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PROPOSAL FOR WETLAND SERVICES

September 28, 2021

Mackenzie
1515 SE Water Avenue #100
Portland, OR 97214

PROJECT: City of St. Helens Public Safety Building & Road Extension
Wetland Delineation and Permitting Services

PROJECT UNDERSTANDING:

The City of St. Helens is planning site improvements for a public safety building and road extension. Wetland Solutions Northwest (WSNW) has prepared this scope of work for wetland delineation, permitting and mitigation services for the proposed development. Impacts to jurisdictional wetlands are unknown at this time, but if wetland impacts are necessary for the project, submittal of a joint wetland permit application to the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (Corps) would be required. Several supporting tasks would be necessary to prepare a complete wetland permit application including wetland functional assessment, evaluation of alternative site designs to minimize wetland impacts, and preparation of a wetland mitigation plan to compensate for unavoidable wetland impacts.

SCOPE OF SERVICES:

Task 1) Wetland Delineation

Wetland Solutions Northwest (WSNW) will conduct a wetland delineation in accordance with the methods of the 1987 U.S. Army Corps of Engineers (Corps) Wetlands Delineation Manual and the Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), used by the Oregon Department of State Lands (DSL) and the Corps. The study area will include the road extension right-of-way, not covered by the previous delineation of the adjacent area. We will record hydrology, soils, and vegetation on wetland determination data forms to document site conditions. Sample plot locations, wetland boundaries, and any potentially jurisdictional drainage ditches will be flagged in the field for professional land surveying by AKS. WSNW will prepare a summary report of the wetland delineation to meet the requirements of the DSL wetland delineation report rules (OAR 141-090-0035). Completion of the report will require the preparation of a wetland boundary survey map by AKS in PDF format and meeting DSL wetland map requirements. The report will be provided to the client to review prior to submittal to any regulatory agencies.

Task 2) Joint DSL/Corps Wetland Permit Application

If wetland impacts are necessary for the project, WSNW will prepare a joint wetland removal/fill permit application for submittal to DSL and the Corps. The permit application is required to include an "Alternatives Analysis" describing how proposed impacts to wetlands have been minimized during project siting and

design. This includes a discussion of alternative site development designs to demonstrate minimization of proposed wetland impacts. WSNW will work with the project team to demonstrate that wetland impacts have been minimized to the extent practicable and develop a narrative to support the selected project design. Project wetland impact calculations (cubic yards and acres of fill and removal) and drawings to be included in the wetland permit application would need to be prepared by Mackenzie and include: proposed site development plan drawing showing the existing wetland boundaries and locations of wetland impacts; cross-section drawings showing existing and proposed elevations in the proposed impact area(s); and alternative site plan drawings or designs.

Task 3) Wetland Functional Assessment & Mitigation Plan

As part of the wetland permitting process, DSL and the Corps require the applicant to demonstrate that the wetland mitigation plan would provide functional replacement for wetland functions proposed to be impacted by the project. Therefore, existing wetland functions of the wetlands proposed to be impacted are required to be evaluated. The Oregon Rapid Wetland Assessment Protocol (ORWAP) would be conducted for the wetlands present in the project impact area.

At this time, we are unaware of any payment-in-lieu or mitigation banks for the St. Helens area that meet both the DSL and Corps mitigation requirements. Therefore, on-site mitigation would be necessary. WSNW would prepare a stand-alone wetland mitigation plan document meeting the requirements of the DSL administrative rules for wetland mitigation (OAR 141-085-0705) and the Corps mitigation rule requirements (33 CFR 332.4(c)). Mitigation plan figures would need to be provided to WSNW by Mackenzie in order to meet the agencies' mitigation plan requirements and include: 1) Site plan with the mitigation site boundaries, existing wetland boundaries, proposed wetland mitigation areas by class, wetland buffers, existing and proposed contours, cross-section locations, and construction access and staging areas. 2) Cross-section drawings would also need to be provided showing existing and proposed elevations for the grading plan in the wetland mitigation area. Drawings are required to be provided at 8.5 x 11 inches and be reproducible in black and white in accordance with agency standards.

Task 4) Sensitive Lands Assessment

WSNW will prepare a sensitive lands assessment report to meet the City's review requirements for Chapter 17.40 (Protective Measures for Significant Wetlands, Riparian Corridors and Protection Zones) and Chapter 17.44 (Sensitive Lands) of the St. Helens Municipal Code (SHMC). If the proposed development will result in impacts to the wetland protection zone (wetland buffers), the sensitive lands assessment will include a discussion of mitigation to be provided for impacts to wetland buffers in accordance with the requirements of the SHMC. A site plan figure showing wetland boundaries, wetland buffers, and impact and mitigation areas would need to be prepared by Mackenzie and provided to WSNW for completion of this task.

Task 5) Agency and Project Coordination

This task includes coordination with the project team to complete tasks 1 through 4. This task also includes email and phone coordination with the project team to develop responses to requests from DSL and the Corps for additional information. This task includes responding to one set of completeness or review comments from DSL and one set of completeness or review comments from the Corps. This task includes up to three one-hour virtual meetings with the project team, DSL and/or the Corps if needed for the project.

COST ESTIMATE:

This is a time and materials estimate. If less effort is needed to complete the tasks below than estimated, costs will be less than this estimate.

Task 1) Wetland Delineation	\$ 2,500
Task 2) Wetland Permit Application	\$ 3,500
Task 3) Wetland Functional Assessment & Mitigation Plan	\$ 4,000
Task 4) Sensitive Lands Assessment	\$ 2,000
Task 5) Agency and Project Coordination	<u>\$ 3,000</u>
Total Time & Materials Cost Estimate	\$15,000

ASSUMPTIONS:

- 1) All wetland delineation, permit application, mitigation plan drawings, sensitive lands assessment drawings and grading removal and fill calculations would be prepared by others in accordance with DSL and Corps permit requirements and drawing standards and provided to WSNW for completion of the tasks above.
- 2) All deliverables would be provided in electronic format.
- 3) Agency review fees are to be paid by the applicant and are not included in this proposal.

Prepared by:

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