

**COLUMBIA SOUTH SHORE
NATURAL RESOURCE PROTECTION PLAN
MITIGATION GUIDELINES AND ACTIONS
ADOPTED BY ORDINANCE 167127
NOVEMBER 17, 1993**

MITIGATION GUIDELINES

Some resources identified in the Plan but not protected are wetlands regulated by state or federal agencies. Alteration of these resources may require mitigation. This section provides a series of non-mandatory guidelines, to encourage mitigation that would be complementary with and meet the objectives of the Plan.

- Restore the natural ecosystem by use of native vegetation and recreation of sloughs, palustrine wetlands, and riparian areas.
- Allow for migration, travel, dispersion, and recharge of plants and wildlife into and through mitigation and other landscaped areas by connections with protected natural resource areas.
- Provide for diversity of wildlife habitat by use of a broad range of native plants and combination of wetlands and uplands.
- Integrate mitigation into site design by encouraging use of native plants throughout the entire development site, use of wetlands for stormwater retention and detention, and connection of landscaped areas to provide corridors and larger areas for food, water, cover, resting, and nesting.
- Encourage trails, passive recreation facilities in a manner compatible with wildlife protection and which minimize adverse impacts to wildlife habitat.
- Reduce stormwater runoff through use of on-site stormwater detention or retention systems.
- Improve water quality by integrating sediment trapping systems into landscaping and using vegetation for trapping and uptake of chemical pollutants.

OTHER MITIGATION ACTIONS

In addition to creating new resources or enhancing existing ones, a number of activities will be carried out by local governments to aid in mitigation, and ensure that area-wide resource values will continue to function. Figure 4-3 lists those responsibilities, while a brief description of each follows.

**Figure 4-3
Mitigation Responsibilities of Local Governments**

GOVERNMENTAL UNIT	RESPONSIBILITY
Portland Bureau of Planning	<ul style="list-style-type: none"> • Review development plans • Provide support to the advisory committee • Review monitoring plans and reports • Determine mitigation success • Meet additional DEQ water quality requirements
Portland Bureau of Parks and Recreation	<ul style="list-style-type: none"> • Maintain trail and related easements • Advise the Bureau of Planning
Portland Bureau of Environmental Services	<ul style="list-style-type: none"> • Review stormwater and water quality protection facilities • Meet additional DEQ water quality requirements • Advise the Bureau of Planning
Portland Development Commission	<ul style="list-style-type: none"> • Review monitoring plans and reports • Aid financing for in-water maintenance • Meet additional DEQ water quality requirements • Advise the Bureau of Planning
PORTLAND OFFICE OF TRANSPORTATION	<ul style="list-style-type: none"> • Review monitoring plans and reports • Support transportation-related mitigation • Advise the Bureau of Planning
Multnomah County Drainage District No. 1	<ul style="list-style-type: none"> • Implement in-water maintenance • Advise the Bureau of Planning

• **Portland Bureau of Planning**

Mitigation Plan Review Mitigation plans are a land use review under the Plan. These reviews are processed by the Bureau of Planning.

Advisory Committee Support An advisory committee will be formed to review implementation of the Natural Resources Protection Plan, and to advise the City during land use reviews. Its responsibilities and limitations are described elsewhere in this chapter.

Monitoring Plan Review The Bureau of Planning will conduct a review of annual monitoring information provided by the property owner to determine mitigation success. Failure by the property owner to provide adequate monitoring may result in either a finding of non-compliance with City land use regulations and/or forfeiture of the bond or other assurance to the City, at which time the City may perform the monitoring function. The advisory committee will advise the Bureau of Planning.

Mitigation Success Determination The Bureau of Planning will make a final determination of mitigation success. The Bureau will use monitoring information supplied by the property owner, field observations, advice from the advisory committee, and other information as necessary.

DEQ Water Quality Requirement Compliance The Oregon Department of Environmental Quality may require an additional 2.4 acres of water quality functions (sediment trapping and nutrient retention) be added to the overall mitigation requirements. Required mitigation will occur upon completion of the fills identified in this Plan. A plan will be developed by the Portland Development Commission, Bureau of Planning, and Bureau of Environmental Services to provide the necessary mitigation for water quality functions.

- **Portland Bureau of Parks and Recreation**

Trail and Easement Area Maintenance If the Slough Trail and easement meets standards, the property owner may deed it to the Portland Bureau of Parks and Recreation. If this is done, all future maintenance will be carried out by the City.

Advice to the Bureau of Planning The Bureau of Parks and Recreation will oversee and coordinate implementation of the Plan with Slough Trail and nearby recreational activities in the Columbia South Shore. The Bureau of Parks and Recreation will review mitigation proposals and advise the Bureau of Planning during land use reviews.

- **Portland Bureau of Environmental Services**

Stormwater and Water Quality Protection Facility Review The Bureau of Environmental Services will review proposed mitigation activities to insure that they meet water quality standards.

DEQ Water Quality Requirement Compliance The Oregon Department of Environmental Quality may require an additional 2.4 acres of water quality functions (sediment trapping and nutrient retention) be added to the overall mitigation requirements. Required mitigation will occur upon completion of the fills identified in this Plan. A plan will be developed by the Portland Development Commission, Bureau of Planning, and Bureau of Environmental Services to provide the necessary mitigation for water quality functions.

Advice to the Bureau of Planning The Bureau of Environmental Services will oversee and coordinate implementation of the Plan with stormwater management and water quality activities in the Columbia South Shore. The Bureau of Environmental Resources will review mitigation proposals and advise the Bureau of Planning during land use reviews.

- **Portland Development Commission**

Monitoring Plan Review The Portland Development Commission will coordinate implementation of the Plan with urban renewal activities in the Airport Way Urban Renewal District. The Portland Development Commission will review monitoring plans and evaluate the success of

mitigation sites, and advise the Bureau of Planning during mitigation monitoring review.

Aid Financing for In-Water Maintenance The Portland Development Commission has signed a memorandum of understanding with the Multnomah County Drainage District No. 1 to provide limited financing and aid in property acquisition for implementation of in-water drainageway maintenance. Some of these funds have been released, and the Drainage District has taken delivery on and is now testing the equipment. Support in accordance with the agreement will continue.

DEQ Water Quality Requirement Compliance The Oregon Department of Environmental Quality may require an additional 2.4 acres of water quality functions (sediment trapping and nutrient retention) be added to the overall mitigation requirements. Required mitigation will occur upon completion of the fills identified in this Plan. A plan will be developed by the Portland Development Commission, Bureau of Planning, and Bureau of Environmental Services to provide the necessary mitigation for water quality functions.

Advice to the Bureau of Planning The Portland Development Commission will coordinate implementation of the Plan with urban renewal activities in the Airport Way Urban Renewal District. The Portland Development Commission will review mitigation proposals and advise the Bureau of Planning during land use reviews.

- **Portland Office of Transportation**

Monitoring Plan Review The Office of Transportation will provide information to the Bureau of Planning as required for annual mitigation review for any mitigation sites created by the City as a result of transportation system development. It will also advise the Bureau of Planning during mitigation monitoring review.

Support Transportation-Related Mitigation The Office of Transportation will provide mitigation for resource impacts related to transportation system development by the City.

Advice to the Bureau of Planning The Office of Transportation will review mitigation proposals and advise the Bureau of Planning during land use reviews.

- **Multnomah County Drainage District No. 1**

Implement In-Water Maintenance The Portland Development Commission has signed a memorandum of understanding with the Multnomah County Drainage District No. 1 to provide limited financing and aid in property acquisition for implementation of in-water drainageway maintenance. Some of these funds have been released, and the Drainage District has taken delivery on and is now testing the equipment. Support in accordance with the agreement will continue.

Advice to the Bureau of Planning The Drainage District will oversee and coordinate implementation of the Plan with Drainage District activities in the Columbia South Shore. The Drainage District will review mitigation proposals and advise the Bureau of Planning during land use reviews.

SUMMARY

Mitigation for alteration of natural resources in the Columbia South Shore requires compensation for loss of resource values and ongoing maintenance to insure long-term resource protection. Responsibility for mitigation site creation and success is that of the property owner of the site on which resource alteration is occurring. Long-term maintenance, as well as protection of area-wide values such as the wildlife corridor, water quality, and stormwater control, is the responsibility of local governments. This chapter has described the requirements of each and their interrelationship. Natural Resource Protection Plan implementation should balance Comprehensive Plan goals by allowing limited resource alteration for other urban development while preserving significant resource values.
