



October 16, 2023

Brad Hankins  
Santé  
1220 20<sup>th</sup> Street SE, Suite 310  
Salem, OR 97302

hankins@santepartners.com

RE: Scope for Wetland Permitting – Lone Oak Road Salem

Dear Brad:

As requested, we have prepared a scope and fee to complete the proposed wetland permitting on the Lone Oak site at 5559 Lone Oak Road SE in Salem, Oregon (TL# 083W16DA). This is a supplement to the Wetland Delineation scope dated September 14, 2023.

We will take the wetland mapping and data already prepared for wetland delineation report and compile the Corps of Engineers (COE) and Department of State Lands (DSL) Joint Permit Application (JPA) to document the proposed wetland impacts and obtain DSL/COE approvals.

Our scope will include a task for preparing the wetland mitigation plan and coordinate with City of Salem and project designers to get preliminary sign off with City, State and Federal agencies on wetland mitigation and any potential buffer impact assessment/mitigation (Task 2.1).

For the wetland permitting, we will coordinate with project engineer and client to prepare wetland impact documentation for the off-site utility improvements, including DSL/COE Joint Permit Application (JPA). Upon completion of preliminary engineering utility plans, we will prepare a draft joint permit application (JPA) which outlines the proposed site development project and documents the wetland impacts (Task 2.2-2.4). ES&A will coordinate the agency review and approval of wetland permits. The project will also require an Oregon Department of Environmental Quality (DEQ) 401 Water Quality Certification to support the Corps permitting (Task 2.5).

**SCOPE:**

*Wetland Permitting – State and Federal*

**Task 2.1. Wetland Impact/Mitigation Plan**

- Coordinate with project engineer to determine on-site permanent wetland impacts from site plan (acreage/volume)
- Consult with review agencies and determine mitigation strategy.

**Task 2.2. Wetland Functional Assessment**

- Complete wetland assessments of all existing wetland/waters on site to establish baseline function and proposed mitigation functions

### **Task 2.3. Alternatives Analysis**

- Compile information on project purpose/need and project constraints with project planner
- Prepare alternative analysis for proposed development

### **Task 2.4. Joint Permit Application (JPA)**

- Prepare narrative for project purpose and need and project description
- Compile adjacent property owners/address list for JPA and obtain local LUCS
- Coordinate application preparation including local land use affidavit and owner/applicant info
- Prepare final JPA for applicant review and submit to DSL/USACE

### **Task 2.5. Wetland JPA Submittal Review**

- Coordinate review and response to agency comments
- Coordinate revisions of wetland mitigation plan to address JPA requirements
- Coordinate with client on permit status

## **PROJECT COSTS**

ES&A estimates the total cost for only Tasks 2.1 -2.5 for amount **not to exceed \$9183.16** without prior written authorization (Attachment B). Cost estimate will serve as a cap under which ES&A will work on a time-and-materials basis and will invoice project monthly.

## **SCHEDULE**

ES&A will complete wetland delineation and start compiling documents for JPA following submittal of the delineation report to DSL and COE.

JPA submittal will follow completion of engineering plans for grading, storm, erosion control and utility plans.

## **ASSUMPTIONS**

- 1) Client will provide a base map showing relevant information on site boundaries and easements on a scaled base survey in CAD provided by client.
- 2) Mitigation to be provided via mitigation bank credits to meet DSL mitigation requirements. Corp of Engineers are not anticipated to take jurisdiction of the project wetland and storm drainage resources. Any documentation necessary for another mitigation site not in the project vicinity will be completed under a supplemental task order.
- 3) Agency site meetings are not included in scope and if required will be billed on a time and material basis
- 4) Wetland Permitting schedule will be provided upon completion of the preliminary engineering utility plan, but the assumption is preparation and agency review will be approximately 6 months for final approval.

We appreciate the opportunity to provide these services on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jack Dalton".

Jack Dalton  
Environmental Science & Assessment, LLC

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Notice to Proceed: \_\_\_\_\_ Client

**ATTACHMENT B**  
**Sante - Lone Oak Salem**  
**Wetland Permitting - Task Order**  
**Environmental Science & Assessment, LLC**  
**October 16, 2023**

**DSL/USACE Wetland JPA Permitting**

**Task 2.1: Wetland Impact/Mitigation Plan**

Env. Tech	2	\$60.00	\$120.00
Wetland Scientist	6	\$76.00	\$456.00
CAD Tech	4	\$70.00	\$280.00
Sr. Wetland Scientist	2	\$120.00	\$240.00
<b>Subtotal</b>	<b>14</b>		<b>\$1,096.00</b>

**Task 2.2: Wetland Functional Assessment**

Env. Tech	0	\$60.00	\$0.00
Wetland Scientist	16	\$76.00	\$1,216.00
Sr. Wetland Scientist	2	\$120.00	\$240.00
<b>Subtotal</b>	<b>18</b>		<b>\$1,456.00</b>

**Task 2.3: Alternatives Analysis**

Env. Tech	6	\$60.00	\$360.00
Wetland Scientist	4	\$76.00	\$304.00
Sr. Wetland Scientist	4	\$120.00	\$480.00
<b>Subtotal</b>	<b>14</b>		<b>\$1,144.00</b>

**Task 2.4: USACE/DSL Joint Permit Application (JPA)**

Env. Tech	8	\$60.00	\$480.00
Wetland Scientist	12	\$76.00	\$912.00
CAD Tech	6	\$70.00	\$420.00
Sr. Wetland Scientist	10	\$120.00	\$1,200.00
<b>Subtotal</b>	<b>36</b>		<b>\$3,012.00</b>

**Task 2.5: Wetland JPA Agency Response**

Wetland Scientist	12	\$76.00	\$912.00
Sr. Wetland Scientist	12	\$120.00	\$1,440.00
<b>Subtotal</b>	<b>12</b>		<b>\$2,352.00</b>

**Expenses <sup>2</sup>**

	Unit	Cost/Unit	No. Units	Total
Travel	mile	\$0.66	126	\$83.16
Graphics and reproduction	estimated			\$40.00
			<b>Subtotal</b>	<b>\$123.16</b>

**Wetland Permitting Total** **\$9,183.16**

<sup>2</sup> Wetland Permit Application Fees to be paid by Client; Estimated \$1150

**BUDGET SUMMARY**

09/14/23

Task 1.1-1.2 Total \$2,818.16

10/16/23

Task 2.1-2.5 Total \$9,183.16

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***REVISED***

**PROJECT TOTAL \$12,001.32**

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