The Lofts at Kalama
Wetland Buffer Averaging Plan

Tax Parcels 411460100
6445 Old Pacific Highway, Kalama, WA 98625

Prepared by:

Jim Barnes, President
Cascadia Ecological Services, Inc.
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Applicant:

The Lofts at Kalama, LLC
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Project Engineer/Applicant:

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Vancouver, WA 98682
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Date: May 14, 2021

CASCADIA
ECOLOGICAL SERVICES, INC.

Executive Summary

The Lofts at Kalama LLC (TLK) has purchased the Sunset Terrace Subdivision and intends to develop the site. The intent is to modify the subdivision design, but only to the extent needed to convert to multifamily housing.

The intent of the project is to create high density, market rate dwelling units that take advantage of the terrain and views of the Columbia River. The vicinity of the project is ideal for this type of development with the great recreation opportunities, nearby freeway access, and high housing demand.

The project area is located to the east of a pond known locally as Big Lake east of Interstate 5. Prior to the construction of the interstate in 1969, the area was an emergent wetland. Streams which flow into the wetlands have created a permanent pond due to the elevational grade and constricted culvert outlet at the interstate to the west. Big Lake is a known stormwater facility for Interstate 5 by the Washington State Department of Transportation.

According to the USFWS National Wetland Inventory, the wetlands associated with Big Lake contain components of freshwater emergent and forested wetlands, all of which are regulated by the U.S. Army Corps of Engineers (USACE), Washington State Department of Ecology (Ecology), and the City of Kalama. In general, the wetlands are palustrine emergent and forested Category III depressional wetlands. The wetlands provide moderate to high levels of hydrologic and water quality functions and moderate habitat functions. Vegetated buffers around the wetlands are functional mature forest, with exception of the west side, which is bordered by Interstate 5.

The applicant proposes to utilize sections 15.02.120.F of City of Kalama Municipal Code (City of Kalama, 2021) to average portions of the wetland buffers on the project site.

Table of Contents

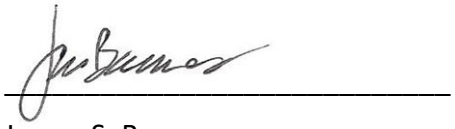
Appendices

Acronyms and Abbreviations

KMC	Kalama Municipal Code
CES	Cascadia Ecological Services, Inc.

Statement of Qualifications

Cascadia Ecological Services, Inc. (CES) is a multi-disciplined environmental consulting company based in Vancouver, Washington. CES was established in 2001 and specializes in wetland delineation, habitat assessment, permitting, and mitigation. This plan was completed by James Barnes, president and owner of CES. The information contained in this plan documents the investigation, best professional judgment and conclusions of CES. All assumptions made and relied upon are complete and accurate.



James S. Barnes
President
Cascadia Ecological Services, Inc.

Chapter 1. Introduction

The Lofts at Kalama, LLC (applicant) contracted with CES to complete a wetland buffer averaging plan for Tax Parcel 411460100. The purpose of the plan is to address encroachments into the wetland buffers on the property by the proposed project.

This plan is anticipated to support a wetland permit locally through the City of Kalama.

Chapter 2. Proposed Project

2.1 Location

Project Location: 6445 Old Pacific Highway, Kalama, WA 98625 (Figure 1 of 5)
Tax Parcels: 4114460100
County: Cowlitz
Section, Township, and Range: S44, T6N, R1W of the Willamette Meridian
Latitude/Longitude: 45.9985 /-122.8387

2.2 Landscape Setting

The 17.05-acre project area consists of a rocky hillslope leading west from Old Pacific Highway South to the edge of Big Lake. Most of the site has been logged and cleared for development except for the critical area buffers. The hillslope is dominated by mature upland forest. Large-lot residential properties are located to the north and south of the project area. No developed structures exist on the property at this time. The Columbia River is approximately 1,100 feet west of the site.

2.3 Critical Areas Background Information

The project area borders Big Lake (Wetland 1) which is a stormwater pond that resulted from the construction of Interstate 5. The lake receives inputs from a perennial DNR Type F stream along its southeast side and a seasonal non-fish bearing stream that enters from the east across the project area from a culvert underneath Old Pacific High South. The wetland is classified by the USFWS National Wetland Inventory as freshwater emergent wetlands. The wetlands are defined as Category III depressional by the *Washington State Wetland Rating System for Western Washington: 2014 Update* (Hruby, 2014).

Detailed information regarding the wetlands on-site can be found in the critical areas report for this project completed by CES in July 2018 (Barnes, 2018). Locations of the wetlands are shown on Figure 4 of 5.

2.4 Project Purpose and Description

The intent of the project is to create high density, market rate dwelling units that take advantage of the terrain and views of the Columbia River. The vicinity of the project is ideal for this type of development with the great recreation opportunities, nearby freeway access, and high housing demand. A site plan has been developed for the project and is shown on Figure 3 of 5.

Chapter 3. Methods

3.1 Buffer Width Alterations (KMC 15.02.120.F)

This chapter summarizes the methods used to comply with local guidance. The applicant proposes to average portions of the wetland buffers on the project site as shown on Figure 5 of 5. KMC Section 15.02.120.F allow may be alteration of buffer widths by averaging (decreasing or increasing) the buffer width. Per KMC Section 15.02.120.E.3, in no case shall the standard buffer width be reduced by more than twenty-five percent, or the buffer width be less than fifty feet except for buffers for category IV wetlands. Because the on-site wetlands are Category III wetlands with a base buffer of 150 feet (KMC Table 15.02.120-1), the maximum reduction to buffer through buffer averaging is 112.5 feet.

The areas of proposed buffer averaging are located in the outer portion of the wetland buffer on-site which are in areas mostly dominated by herbaceous weeds and grasses. Non-native Armenian blackberry thickets and Scotch broom are also present. In addition, the area to be buffer averaged is at the top of a steep slope leading down to the wetlands on a slightly sloping terrace. The area beyond the buffer reduction area to the west is steeper and forested. Therefore, the reduction of the buffer will not adversely impact the function and/or values of the wetland because the current condition of the outer buffer provides limited wildlife habitat functions or shielding from human activity.

The proposed wetland buffer reduction area is 15,394 ft^2. This area will be compensated by increasing with width of the critical area buffers in two locations as shown on Figure 5 of 5 for a total buffer addition area of 51,601 ft^2. The buffer addition areas will be contiguous with the original critical area buffers area and will not include on-site septic systems, public or private roadways, structures, or aboveground utilities. Lastly, the buffer addition areas consist of undisturbed native forest.

The proposed wetland buffer averaging meets the requirements set forth in KMC Section 15.02.120.F.

Chapter 4. Critical Areas Permit Standard Requirements

4.1 Critical Areas Protection

Prior to the city approving the development permit application, the applicant will implement the following:

1. Mark Buffer During Construction. The location of the outer extent of the wetland buffer shall be marked in the field and such markings shall be maintained throughout the duration of the permit.

2. Permanent Marking of Buffer Area. A permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedge row, fencing, or other prominent physical marking approved by the responsible official. In addition, small signs shall be posted at an interval of one (1) per lot or every one hundred (100) feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the wetland buffer approved by the responsible official worded substantially as follows:

> Critical Areas Buffer –
> Please retain in a natural state

Chapter 5. References

Barnes, J. (2018). *Sunset Terrace Subdivision Critical Areas Report.* Vancouver: Cascadia Ecological Services, Inc.

City of Kalama. (2021, May 14). *Kalama Municipal Code*. Retrieved from MC Kalama, WA: https://library.municode.com/wa/kalama/codes/municipal_code

Appendix A — Methods and Tools

Table A-1. Regulatory code sections referenced to prepare the wetland buffer averaging plan.

Parameter	Method or Tool	Website	Reference
City of Kalama Wetland Buffer Standards and Authorized Activities	City of Kalama City of Kalama Critical Areas Protection Ordinance	https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT15EN_CH15.02CRARPR	KMC 15.02 Critical Areas Protection

Appendix B — Figures

Figure 1 of 5 – Vicinity Map

Figure 2 of 5 – Site Topographic Contours

Figure 3 of 5 – Proposed Site Plan

Figure 4 of 5 – Wetland and Stream Locations

Figure 5 of 5 – Proposed Buffer Averaging Areas

Cowlitz County NetMaps
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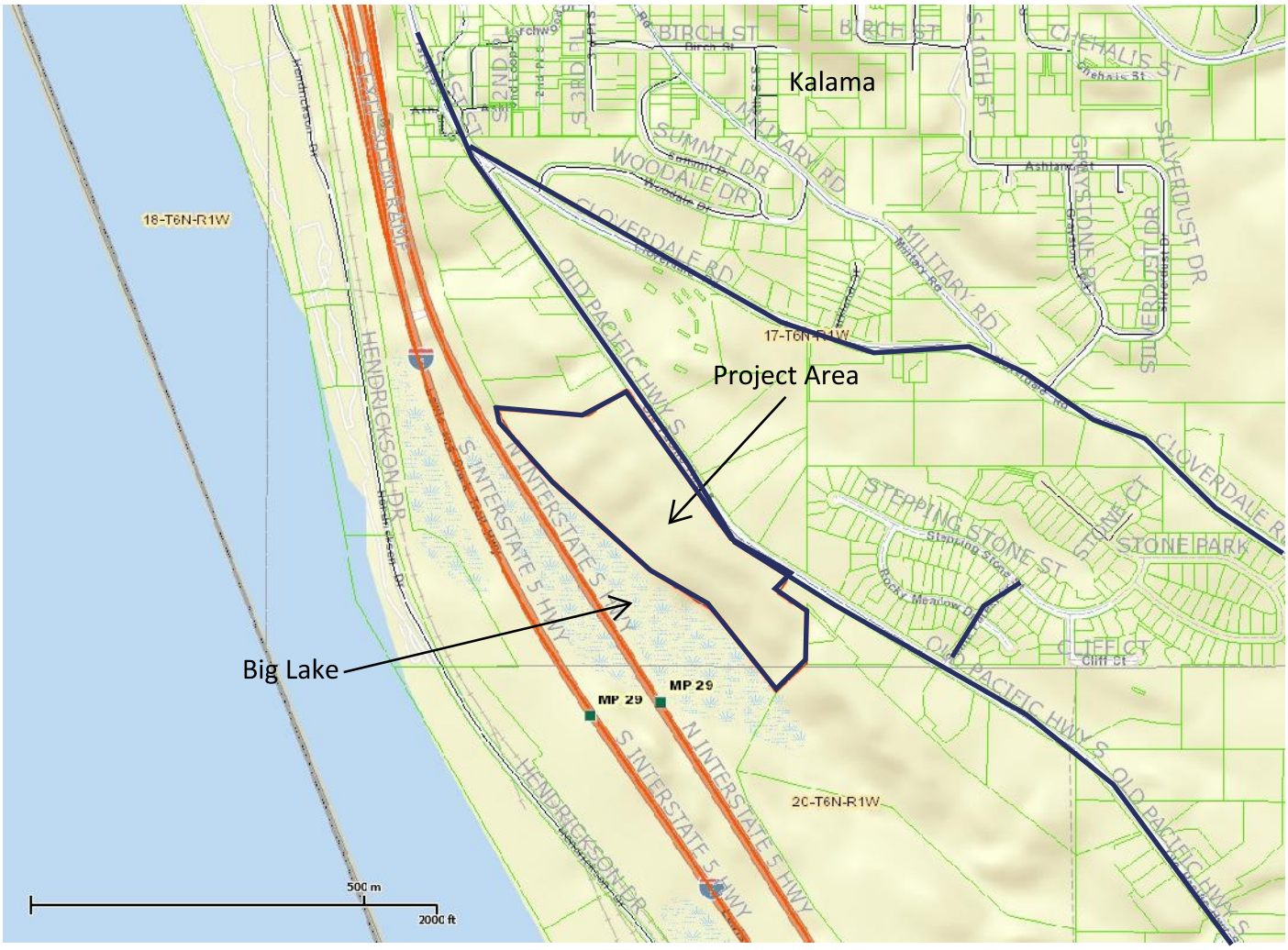

Figure 1 of 5. Vicinity Map
Wetland Buffer Averaging Plan
Project: The Lofts at Kalama
Property Owner: The Lofts at Kalama, LLC

Location: 6445 Old Pacific Highway, Kalama, WA 98625
Tax Parcel: 411460100
Latitude: 45.9985; Longitude: -122.8387
Legal: S17, T6N, R1W of the Willamette Meridian
Date: 5/14/21

Applicant:
The Lofts at Kalama, LLC
Attn: Ben Uskowski
(360) 608-2269
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Cowlitz County NetMaps
Printed: Friday, July 6, 2018 1:30:01 PM

Account No. R041435 Toteff Property

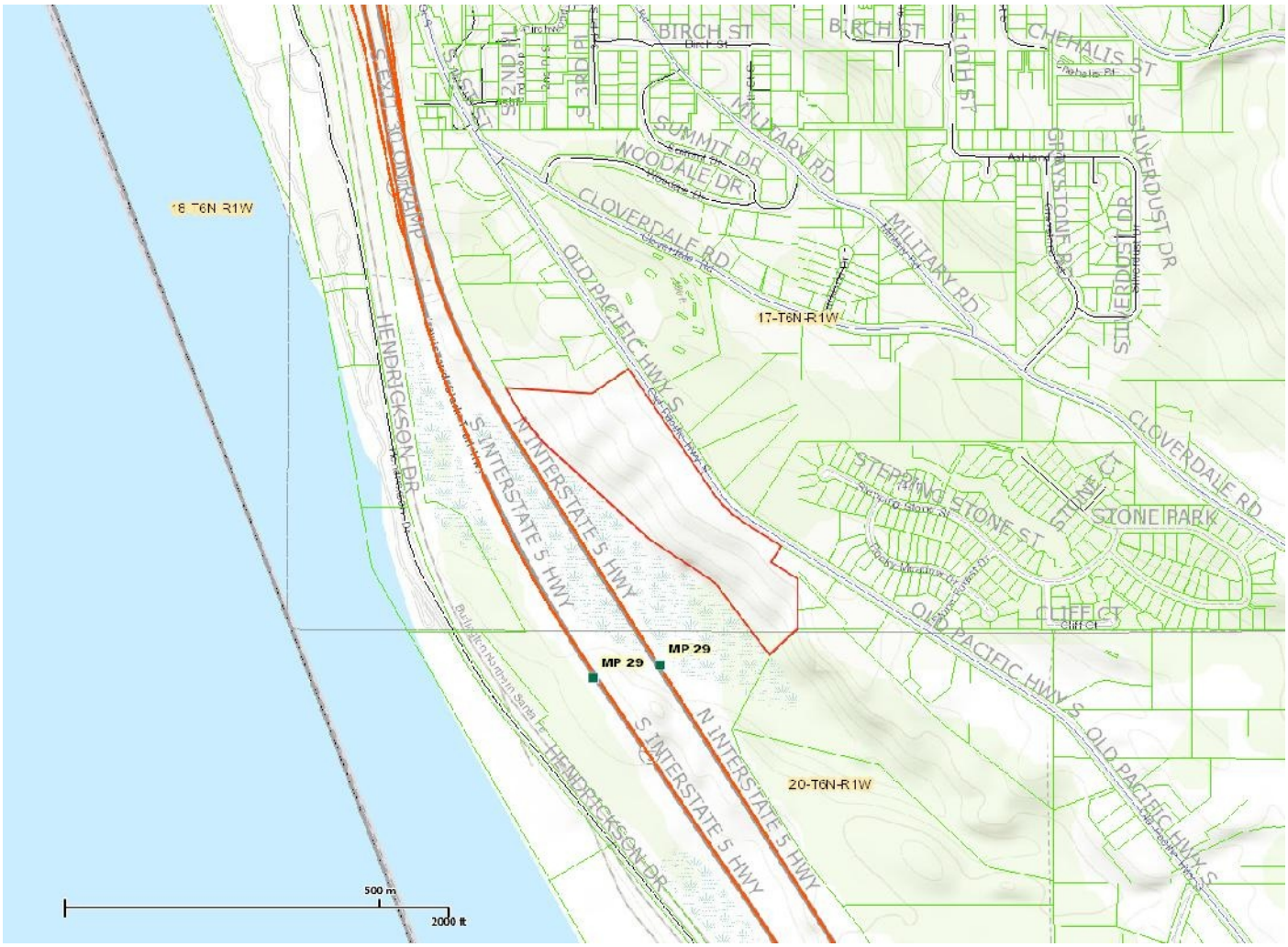

Figure 2 of 5. Site Topographic Contours
Wetland Buffer Averaging Plan
Project: The Lofts at Kalama
Property Owner: The Lofts at Kalama, LLC

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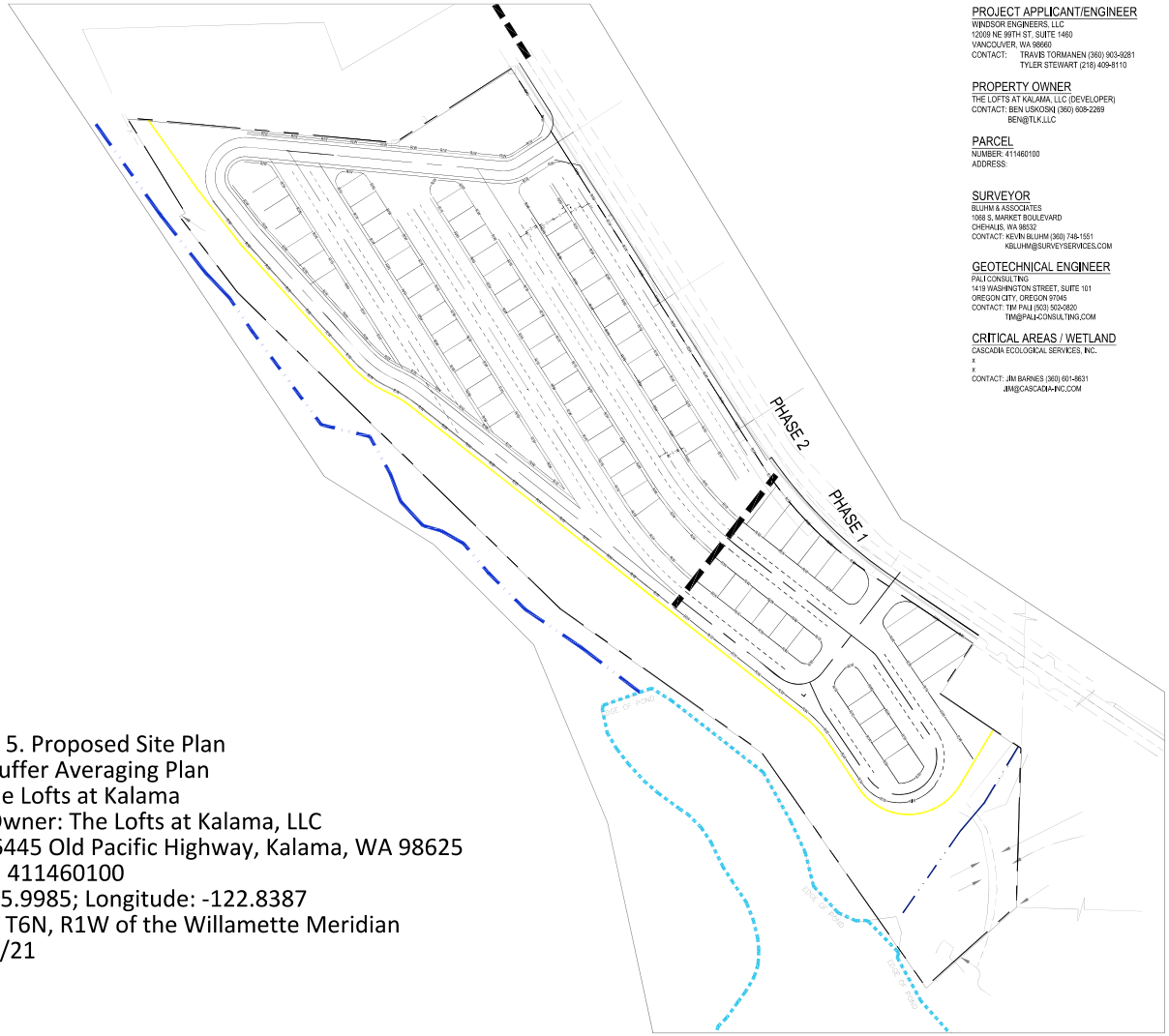

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PROPERTY OWNER
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BEN@TLK.LLC

PARCEL
NUMBER: 411460100
ADDRESS:

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CHEHALIS, WA 98532
CONTACT: KEVIN BLUHM (360) 748-1551
KBLUHM@SURVEYSERVICES.COM

GEOTECHNICAL ENGINEER
PALI CONSULTING
1419 WASHINGTON STREET, SUITE 101
OREGON CITY, OREGON 97045
CONTACT: TIM PALI (503) 503-0820
TIM@PALI-CONSULTING.COM

CRITICAL AREAS / WETLAND
CASCADIA ECOLOGICAL SERVICES, INC.
x
x
CONTACT: JIM BARNES (360) 601-8631
JIM@CASCADIA-INC.COM

PROJECT NOTES
CONSTRUCT PHASE 1 BUILDINGS AND INFRASTRUCTURE. PROJECT IS A CONVERSION OF THE APPROVED SUNSET TERRACE SUBDIVISION TO A HIGH DENSITY DEVELOPMENT.

PARCEL NUMBER: 411460100
SITE ADDRESS: 6445 OLD PACIFIC HIGHWAY
LOCATED IN THE NE 1/4 SW 1/4 SECTION 17 TOWNSHIP 6N, RANGE 1W, W.M., COWLITZ COUNTY, WASHINGTON

SITE AREA: 17.03 ACRES, 741,970 SF

CURRENT USE: VACANT LAND

ZONING DESIGNATION: R-3

TRANSIT ROUTES: NO KNOWN BUS ROUTES WITHIN 1 MILE OF THE SITE

EXISTING WATER AND SEWER: SEWER SERVICE WILL BE PROVIDED BY THE CITY OF KALAMA, PUBLIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KALAMA. NO SEPTIC SYSTEMS ARE KNOW TO EXIST ON THE SITE. NO WELLS ARE KNOWN TO EXIST ON THE SITE.

CRITICAL AREAS: THE SITE CONTAINS SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE COLUMBIA RIVER WATERSHED.

Figure 3 of 5. Proposed Site Plan
Wetland Buffer Averaging Plan
Project: The Lofts at Kalama
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Location: 6445 Old Pacific Highway, Kalama, WA 98625
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Date: 5/14/21

Applicant:
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ben@tlk.llc.com

PRELIMINARY

LINE IS 1" ON FULL SCALE DRAWING

0 NUDQ@KK OK@M
Scale: 0" = 0'-0"

N

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS BEFORE YOU DIG. CAUTION UTILITY INFORMATION IS APPROXIMATE. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

Duluth, MN | Vancouver, WA
www.windsorengineers.com
Project No: 21002

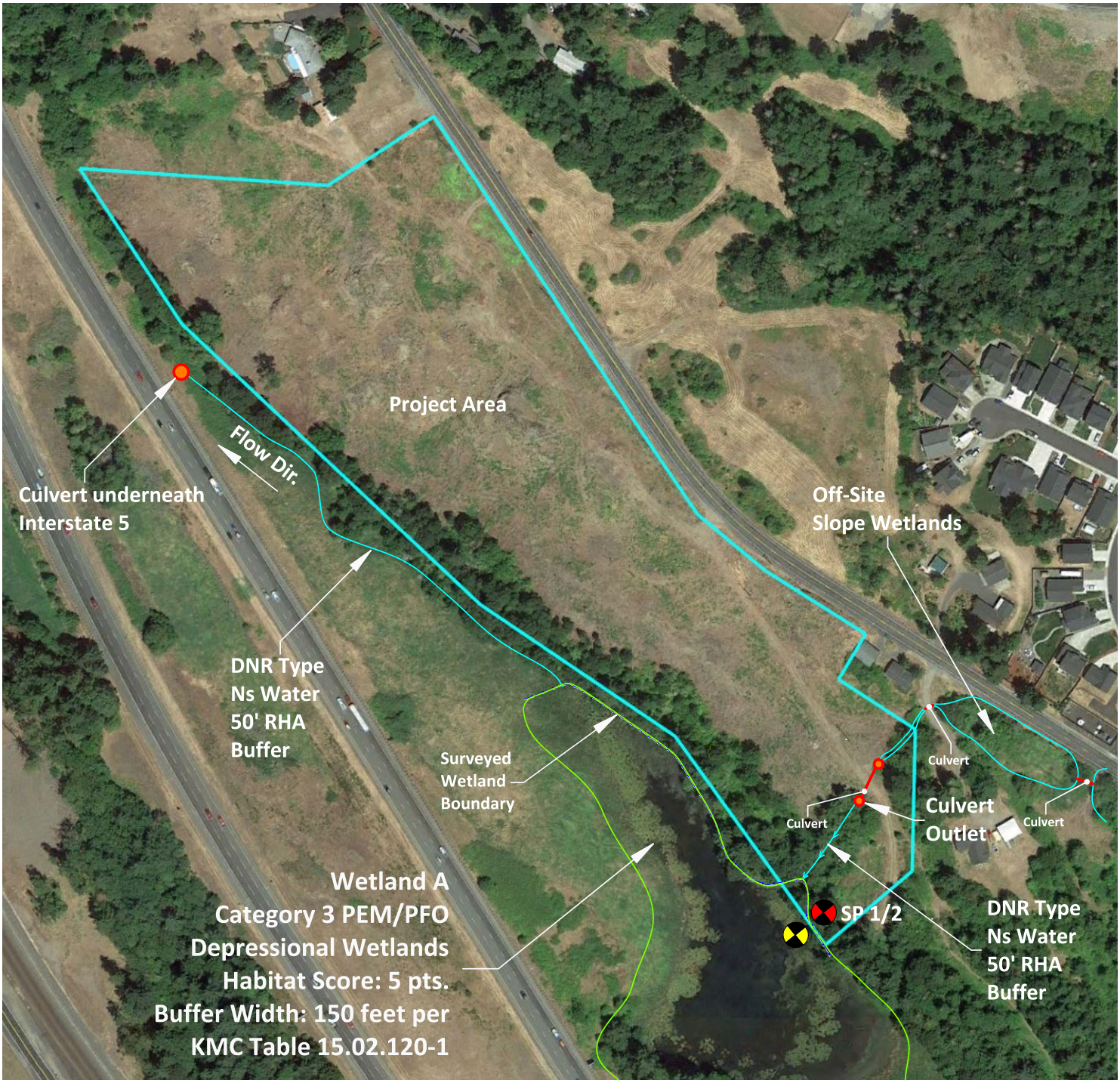
THE LOFTS AT KALAMA
KALAMA, WA

PRE-APP SUBMITTAL
Issue Date: 05/10/2021

COVER SHEET

-

6.1 COVER SHEET, 5/7/2021 10:02:52 AM



Note: Critical areas shown on this graphic have been surveyed. Wetland boundaries have not been verified. It is recommended that critical area boundaries and designations be verified by the Corps of Engineers, Ecology, and the City of Kalama prior to expending significant financial resources to this project.

Aerial Photo Source: Google Earth 2018

Drawn by: J. Barnes

CASCADIA
ECOLOGICAL SERVICES, INC.

Figure 4 of 5 - Wetland and Stream Locations
Wetland Buffer Averaging Plan

Project: The Lofts at Kalama
Location: 6445 Old Pacific Highway, Kalama, WA 98625
Tax Parcels: 411460100
Legal: S44, T6N, R1W of the Willamette Meridian
45.9985 N. lat. /-122.8387 W long.
County: Cowlitz

Cascadia Ecological Services, Inc.
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Date: 5/14/21

APPLICANT:
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Graphic Scale
0 150 300
Feet

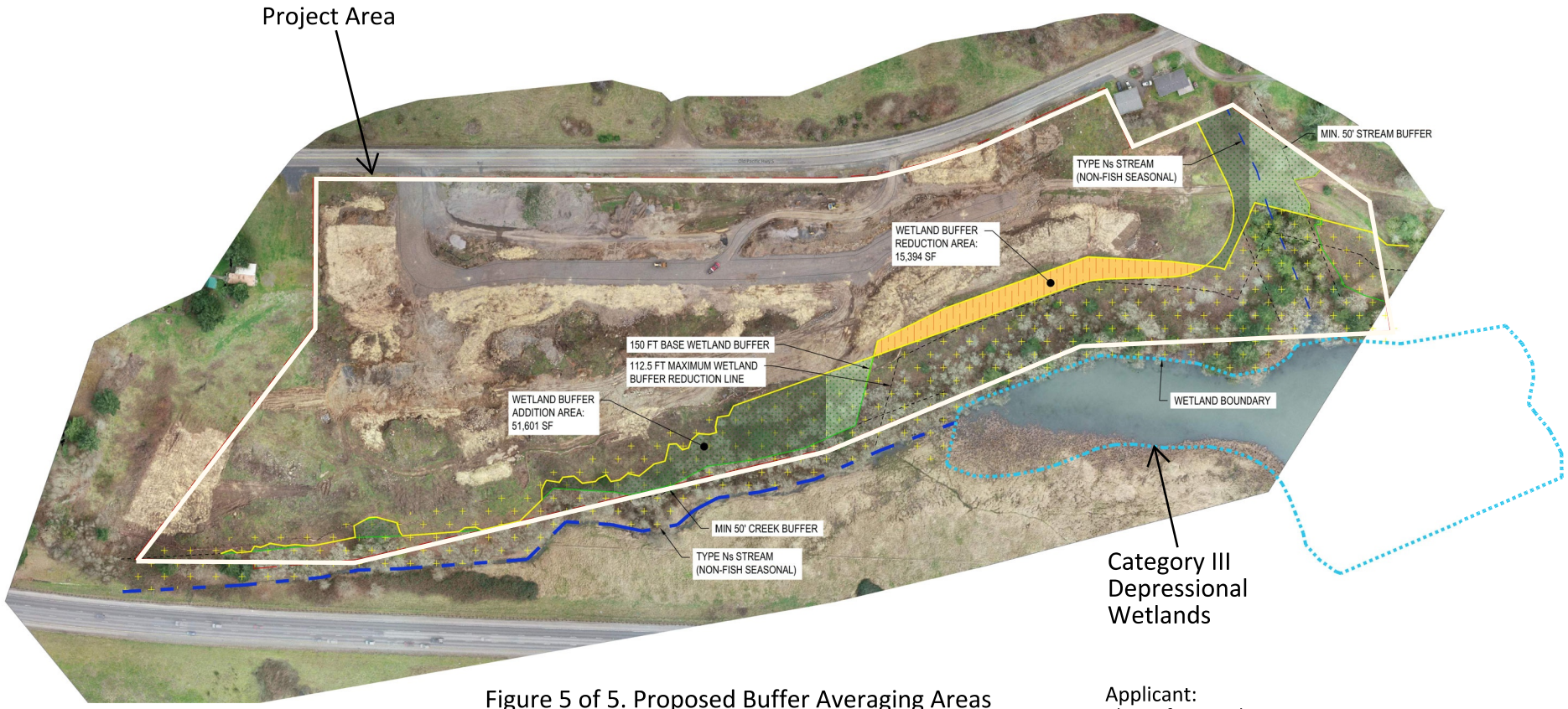

Figure 5 of 5. Proposed Buffer Averaging Areas
Wetland Buffer Averaging Plan
Project: The Lofts at Kalama
Date 5/14/21

Applicant:
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0 DWRR.SHMF BNMCISHNMR CK@M
Scale: 0" = 7/"

811 Know what's below. Call before you dig.
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Revisions:

Duluth, MN | Vancouver, WA
www.windsorengineers.com
Project No: 21002

THE LOFTS AT KALAMA
KALAMA, WA

WETLAND BUFFER EXHIBIT
Issue Date: 06/11/2021

AERIAL OVERLAY

1