



Barbara Triplett &lt;whbbat@gmail.com&gt;

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**RE: bridge repair (Neskowin)**

2 messages

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**Austin Bloom** <ABloom@obec.com>  
To: "W. Busch & B. Triplett" <whbbat@gmail.com>  
Cc: Brad Larsen <BLarsen@obec.com>

Sat, Feb 2, 2013 at 1:20 PM

Hi Bill,

Thanks for your patience in receiving this information. We have looked into it a bit more and have estimated the permits/environmental documents that may be necessary. Below are the minimum required permits and clearances that are likely necessary along with a description and what we are thinking. Please keep in mind that this is our best professional opinion based on the information we have, there could be more or less depending upon the site conditions and approach:

**Joint Permit Application (JPA):** This is the permit application the Corps and DSL use to authorized impacts to waterways and wetlands. This project will require a permit because it has fill in the creek.

- Required to obtain removal/fill permits from the US Army Corps of Engineers (USACE) and the Department of State Lands (DSL). Since the scope is to put in the necessary protection around the existing foundation, DSL will likely not require a permit because it is maintenance, but a Nationwide Permit from USACE will be required.
- Assuming a simple, to the point permit application with hand drawn figures, we suspect the JPA can be completed for \$5,500 to \$6,500.
- Takes about 90 days for USACE to review and approve.
- We have also assumed that there are no wetlands that will be impacted for access to do the scour repair. When we go out there to do the site visit for writing the permit, we can take a quick and see if wetlands are there and if we can avoid them. It is highly recommended that we avoid wetlands as wetland impacts just complicate things and cost more time and money to mitigate for. If wetlands are impacted it would cost about \$4,000 to \$5,000. My gut instinct is that we can avoid wetlands if they are present.

**Endangered Species Act (ESA) Documentation:** ESA documentation is required as part of the USACE permit since the USACE becomes the federal nexus on this project through the permit. There are Threatened Oregon Coast coho in the stream, so there must be some ESA Coverage. Luckily, the USACE has a programmatic process called **SLOPES IV** Programmatic Biological Opinion that this project can fit in. We proposed doing a quick SLOPES IV Programmatic BO Compliance Document to show the USACE that the project fits the terms and conditions of the programmatic.

- SLOPES compliance documentation would need to be completed and submitted with the JPA. We suspect we can do the documentation and coordination with National Marine Fisheries Service for between \$1,800 to \$2,400 assuming no site visit is necessary.

**Fish Passage Plan:** Since the project will encroach into the waterway, ODFW will require a fish passage plan. It is expected that the project will meet the conditions outright, so only minimal coordination with ODFW is needed and a Fish Passage Plan for Road/Stream Crossings will be submitted.

- We estimate a fish passage plan and ODFW coordination can be accomplished for \$800 to \$1,000.

**Archy/Tribes/Historic:** Section 106 of the National Historic Preservation Act requires that any Federal action minimize impacts to historic/Archaeological/or Tribal resources. Since there is a USACE permit on this project the USACE will have to clear Archy and coordinate with the tribes.

- On this project, we recommend proceeding with JPA submittal without Archy/Historic review unless the Home Owners Association has knowledge of known archy or tribal resources. This is a risk due to the high probability area of archy resources in the area, but likely one that is acceptable to save money. The USACE or Tribes may require monitoring during construction.
- For the purposes of this estimate I will not include any Archy cost, but please keep in mind that during review of the JPA, the USACE could ask for an archy survey (about \$5,000) or ask that a tribal monitor be present during construction.

### Restoration Plan

- A plan restoration plan will need to be developed for submittal with the JPA to account for any tree removal or temporary riparian impacts. We can develop a “conceptual plan” to include with the permit and recommend that the Home Owners Association coordinate the planting after construction. This is almost always the cheapest way to go so that a Landscape Architect and landscape doesn’t have to get involved. I suspect that the USACE will only require planting trees at a 3-1 ratio and seeding disturbed areas with native seed.
- We can do the conceptual planting plan and list recommended species to include with the JPA for about \$600 to \$800.

### Land Use

- We recommend that you coordinate with the County to determine what land use permits are needed. It is highly likely that you will need a floodplain permit at the minimum and depending upon how the area is Zoned by FEMA, it could need a ‘No Rise certification’ by a hydraulic engineer which opens a big can of worms and could significantly add to cost. Let the land use folks at the county know what is going on and they can point you in the right direction. This is always cheaper than having us do it, and when they tell you what is needed, we can talk again and determine what is needed from us and what you may be able to do to save money.
- So for the purposes of this estimate, I am assuming that a “no rise” isn’t required and you will be doing any land use with minimal support from us. So assume \$500 to \$1,000 for our time in support or writing up a description for land use permits. Also, land use permits always have a fee, so ask about that at the planning office.

**Fish Salvage:** If working in the water, ODFW and NMFS usually require fish salvage. For your project, I highly recommend that we work with ODFW to have them do it for us, which they are usually open to doing. If not, it could cost around \$3,000 to \$4,000 for us to do it.

So, below is the estimate range breakdown:

Permit	Low range	High range	Comments
JPA	\$5,500	\$6,500	Wetland impacts could add additional \$4,000 to \$5,000
SLOPES IV	\$1,800	\$2,400	Assumes meets SLOPES and no other ESA species present
Fish Passage Plan	\$800	\$1,000	Assumes meets Oregon Fish Passage Law
Archy/Tribes	N/A	N/A	Could add \$4,000 to \$5,000 if USACE/Tribes want Archy Survey. If construction monitoring requested, tribes <u>may</u> do it for free.
Restoration Plan	\$600	\$800	Assumes homeowners will do planting and no stamped planting plan needed.
Land Use Permits	\$500	\$1,000	Assumes assistance only and homeowners doing permit application and submitting fees
Fish Salvage	N/A	N/A	Assumes ODFW will do it. If not assume \$3,000 to \$4,000
<b>TOTALS</b>	<b>\$8,600</b>	<b>\$11,700</b>	

I hope this gives you the information you need at this time, Bill. I suspect we could do this for the lower to mid-range of this estimate, but please know that there are a bunch of unknowns at this point and wanted to give you a range for budgeting purposes.

Please don't hesitate to call me to discuss if needed, I look forward to working with you in the future. Have a nice weekend.



**Austin Bloom**

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**From:** W. Busch & B. Triplett [mailto:[whbbat@gmail.com](mailto:whbbat@gmail.com)]

**Sent:** Wednesday, January 23, 2013 1:56 PM

**To:** Austin Bloom

**Subject:** bridge repair

Hello Austin,

I am writing on behalf of the South Beach Road Association in Neskowin. Our road has a bridge that crosses Neskowin Creek and is in need of repair. The bent (foundation) on the east side of the bridge is being undercut by the stream (see attached photo). We had the bridge inspected by OBEC in September 2011. Brad Larsen recommended constructing a barrier that would protect the pilings and the stream bank immediately downstream and upstream from the bridge. I was told that before any work could be done we would need permits from the Oregon Departments of State Lands and Fish and Wildlife and a biological assessment. I would very much appreciate it if you could tell me what services your firm provides with respect to these needs and what the approximate cost would be.

Please contact me if you need more information. I can be reached by email or at [\(503\) 392-3341](tel:5033923341).

Thank you for your help.

Bill Busch

**W. Busch & B. Triplett** <whbbat@gmail.com>  
To: Austin Bloom <ABloom@obec.com>

Sat, Feb 2, 2013 at 4:41 PM

Austin,

Thank you for the scope of work and budget. Your description of the various permits helps quite a bit in picturing what will be involved in the project. It is going to be a while before we resolve this problem. I need to report back to the two homeowners associations and an independent property owner that will be involved in the action and see how they want to proceed.

Thanks again.

Bill

[Quoted text hidden]