



## Central Port Stormwater Improvement Project

### City of Kalama Shorelines Substantial Development Compliance Narrative

November 2017

#### **Project Description**

The Port of Kalama will create a stormwater infiltration facility, and various lot improvements, located at approximately 1253 NW 3<sup>rd</sup> Street, in Kalama, Washington. The primary purpose of the project is to re-direct stormwater to new infiltration ponds for 100% infiltration and avoid direct discharge of stormwater to the Columbia River. The goal of the project is to improve water quality from an existing industrial area. The site was previously in operation by other businesses, but needed stormwater treatment for continued use.

The project site consists of approximately 3 acres. Construction is projected to begin January 1, 2018.

The existing condition includes an asphalt lot, a variety of obsolete buildings, utilities and concrete barriers from previous industrial tenants. The area has been in heavy industrial use for decades, including log storage and handling, vehicle transport cueing, laydown, and other industrial uses, except for the Columbia River to the west, is surrounded by ongoing heavy industrial uses. Stormwater is captured in lower elevations on the property and pumped to a common ditch and lined pond/swale which drains to the Columbia River. An overflow connection to the river exists for high water events.

The developed condition will include avoiding stormwater discharge to the Columbia River. All stormwater will be pumped to new infiltration ponds for 100% infiltration. Water will not be discharged from the site. The area will be cleared of obsolete structures and utilities. The developed condition will result in improved water quality by infiltrating stormwater.

The project includes:

- Construction of a stormwater infiltration pond with three cells (1. Primary settling, 2. Secondary settling, 3. Infiltration)
- replacement of three, existing stormwater pump systems located throughout the project area,
- capping two storm pipes,
- demolition of two buildings,
- removal of three utility poles,

- relocation of a transformer,
- removal of concrete barriers and various block from a previous industry,
- removal of an obsolete backup pump,
- minor fill and asphalt of a low elevation on the property,
- maintaining infiltration ponds, including vegetation and soil management, post-construction to ensure continued functionality of the system as designed.

The project includes approximately 7,400 cubic yards of cut and 2,500 cubic yards of fill.

The new infiltration ponds are not within the 100-year floodplain. The remainder of the project is within the floodplain.

Erosion control will consist primarily of sediment fence and/or straw wattles to prevent sediment from leaving the project site. Most excavation will be short-term, but material may be stockpiled temporarily on site.

### **Shoreline Jurisdiction**

The proposed project will occur within 200 feet of the Columbia River, a shoreline of statewide significance. The proposed project requires a Shoreline Substantial Development (SSDP) permit from the City because the facility will be constructed within 200 feet of the Columbia River, as measured from the Ordinary High Water Mark (OHWM). The proposed infiltration pond has been designed with a 100-foot setback from the OHWM, for infiltration away from the river. The project will be constructed on and landward of existing pavement and impervious surface and therefore, the proposed development is functionally isolated from the critical area associated with the river and its buffer. This reach of the Columbia River is accessible by Wilson Drive, but the site is heavily armored and does not include recreational features because of potential safety issues due to industrial use of the area.

Shoreline Master Management Program (1977 Cowlitz County SMP, as adopted by the City of Kalama)

The proposed project is in compliance with regulations pertaining to the “Roads and Railroads” section of the SMMP because:

- “Future construction of access roads shall assure compliance with existing rules and regulations addressing such construction.” The project site already has an informal gravel access due to previous fill on the site. The project will include a gravel access road that is required for maintenance of the storm ponds. The project is also in compliance with (4) All public roads and railroads shall not impede non-motorized public access to public shorelines.” The access road will not impede access to the shoreline.

The proposed project is in compliance with the regulations pertaining to “Ports and Water-Related Industries” section of the SMMP because:

- Port facilities shall be permitted on urban shorelines. The project is in compliance with (1) and (2) because the project is a port facility/utility and is applying for a permit and will comply with the regulations.

The proposed project is in compliance with the regulations pertaining to the “Utilities” section of the SMMP because:

- The proposed infiltration pond and associated improvements shall be permitted within the Urban District in compliance with regulations (2) and (3) under conservancy district such that the project will apply for a permit (2) (a) and the infiltration pond is not feasible underground and will be an above-ground pond to facilitate infiltration will be, (b) there is no vegetation on the site so clearing is avoided and minimized by working in the existing fill and/or asphalt area, and (c) installation of utility systems which disrupt the environment will be regraded with the natural terrain and replanted to prevent erosion and provide an attractive, harmonious vegetation cover. The project site will not disturb the environment because it will not impact vegetated areas and will improve water quality. The project does not include vegetation cover because the ponds will be maintained free of vegetation to function properly.

### **Critical Areas Protection**

The proposed project is exempt from the provisions of the City’s Critical Areas Protection according to KMC Chapter 15.02.070 (E). KMC Chapter 15.070 (E) identifies that “maintenance, operation, reconstruction of existing public and private roads, streets, driveways, utilities, and existing public buildings and facilities provided that reconstruction of any such facilities does not extend outside the previously disturbed portions of the right-of-way or building lot lines. The proposed project is a public utility located entirely on existing impervious surface underlain by fill and will not extend outside of previously disturbed areas. Furthermore, the riparian area should be considered functionally isolated as it is entirely composed of rip-rap, historic fill, existing structures, and existing impervious surfaces, providing no habitat functions. The project will not impact critical areas (including the floodplain) or listed species and will ultimately provide a net benefit to the environment improving water quality, as stormwater will no longer discharge directly into the Columbia River. Therefore, there are no adverse impacts to the adjacent river or its buffer due to functional isolation. A separate critical areas exemption memorandum accompanies the submittal.

## **Conclusion**

Therefore, the proposed project is compliant with the Cowlitz County Shoreline Management Master Program (1977), and is exempt under the City's Critical Areas Protection ordinance (Chapter 15.02). The project will apply for an excavation/grading. This shoreline narrative has been prepared and accompanies the master application of a shoreline substantial development permit.