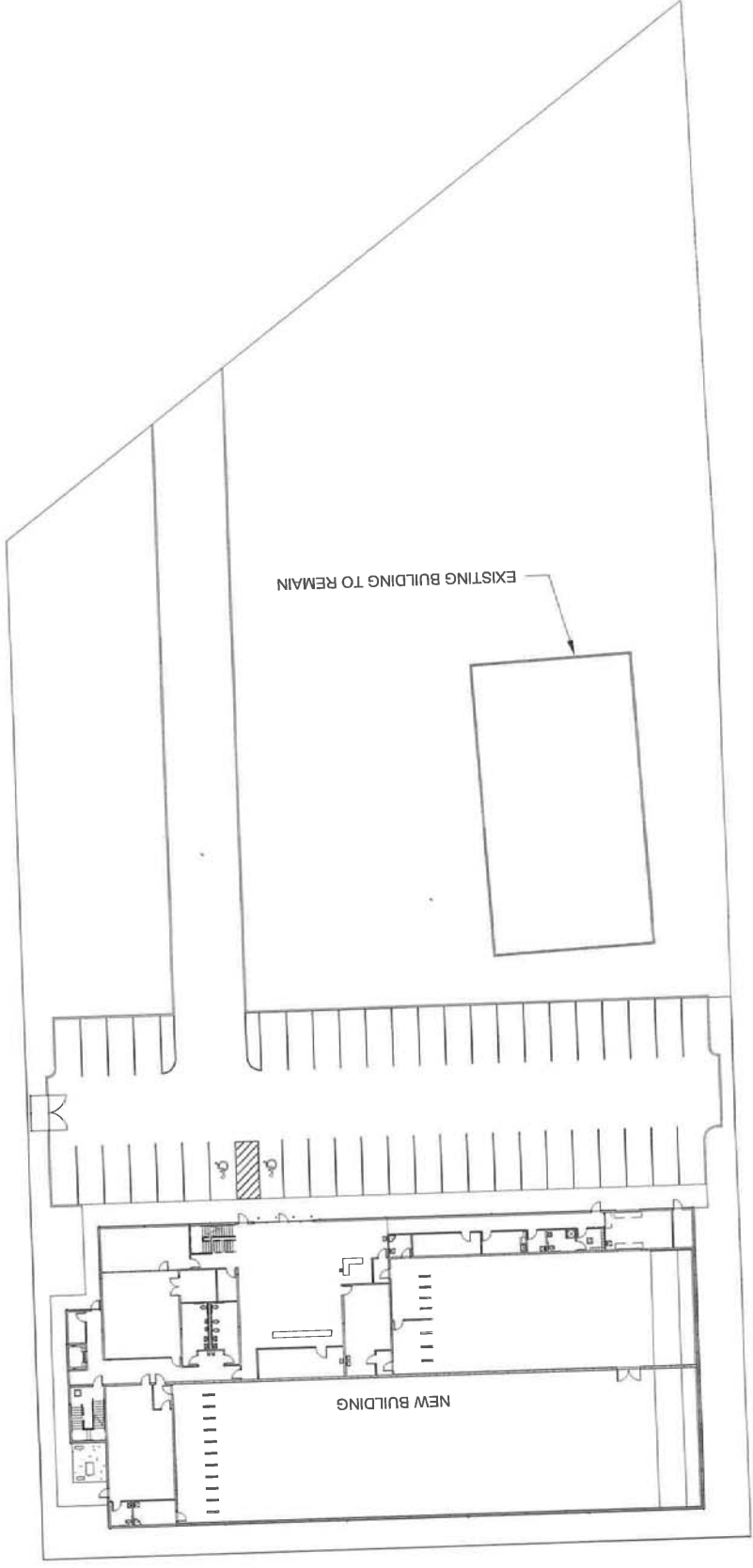
PROJECT NO. 0013
SCALE: H.P. = 40'
DATE: 9/19/19
DESIGNED BY: TSW
DRAWN BY: TSW
CHECKED BY: TSW
REVIEWED BY: TSW

1 1

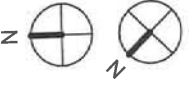




DING AREA "B"  
257/504 - 0.25[29.58/30 = 0.257



Site  
A0.0  
1" = 40'-0"





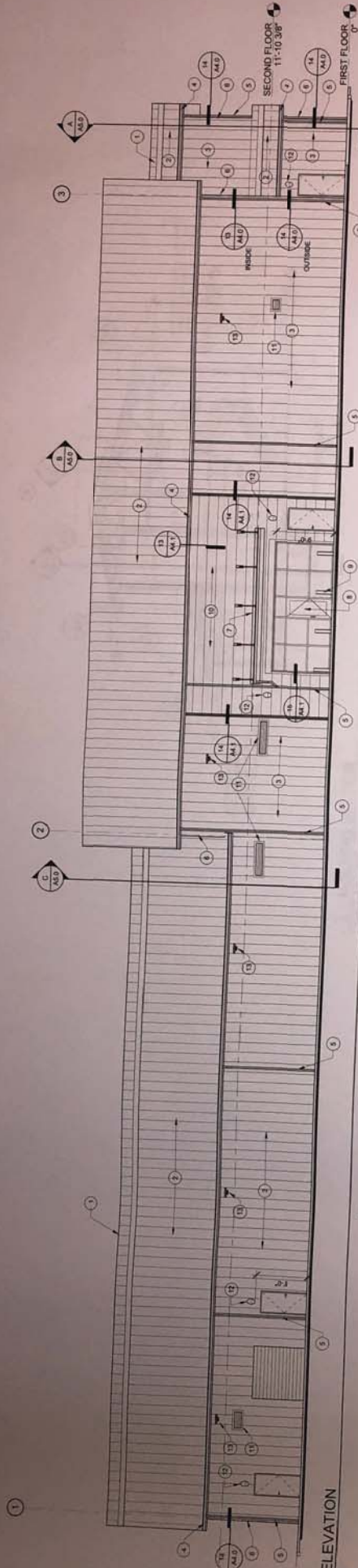
#	Revision	Date	Description



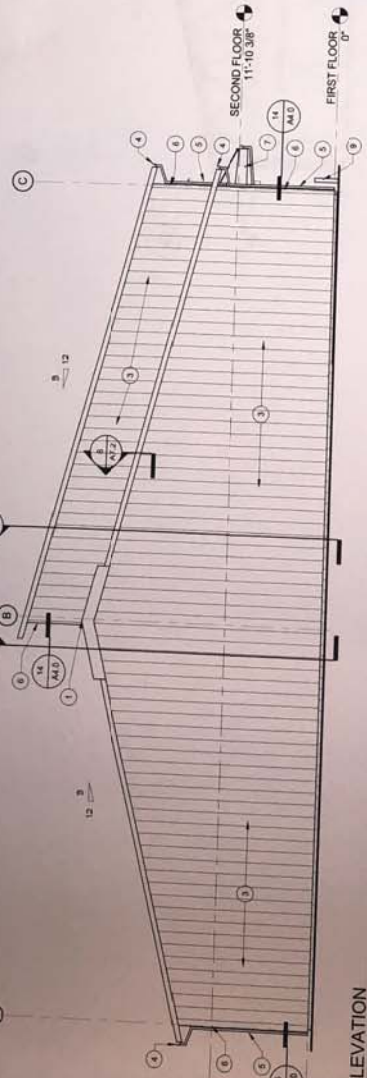
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 AY, LONGVIEW, WA 98032



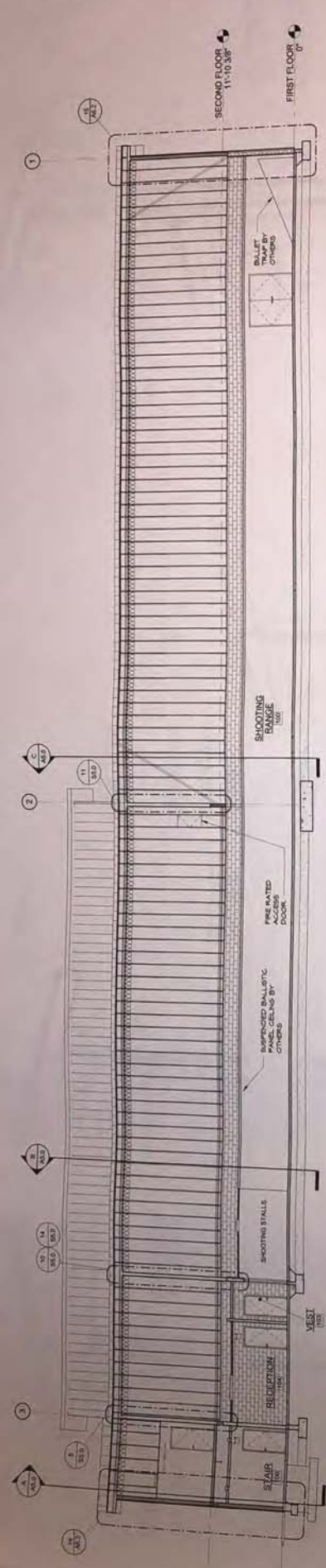
ELEVATION



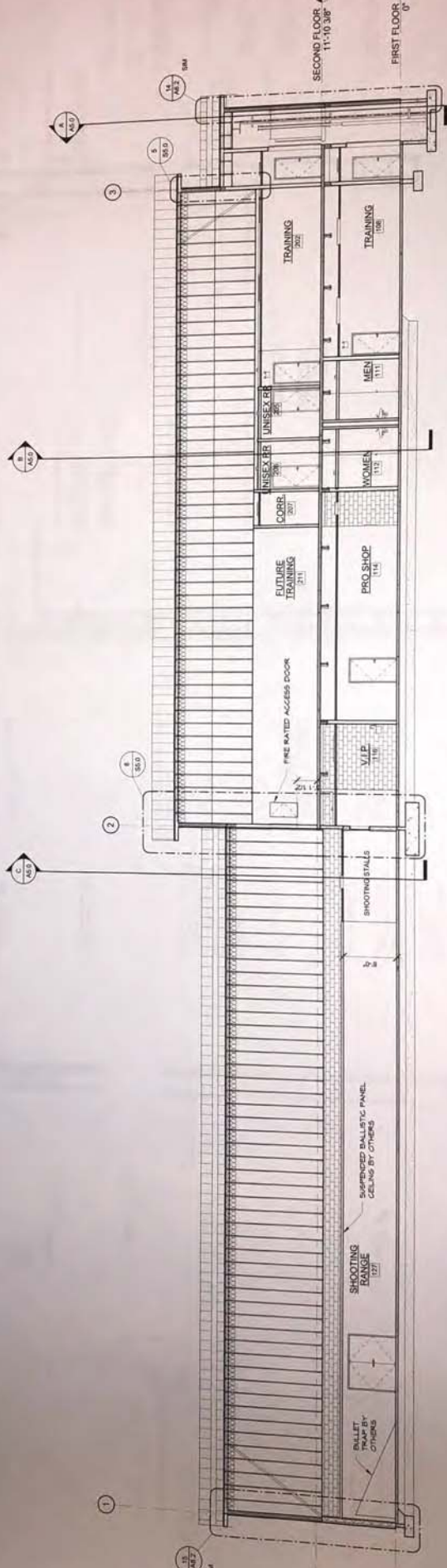
ELEVATION

ELEVATION KEYNOTES:

- 1 PRE-FINISHED METAL RIDGE VENT
- 2 PRE-FINISHED METAL STANDING SEAM ROOF PANEL
- 3 PRE-FINISHED METAL PBR WALL PANEL
- 4 PRE-FINISHED METAL GUTTER
- 5 PRE-FINISHED METAL DOWNSPOUT
- 6 PRE-FINISHED METAL CORNER TRIM
- 7 ENTRY CANOPY SEE DETAIL 4/A7.1
- 8 ENTRY STOREFRONT SYSTEM
- 9 6" STEEL PIPE BOLLARD CONCRETE FILLED, PAINT YELLOW
- 10 PRE-FINISHED FLUSH METAL WALL HORIZONTAL PANELS
- 11 LOUVERS - REFER TO MECHANICAL SHEETS
- 12 WALL MOUNTED EXTERIOR LIGHT FIXTURE - REFER TO ELECTRICAL SHEETS
- 13 WALL MOUNTED OUTSIDE AREA LIGHTING FIXTURE - REFER TO ELECTRICAL SHEETS FOR MOUNTING HEIGHTS



**A BUILDING SECTION**  
1/8" = 1'-0"



**B BUILDING SECTION**  
1/8" = 1'-0"