



Chapter 5. Natural Environment Element

Introduction

The high quality of life in the City of Longview (City) is affected by the health of its natural environment. Longview's built environment directly and indirectly affects the natural environment. Therefore, land use plans and major land use decisions should be made with the fullest possible understanding of the natural environment. Although the built environment inevitably affects the natural environment, the City of Longview can implement policies that allow for development while minimizing the level of direct impacts to the natural environment that are commonly associated with development activities.

The Natural Environment Element provides a policy framework for the protection and improvement of Longview's natural environment. Policies and regulations guide land development, with particular attention given to development in critical areas such as wetlands, aquifer recharge areas, fish and wildlife conservation areas, geologically hazardous areas, and floodplains. The intention of these natural environment policies is to achieve land use and development practices that are compatible with the features and functions of the natural environment. The result should be development practices that protect rather than destroy significant natural features and processes of the land in Longview. The Natural Environment Element is

interconnected with the various aspects of other Comprehensive Plan elements; no one goal, objective, or policy is pursued to the exclusion of others. In considering protection of the natural environment against other needs, including urban growth, housing, economic development and recreation opportunities, Longview strives to balance these goals and achieve protection of the environment through a variety of means, including regulation of property, incentives, and public programs.

The goal of this element is to minimize loss of habitat functions and to maintain, protect, and enhance the functions of fish and wildlife habitat, water quantity and quality, wetlands, and other water bodies; and to integrate the natural environment with the built environment. The following discussion sets the framework for the City's Natural Environment goals, objectives, and policies provided at the end of this element.

Growth Management Act

The Washington State Growth Management Act (GMA) does not require an Environmental Element to be part of the Comprehensive Plan. However, State planning goals do require protection of the environment and enhancement of the State's high quality of life, including air and water quality. In addition, GMA requires the protection of critical areas, which include wetlands, aquifer recharge areas, fish and wildlife habitat areas, frequently flooded areas, and geologically hazardous areas. Although Longview is not required to plan under the GMA, it is required to use Best Available Science (BAS) in developing policies and regulations and to implement critical area regulations for this element. The framework of this natural environment element is guided by the principles of GMA.

Specifically, GMA's goal for the environment states:

- **GMA Goal 10. Environment:** Protect the environment and enhance the State's high quality of life, including air and water quality, and the availability of water.

Summary of Existing Conditions

Following is a summary of existing conditions taken from the "Final Existing Conditions Report" prepared for Longview in June 2005. The Existing Conditions Report provides an overview of the existing conditions in Longview and provides background information useful in developing goals, objectives and policies for the Natural Environment. Figure 5-1 at the conclusion of this provides a compilation of critical areas mapping as a reference.

Wetlands

Wetlands assist in the reduction of erosion, siltation, flooding, ground and surface water pollution, and provide wildlife, plant, and fish habitats. Wetlands are characterized by the presence of water at or near the surface, which creates distinct soil types and supports a prevalence of vegetation typically adapted for life in saturated soil conditions. Each wetland provides various beneficial functions, but not all wetlands perform all functions, nor do they perform all functions equally well. Wetland destruction or impairment may result in increased public and private costs or property losses.

Most of the wetlands in Longview are located in the western portion of the City and along the Columbia and Cowlitz rivers. Almost 60% of the overall wetland acreage is located within the light and heavy industrial zoning districts. Other known wetland locations include Lake Sacajawea and areas near the sewer lagoons. Wetlands that have been identified and mapped in the City comprise approximately 5% of the total City area.

Frequently Flooded Areas

Frequently flooded areas are lands in the floodplain subject to a 1% or greater chance of flooding in any given year. Longview has frequently flooded areas associated with the Columbia and Cowlitz rivers, the Barlow Point area, and some of the drainage ditches around the City. Approximately 4% of the City is within the 100-year floodplain. Many of these areas contain wetlands, particularly along the Columbia and Cowlitz river shorelines.

Although the danger of flooding is currently low, Longview residents will continue to live under some degree of flood potential related to Mt. Saint Helens and the resulting debris, volcanic sediment, and siltation that builds up in the Toutle and Cowlitz rivers after an eruption.

Aquifer Recharge Areas

Aquifer recharge areas have a critical recharging effect on groundwater aquifers. Rainfall contributes to surface water and recharges the groundwater as precipitation infiltrates through the soil. Groundwater aquifers supply water to lakes, wetlands, streams, and private wells in areas of the City not connected to the domestic water system. Land development can change the natural hydrologic cycle when the surface is transformed through clearing, grading, filling excavation, compaction, and new impervious surface. These modifications decrease the land's capacity to absorb and retain rainfall and reduce the groundwater recharge potential. Aquifer recharge areas are vulnerable to contamination that would affect the potability of the water. Once groundwater is contaminated, it is difficult, costly, and sometimes impossible to clean up.

Most of Longview is located within an aquifer recharge area. However, Longview’s domestic water supply is taken from the Cowlitz River approximately 5 miles north of its confluence with the Columbia River. Drinking water for areas not connected to the domestic water system comes from private wells within the aquifer recharge area.

Longview’s aquifer mapping and regulations are sparse due to the limited information available at the time that the City’s critical areas regulations were prepared. Aquifer mapping and regulation updates will need to be undertaken by the City in consultation with Cowlitz County and State agencies.

Fish and Wildlife Habitat

Fish and wildlife are important historic, cultural, recreational, and economic resources. Some fish and wildlife species serve as indicators to the condition of the environment and quality of life in Longview. In general, fish and wildlife require habitat that provides forage, water, vegetation and areas for breeding, nesting, roosting and cover. Habitat in Longview is often fragmented by urban development.

In the fringes and more rural portions of the City and its Planning Area, there is habitat for hawks, owls, pheasants, ravens, grouse, black-tailed deer, and an occasional elk or black bear. A variety of bird life and small mammals have adapted to the more urbanized areas of the City.

Three salmon species listed as “threatened” occur in Cowlitz County, including Lower Columbia Chinook, Lower Columbia Chum, and Lower Columbia Steelhead. The Cowlitz and Columbia Rivers in the Longview area provide habitat for seasonal and year-round fish species, including rainbow, cutthroat, Dolly Vardon, steelhead trout (summer and winter runs), whitefish, smallmouth bass, and anadromous salmon.

Longview’s critical area regulations identified three habitats of local importance: oak woodlands, riparian habitat, and urban natural open space. No species of local importance have been identified.

The federal and State governments have established systems to determine the relative importance of protecting species, as follows:

- **Endangered (federal and State category).** An “endangered” species is one that is in danger of extinction throughout all or a significant portion of its range.
- **Threatened (federal and State category).** A “threatened” species is one that is likely to become endangered in the foreseeable future.
- **Sensitive (State category).** A “sensitive” species is any wildlife species native to the State of Washington that is vulnerable or declining and is likely to become endangered or threatened.

- **Candidate (federal and State category).** A “candidate” species is one that is being assessed for whether it meets the criteria as endangered or threatened. In Washington State, these species are also reviewed for whether they are considered a “sensitive” species.
- **Priority (State program definition, not in State law).** A “priority” habitat is a habitat type with unique or significant value to many species. Priority species are fish and wildlife species requiring protective measures and/or management guidelines to ensure their perpetuation. Priority species include State listed (endangered and threatened) and candidate species; vulnerable aggregations of animals susceptible to significant population declines; and species of recreational, commercial, and/or tribal importance that are vulnerable.

Table 5-1 identifies the endangered, threatened, candidate, and sensitive species identified in the Lower Columbia Salmon Recovery and Subbasin Plan (LCSRSP). The table also reports the likelihood of federal and State listed species in Longview based on information obtained from the Washington Department of Fish and Wildlife.

Table 5-1. Endangered, threatened, candidate, sensitive species in the LCSRSP

Species	Species Listing ¹	Likelihood of occurring in the City of Longview or its Planning Area ²
Fall Chinook	FT	
Chum	FT	
Spring Chinook	FT	Cowlitz and Columbia rivers in Longview provide habitat for seasonal and year-round fish species, including Dolly Vardon, steelhead trout (summer and winter runs), and anadromous salmon. **
Winter Steelhead	FT	
Summer Steelhead	FT	
Coho	FC	
Bull Trout	FT	
Other Sensitive Species		
Bald Eagle	FT	Feeding and resting occur within Longview or its Planning Area*
Sandhill Crane	WE, P	The only known breeding area in Washington is at Conboy Lake National Wildlife Refuge in Klickitat County. Known migratory stopovers also exist, with one located west of the Cascades near Vancouver, WA. May occur in waterfowl concentration areas/wetlands within the planning area during spring and fall migration but no documented use.
Dusky Canada Goose	Not federally listed; has special hunting regulations in Washington	Located in and around Longview*; may occur in waterfowl concentration areas.

Species	Species Listing ¹	Likelihood of occurring in the City of Longview or its Planning Area ²
Columbia Whitetail Deer	FE	May occur in areas of interspersed forest and grassland adjacent to the Columbia River.
Seals and Sea Lions	FT	Steller's sea lion is only listed species, and the nearest known haul-out site is at the mouth of the Columbia River. Seals have been sighted as far up as Bonneville, and they also go up the Cowlitz and Columbia rivers.*

Note: This table is excerpted from a table outlining species included in the Lower Columbia Salmon Recovery and Subbasin Plan (Lower Columbia Fish Recovery Board 2004).

* Jim Fisher, City of Longview Planning Commission member, and biologist, February 2006, provided information about the occurrence of species in Longview.

**Streamnet.org, April 27, 2006.

¹ Listing status: FT = Federal threatened, FE = Federal endangered, FC = Federal candidate, FS = Federal species of concern, WE = Washington endangered, WT = Washington threatened, WS = Washington sensitive, P= Priority Habitat Species

² Based on information obtained from the WDFW Web site: <http://wdfw.wa.gov/wildlife.htm>.

Geologically Hazardous Areas

Geologically hazardous areas include areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard. Within Longview, the areas with the most unstable soils and a history of landslides (active and ancient) are primarily located in the upland areas of Longview and within the Planning Area north of the City limits. Isolated locations were also documented around Mt. Solo. Much of Longview was dredged and filled during the initial layout of the City, which means most of the low-lying areas are at risk of liquefaction during a major seismic event.

The available mapping regarding steep slopes is not comprehensive. The City should consider preparing a map showing geologically hazardous areas, including percentage slope factors, using Washington State Department of Natural Resources (WDNR) mapping data and other available resources. This approach will assist the City in identifying general areas where slopes are greater than 40% to more closely match the State's definition of geologically hazardous areas. Additional data from WDNR, including surface geology, would also be beneficial to this analysis.

Critical Areas and Best Available Science

Environmentally critical areas are identified as wetlands, fish and wildlife habitat conservation areas, aquifer recharge areas for potable water, frequently flooded areas, and geologically hazardous areas. Under GMA, Longview has the statutory obligation to protect the functions and values of critical areas and to give special consideration to conservation and protection measures to preserve or enhance anadromous fisheries.

In 1995, a new section of the GMA, RCW 36.70A.172, was added. It requires Longview to consider BAS in developing policies and development regulations to protect the functions and values of critical areas. The best available science requirement will help ensure that reliable scientific information is considered when cities and counties adopt policies and regulations related to the protection of critical areas.

To be considered BAS, valid scientific processes must be consistent with criteria set out in WAC 365-195-900 through WAC 365-195-925. Characteristics of a valid scientific process include peer review, documented methodology that is clearly stated and able to be replicated logical conclusions and reasonable inferences, quantitative analysis, information that is placed in proper context, and references. The City undertook its BAS review of its regulations, ultimately adopting revised regulations in March 2002. State law (RCW 36.70A.130) requires Longview to review and if necessary update its existing critical area regulations on or before December 1, 2006 and every 7 years thereafter. The Natural Environment Element is updated to support the critical area regulations and to guide future regulation updates and project reviews as appropriate.

Shorelines of the State

The Columbia and Cowlitz rivers, a number of creeks and intermittent watercourses such as Clark Creek, and a ditch system drain the Longview study area. The Columbia River receives water from the Cowlitz River and the other drainages and then discharges into the Pacific Ocean at Ilwaco, Washington and Astoria, Oregon to the west of Longview. The Columbia River is a significant feature of the Pacific Northwest region and represents North America's fourth-largest drainage basin (Corps of Engineers 2002) with about 257,000 square miles of land area in the northwestern United States and southwestern Canada. Its average annual flow in the study area is 260,000 cfs. The Cowlitz River basin encompasses 2,480 square miles and serves as the domestic water source for the Longview-Kelso urban area. Average annual flow recorded at the Castle Rock hydrologic station was 9,069 cfs with bank-full flood flows of about 70,000 cfs prior to the May 18, 1980 eruption of Mt. St. Helens.

The Columbia and Cowlitz rivers are considered "shorelines of the state" and are regulated by the Washington State Shoreline Management Act (SMA). SMA requires the preparation and implementation of a Shoreline Master Program (SMP) containing goals/policies, use environments (similar to zoning districts), and shoreline development regulations. The City has adopted the Cowlitz County Shoreline Master Program for these rivers. Pursuant to the Shoreline Management Act, Cowlitz County and its cities, including Longview, are required to develop or

amend a master program for regulation of uses of the shorelines of the state on or before December 1, 2012.

Environmental Stewardship

Environmental stewardship is a comprehensive and continuous community endeavor. Through regulations and incentives, Longview encourages the preservation, restoration, and improvement of the natural environment. As part of Longview's ongoing effort to minimize its impact on the environment, the City strives to use energy and other natural resources efficiently and wisely, substituting more benign substances for chemicals damaging to the atmosphere, purchasing recycled products, promoting development within the City that preserves open space and critical areas, and accommodating pedestrian and non-automobile transportation options.

Low Impact Development

Low impact development (LID) is an innovative development strategy that minimizes or precludes adverse impacts on the natural environment. By mimicking natural systems, low impact development can help maintain or restore the natural hydrology. LID techniques applicable to new development or redevelopment include preserving native vegetation, natural drainages and porous soils; reducing impervious surfaces; diverting runoff from the storm drainage system; and limiting total impervious surface on a site and clustering development. The City of Longview encourages all residents and businesses to explore ways to contribute to protecting the environment.

Natural Environment Goals, Objectives, and Policies

Preservation and protection of the natural environment is an essential element of the City's livability. By integrating the natural and built environment, Longview will preserve and enhance a high quality life for its residents with clean water, habitat for fish and wildlife, and safe and secure places for people to live and work. Longview is committed to protecting and enhancing the natural environment at the same time that it meets its other land use, economic development, housing, and infrastructure goals.

Conservation

Goal NE-A To reduce consumption of resources, minimize waste, and reduce pollution.

- Objective NE-A.1** Assess city properties by 2009 to identify areas or sources of pollution. Based on this assessment, develop a schedule for clean up, as appropriate.
- Policy NE-A.1.1** Minimize the quantity and toxicity of materials used and waste generated from City facilities and operations through source reduction, reuse, and recycling.
- Policy NE-A.1.2** Participate in the restoration of the natural environment on and around City-owned property, where appropriate (e.g., in conjunction with City capital projects).
- Objective NE-A.2** Promote and lead education and involvement programs to raise the public awareness about environmental issues, and demonstrate how individual and community actions can create significant improvements to the environment. Key activities and programs shall be identified biennially in conjunction with the adoption of the City's budget.
- Policy NE-A.2.1** Promote the use of alternative fuels in vehicles and equipment by the City, transit operators, fleet operators, and the public.
- Policy NE-A.2.2** Promote and support energy conservation by:
- supporting planting trees along street edges to reduce heat absorbed by asphalt;
 - promoting higher density and infill development near transit;
 - encouraging rehabilitation of existing buildings; and
 - enforcing the State Energy Code.
- Objective NE-A.3** Fund programs annually for the acquisition, preservation, restoration, and/or beautification of valuable critical area, open space, and shoreline resources to result in a net increase in ecological functions. This objective may be accomplished through updates of the City's Park/Recreation/Open Space plan or by the City's capital facility plan being updated every 6 years.
- Policy NE-A.3.1** Provide incentives for landowners to retain, enhance, or restore important wildlife habitat such as reduced permit fees, expedited permit review, and reduction in property taxes.
- Policy NE-A.3.2** Recognize and support the educational value of public access to critical areas and shorelines when compatible with the critical area sensitivity and public safety.

Protection and Mitigation

Goal NE-B To ensure the proper management of the natural environment to protect critical areas and conserve land, air, water, and energy resources.

Objective NE-B.1 Review and update (as necessary) the City’s Critical Areas Ordinance to promote the City’s quality of life, and, as required by State and federal mandate, to ensure protection of known critical areas. This review and update shall occur no less than every 7 years consistent with RCW 36.70A.130(4)(b), or as amended.

Policy NE-B.1.1 Define critical areas consistent with RCW 36.70A.30 or as amended, including:

- floodways of 100-year floodplains;
- landslide, erosion, and seismic hazards, including steep slopes of 30 or 40%;
- wetlands and their protective buffers;
- streams and their protective buffers;
- critical Aquifer recharge areas; and
- fish and wildlife habitat conservation areas.

Policy NE-B.1.2 Modify critical area management practices and regulations over time to address changing conditions and best available scientific information gained from monitoring activities and research.

Policy NE-B.1.3 In the critical area ordinance update that occurs first following the adoption of the updated Comprehensive Plan (2006), efforts to update the critical area regulations should incorporate:

- updates to the stream and wetland classification systems;
- detailed technical information regarding Longview’s aquifers and aquifer recharge areas as resources are identified and become available;
- identification and mapping of geologically hazardous areas within the City and its Planning Area;
- collaborative efforts with the Washington Department of Fish and Wildlife to identify more area specific Priority

Habitat and Species mapping applicable to the Longview area;

- verification that the City's existing flood regulations are consistent with the State model; and
- ensure exemptions to critical area regulations are sufficiently limited to prevent harm to critical areas.

- Policy NE-B.1.4** In the City's zoning and critical area regulations, encourage design solutions such as planned residential developments, cluster housing, and other innovative techniques in order to protect the sensitive features/critical areas of a site.
- Policy NE-B.1.5** Limit development and activities in critical areas that would damage their functions, except to the minimum extent necessary when there is no reasonable alternative and subject to Best Management Practices.
- Policy NE-B.1.6** Implement and preserve critical area buffers based on Best Available Science adjacent to critical areas to adequately protect such areas from development and land use impacts. Require enhancement where feasible.
- Objective NE-B.2** Prepare clearing and grading regulations by 2009 to help prevent unnecessary stripping of vegetation and loss of soils and to reduce the need for additional resources to be brought in from offsite.
- Policy NE-B.2.1** Regulate development activities to avoid clearing of vegetation that maintains slope stability, reduces erosion, shades shorelines, buffers wetlands and stream corridors, and provides wildlife and aquatic habitat.
- Policy NE-B.2.2** Ensure prompt restoration of land after grading and vegetation removal through phased clearing and grading, replanting requirements, and other appropriate revegetation and engineering techniques.

Water Resources

Goal NE-C To enhance water quality; protect environmentally sensitive areas including wetlands, streams, rivers, lakes, riparian areas, and aquifer recharge areas; and manage floodplains.

Objective NE-C.1 In the application of wetland and stream regulations and restoration programs, strive for no net loss of ecological function

within the City of Longview. This objective should be assessed biennially based on permit records and any regional restoration plans and activities.

- Policy NE-C.1.1** Protect existing hydrologic connections between water bodies, watercourses, and associated wetlands. The City should consider the hydrologic continuity between ground and surface water when reviewing development proposals.
- Policy NE-C.1.2** Allow enhancement or restoration of degraded wetlands and riparian corridors to maintain or improve ecological functions. Approve wetland mitigation proposals if they will result in improved overall wetland functions. Preserve land used for wetland mitigation in perpetuity. Monitoring and maintenance should be provided until the success or the site is established.
- Policy NE-C.1.3** Review the effects of development proposals on anadromous fish and other species protected under the federal Endangered Species Act and require mitigation such as riparian habitat enhancement and water quality treatment.
- Policy NE-C.1.4** Actively participate in the Lower Columbia Fish Recovery Board Planning Unit for WRIAs 25 and 26, which focuses on the long-term strategic watershed planning, management, conservation and restoration, and addresses water quality, water quantity, and fish habitat.
- Objective NE-C.2** In the next update of the City’s critical area regulations following the adoption of the Comprehensive Plan update in 2006, designate and provide for the protection and management of groundwater and aquifer recharge areas based on Best Available Science.
- Policy NE-C.2.1** Protect groundwater quality and prevent aquifer contamination, degradation, and depletion through the comprehensive management of groundwater in conformance with the Clean Water Act, the Washington State Department of Ecology’s Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, and all other applicable federal, State, and local water quality regulations.
- Policy NE-C.2.2** Promote low-impact development that allows for infiltration and recharge where appropriate. Use open space and natural systems such as vegetative swales, french drains, wetlands, drywells, and rain gardens that promote water quality and infiltration.

- Objective NE-C.3** Protect lives and public and private property from flooding by continued participation in the National Flood Insurance Program.
- Policy NE-C.3.1** The city should review and update, as necessary, Chapter 17.24 Flood Damage Prevention regulations, based on the Washington Model Flood Damage Prevention Ordinance, to ensure that the minimum State and federal standards required as a condition of participation in the NFIP are met.
- Policy NE-C.3.2** Protect, enhance, and restore existing flood storage and conveyance functions and ecological values of floodplains through maintaining dikes, protecting wetlands, and maintaining riparian corridors.
- Policy NE-C.3.3** Regulate development in the 100-year floodplain to avoid substantial risk and damage to public and private property and loss of life. These regulations shall at a minimum comply with State and FEMA requirements for flood hazard areas.

Geological Hazards

- Goal NE-D** To minimize the loss of life and property from landslides and seismic, volcanic, or other naturally occurring events, and minimize or eliminate land use impacts on geologically hazardous areas.
- Objective NE-D.1** By 2011, after mapping of geological hazards within the City and its Planning Area has been completed consistent with Policy NE B.1.3, the City Manager should form a staff task force to review new mapping information of the areas within the City identified as geologically hazardous areas to ensure that current performance standards are adequate.
- Policy NE-D.1.1** Regulate uses and activities that occur within or near geologically hazardous areas in a manner that minimizes the potential for property damage or loss of life.
- Policy NE-D.1.2** Restrict development on potentially unstable land to ensure public safety and conformity with natural constraints.
- Policy NE-D.1.3** Apply the International Building Codes, as amended by the State of Washington, and any other necessary special building design and construction measures to minimize the risk of structural damage, fire, and injury to occupants due to geological hazards.

Fish and Wildlife Habitat Conservation Areas

Goal NE-E To balance the requirements of an urban area with protection of fish and wildlife habitats, including salmonid habitat, by preserving, restoring, and enhancing critical areas, open space and parkland; and linking habitat for wildlife and native ecosystems.

Objective NE-E.1 Identify remaining linked habitat in the City and incorporate this in the Parks/Recreation/Open Space Plan. Establish an open space target for preservation of key habitat for fish and wildlife in the next update of the Open Space Plan, which is updated every 6 years.

Policy NE-E.1.1 Manage fish and wildlife habitat conservation areas to protect overall habitat functions and values (e.g., food, water, cover, space), except where a listed species requires targeted habitat management. Rely on federal, State, and County agencies to identify “special status” wildlife species, but allow for a process to identify species of local importance to the City of Longview.

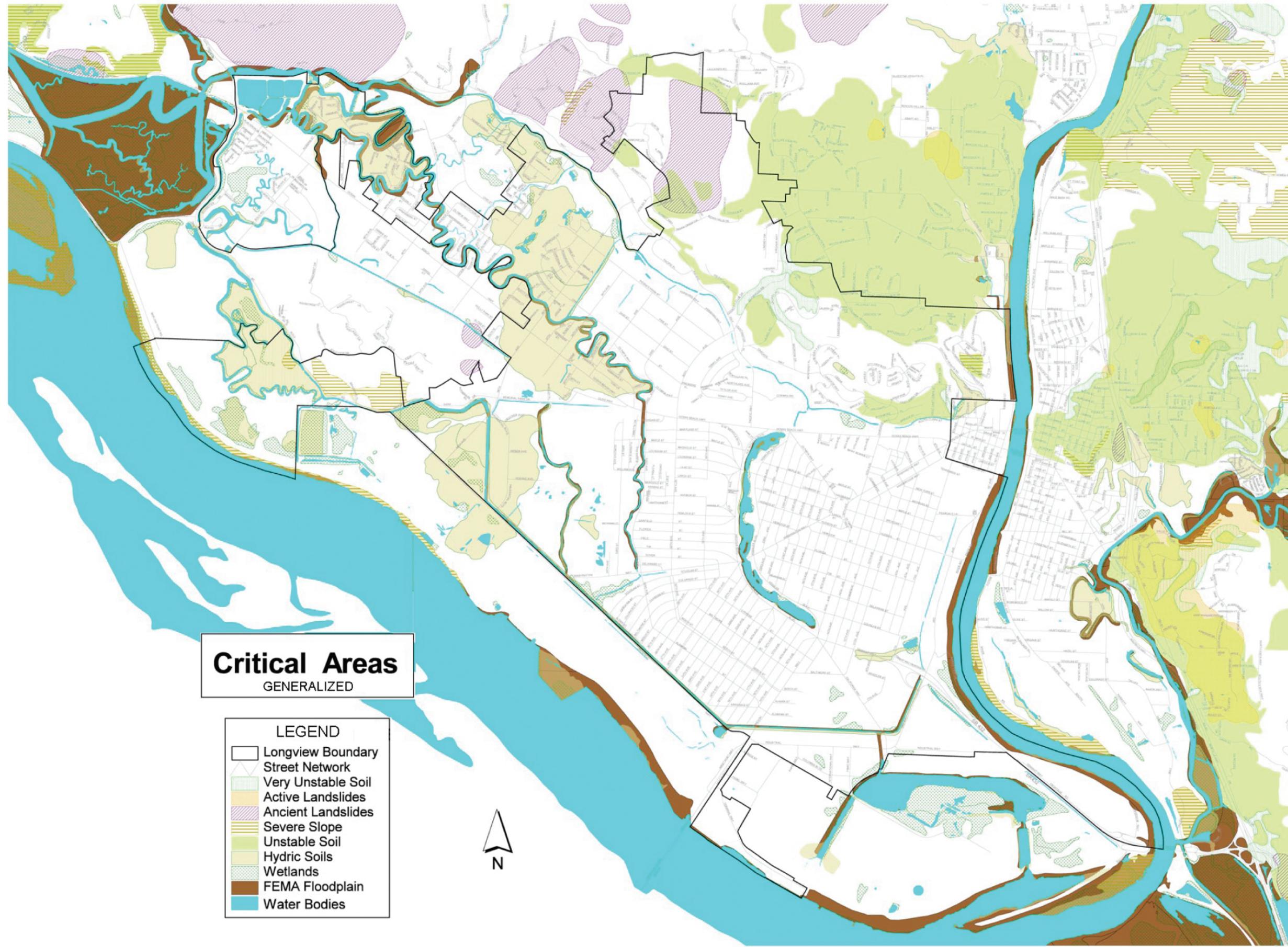
Policy NE-E.1.2 Develop strategies for preserving, protecting, or restoring important habitats and corridors, particularly if they are at risk of significant degradation. These strategies should include:

- public acquisition of habitat;
- linking habitats using parks, greenways, open space areas, riparian corridors, and other natural features;
- encouraging the use of conservation easements for long-term habitat protection;
- promoting land use plans and development that avoid impacts on habitat; and
- protecting native plant communities by encouraging management and control of non-native invasive plants, including aquatic plants.

Shorelines

Goal NE-F Plan and coordinate land uses, public access, and natural resource protection along shorelines of the State in accordance with the State Shoreline Management Act and the Longview Community Vision.

- Objective NE-F.1** Coordinate with Cowlitz County and the City of Kelso to determine if a joint Shoreline Master Program will be prepared to meet the Shoreline Management Act deadline of December 2012. Coordination should occur by the end of 2009 in order to ensure that a work program can be prepared, grants and funding can be secured, and adequate time is available to conduct either a joint program update or create an individual city program if a coordinated program is not prepared.
- Policy NE-F.1.1** Continue to implement the adopted Shoreline Master Program for the Cowlitz and Columbia rivers until such time as it is amended or replaced.
- Policy NE-F.1.2** Ensure that the updated Shoreline Master Program is consistent with the City of Longview Comprehensive Plan and its goals, objectives, and policies that promote connections between Longview and its waterfront.



Source: City of Longview GIS

Figure 5-1
Compilation of Critical Areas in Longview
City of Longview Comprehensive Plan
December 2006

