

555 Liberty Street SE / Room 325 • PO Box 14300, Salem, OR 97309-0325 • Phone 503-588-6211 • Fax 503-588-6025

November 14, 2024

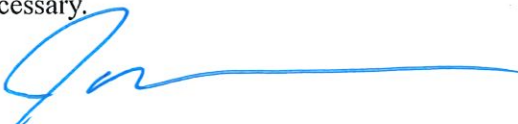
Portland General Electric Company
121 SW Salmon St
Portland OR 97204

SUBJECT: **Wetland Land Use Notification: 1850 45th Avenue NE**
Permit # 24-118643-PLN

Tax lot 073W35AC01600 and 073W35AC01700 at the above address may contain mapped wetlands or waterways as is indicated on the Salem-Keizer Local Wetland Inventory. *Oregon Revised Statute 227.350(5)* allows the City of Salem to issue development permits and approvals for activities for parcels identified as, or including wetlands on, the Local Wetland Inventory upon the following:

- Providing written notice to the applicant and landowner of the possible presence of wetlands on their property;
- Providing written notice to the applicant and landowner of the potential need for state and federal wetland permits; and
- Providing Department of State Lands (DSL) with a copy of the notification.

All, or a portion of this property has been identified as wetland and/or waterway on the Statewide Wetland Inventory *or in close proximity* to a mapped wetland and/or waterway site. If you have evidence to the contrary, please contact me as soon as possible at 503-588-6211. If the site contains a jurisdictional wetland, this proposal may require a permit from DSL and/or the Army Corps of Engineers. You must obtain any necessary state or federal permits before beginning your project. The City of Salem is not liable for any delays in the processing of state or federal permits. Enclosed is a copy of the wetland land use notice sent to DSL. DSL will contact you if any permits are required, or further information is necessary.



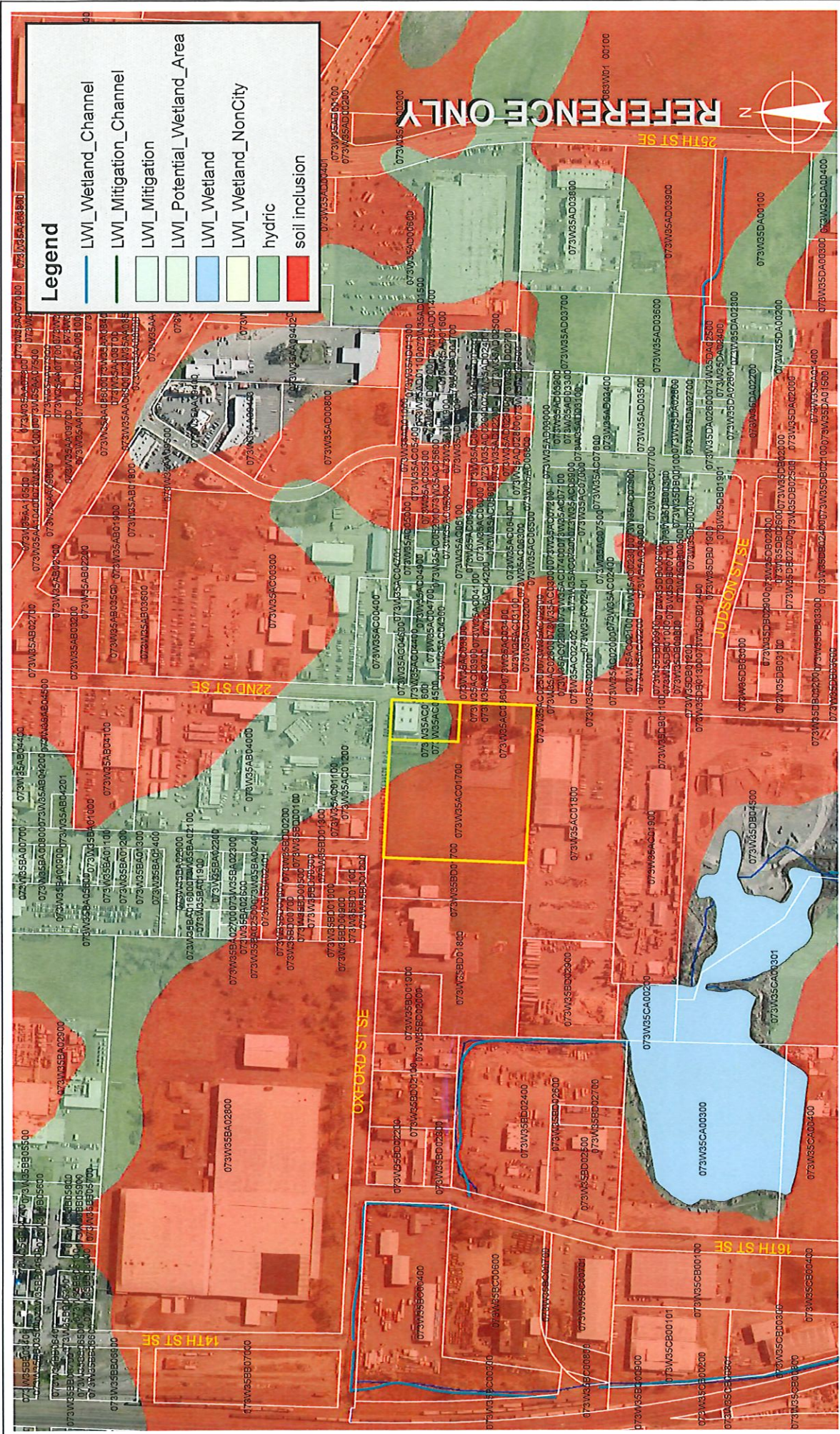
Jason Valyou
Program Coordinator

Enclosures: GIS Map, Site Map, Wetland Land Use Notification Form

cc: F:\Common\PAC\DevSvcsLandUse\24-118643-PLN_0 Oxford Street SE\WLUN
Zachary Diehl, Program Manager
File

Transportation Operations, Utility Operations, and Engineering
1457 23rd St SE, Salem, OR
Mailing Address: PO Box 14300, Salem, OR 97309-1457
Phone 503-588-6270 • Fax 503-588-6480

Willow Lake Water Pollution Control Facility
5915 Windsor Island Road N, Keizer, OR
Mailing Address: PO Box 14300, Salem, OR 97309-5915
Phone 503-588-6380 • Fax 503-588-6387

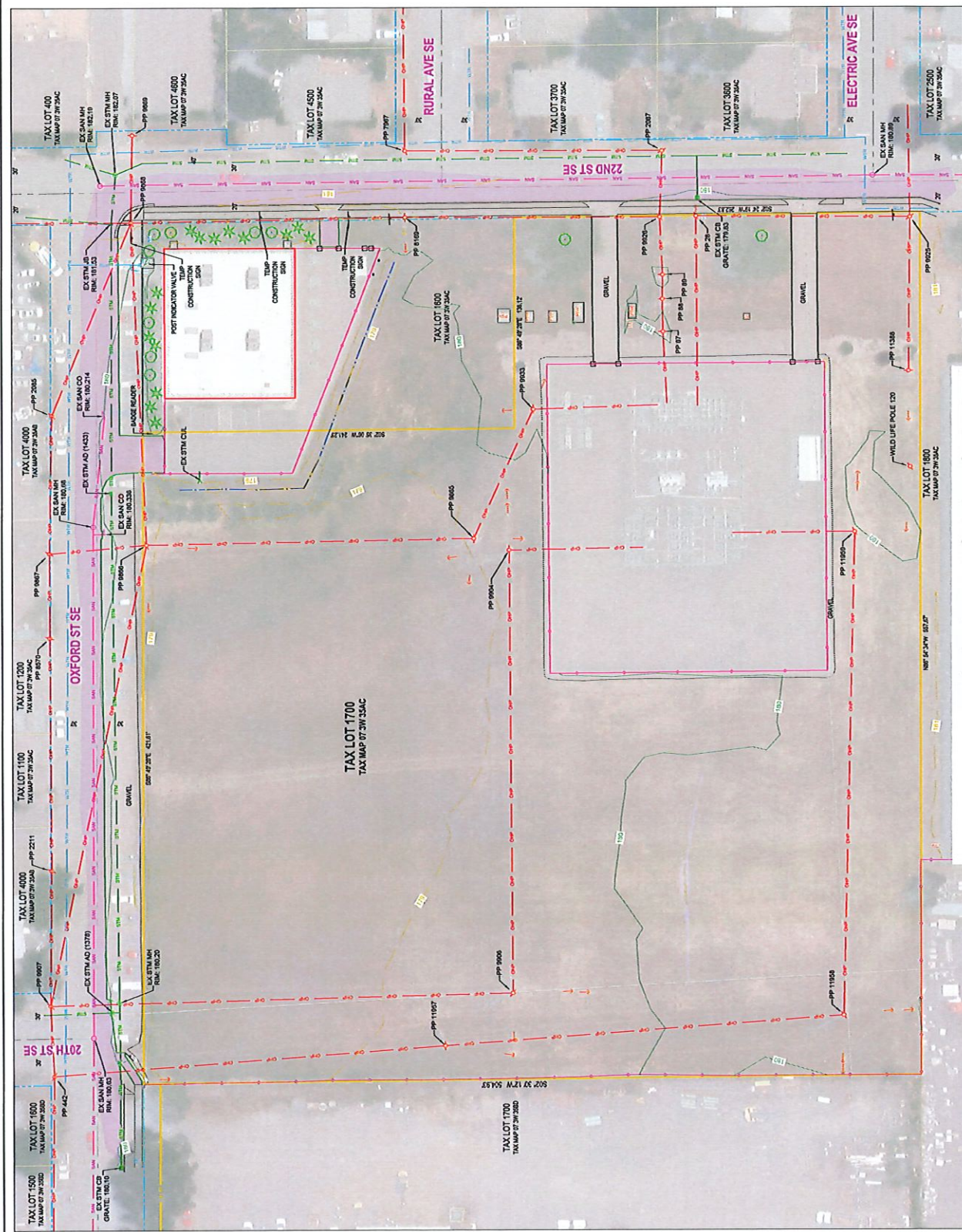


300 150 0 300 600 900 1,200 1,500 1,800 2,100 Feet

1 inch = 300 feet

REFERENCE ONLY

This product is provided as-is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



EXISTING CONDITIONS PLAN

EXISTING CONDITIONS PLAN

DATE: 05/29/2024
DRAWING NO.-SHEET NO.:
OXFORD-01

[illegible]

SURVEY NOTES

- [illegible]

DRAWN BY: AK
 CHECKED BY: RG
 JENIT: PGE
 WORK ORDER: OXFORD SUB
 REGION/PLANT: SOUTHERN
 SURVEY NO.: 2024-0XFORD

PGE Internal Use
Access Limited to PGE



PORTLAND GENERAL
ELECTRIC CO.
121 SW SALMON ST.
PORTLAND, OR 97204

LEGEND

- | | | | |
|--------------------|---------------------------|--------------------|--------------------|
| COMBUSTION MOTOR | UNDERGROUND SANITARY LINE | CONCRETE CURBLINE | CONCRETE SURFACE |
| FIRE HYDRANT | UNDERGROUND WATER LINE | CONCRETE FOOTING | ASPHALTIC CONCRETE |
| POWER POLE | OVERHEAD POWER LINE | PROPERTY LINE | |
| POWER OUT STUB | POLE | CONCRETE | |
| POWER JUNCTION BOX | STORM CATCH BASIN | DITCH LINE | |
| POWER METER | STORM CATCHER | BUILDING FOOTPRINT | |
| POWER RESER | STORM MANHOLE | | |
| POWER TRANSFORMER | WATER VALVE | | |
| POWER SWITCH | WATER VAULT | | |
| ROAD SERVICE | THREE FINGER SIGN | | |
| SANITARY MANHOLE | | | |
| SANITARY CLEANOUT | | | |
| STORM CATCH BASIN | | | |
| STORM CATCHER | | | |
| STORM MANHOLE | | | |
| WATER VALVE | | | |
| WATER VAULT | | | |

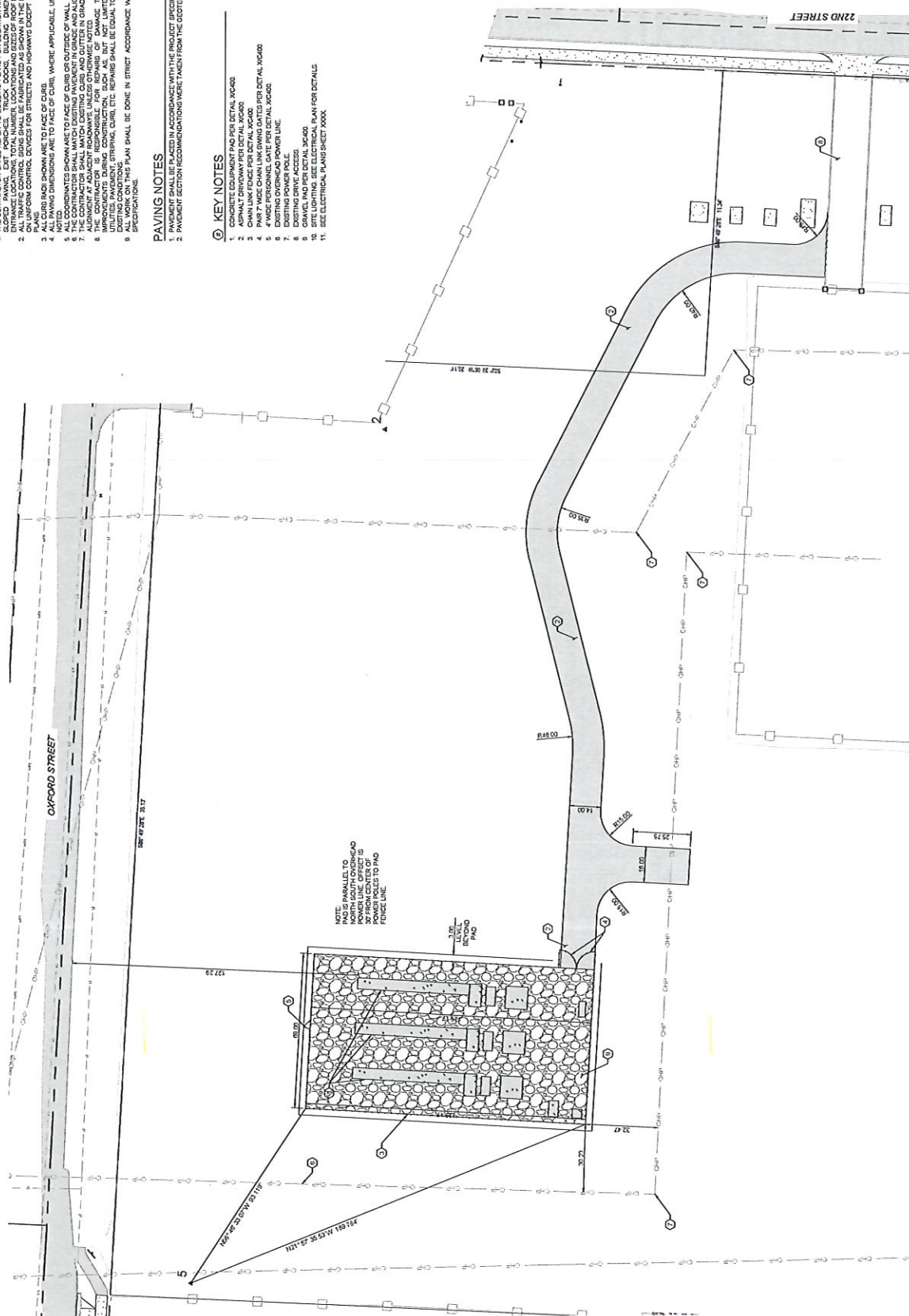


[illegible]

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.

1. CONCRETE EQUIPMENT PAD PER DETAIL XC400
2. ASPHALT DRIVEWAY PER DETAIL XC400
3. CHAIN LINK FENCE PER DETAIL XC400
4. PAIR 7" WIDE CHAIN LINK GATING GATES PER DETAIL XC400
5. 4" WIDE PERSONNEL GATE PER DETAIL XC400
6. DIGGING OVERHEAD POWER LINE.
7. DIGGING POWER POLE.
8. DIGGING DRIVE ACCESS
9. GRAVEL PAD PER DETAIL XC400
10. SITE LIGHTING. SEE ELECTRICAL PLAN FOR DETAILS
11. SEE ELECTRICAL PLANS SHEET XXXX.

NOTE:
PAD IS PARALLEL TO
NORTH SOUTH OVERHEAD
POWER LINE. OFFSET IS
30' FROM CENTER OF
POWER POLES TO PAD
FENCE LINE.



0 10 20 40
SCALE: 1" = 20'

1 SITE PLAN

SITE PLAN

C101

SALEM, OREGON
PORTLAND GENERAL ELECTRIC
PGE SALEM BESS

© 2020 | ALL RIGHTS RESERVED
SCHEMATIC DESIGN

0, 10, 2024
HOJW | PORTON, SALEM
ESIGNED BY | DNA
RAWN BY | DNA
VIEWED BY |
EMIONS

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

07 3W 35AC

SEE MAP
073W35BA

LEWIS ST SE

NOTE: ASSIGNED WITH TACLOT
ADD ON MAP OF PARCELS

24 01 0

207TH ST

OXFORD STREET SE

1700
5.67 AC

SEE MAP
073W35BD

1600
0.79 AC

1700
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22ND ST SE

SEE MAP
073W35AB

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23RD ST

SEE MAP
073W35AA

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OXFORD ST

SEE MAP
073W35AA

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OXFORD ST

SEE MAP
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07 3W 35AC

SALEM



MARION COUNTY, OREGON
SW 1/4 NE 1/4 SEC 35 T7S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES

- Historical Boundary
- Taxlot Boundary
- Road Right-of-Way
- Railroad Right-of-Way
- Private Road ROW
- Subdivision/Plat Bndry
- Waterline - Taxlot Bndry
- Waterline - Non Bndry
- Historical Boundary
- Easement
- Railroad Centeline
- Taxcode Line
- Map Boundary
- Waterline - Non Bndry

CORNER TYPES

- + 1/16th Section Cor.
- ⊕ D/C Corner
- ⊕ 1/4 Section Cor.
- ⊕ 1/8 Section Cor.
- ⊕ 1/2 Section Cor.
- ⊕ 3/4 Section Cor.
- ⊕ 1/16th Section Cor.
- ⊕ 1/8th Section Cor.
- ⊕ 1/4th Section Cor.
- ⊕ 1/2th Section Cor.
- ⊕ 3/4th Section Cor.
- ⊕ 1/16th Section Cor.
- ⊕ 1/8th Section Cor.
- ⊕ 1/4th Section Cor.
- ⊕ 1/2th Section Cor.
- ⊕ 3/4th Section Cor.

NUMBERS

Tax Code Number

00 00 0

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

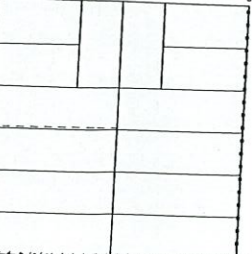
CANCELLED NUMBERS

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SEE MAP
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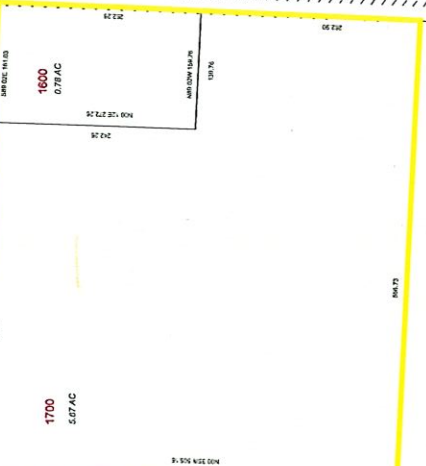
LEWIS ST SE



24 010

20TH ST

OXFORD STREET SE



1800 5.12 AC

1900 5.10 AC

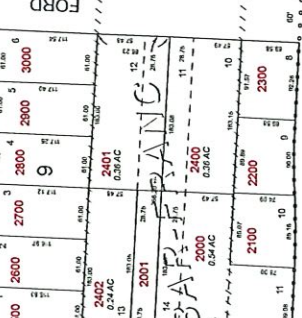
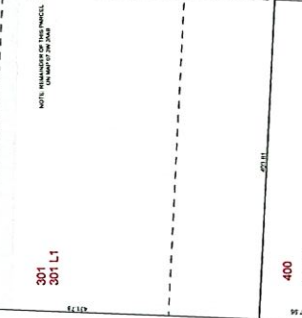
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SEE MAP
073W35CA

07 3W 35AC

22ND ST SE

SEE MAP
073W35AB



07 3W 35AC

SALEM



MARION COUNTY, OREGON
SW 1/4 NE 1/4 SEC 35 T7S R3W W.M.
SCALE 1" = 100'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Boundary
 - Waterline - Taxlot Boundary
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 - + 1/4 Section Cor.
 - ⊕ D/C Corner
 - ⊕ Section Corner
 - ⊕ 1/2 Section Cor.
 - ⊕ 3/4 Section Cor.
- NUMBERS**
- Tax Code Number
 - 00 00 0
- NOTES**
- All areas listed are Net Acres, including any portions of the taxlot with public ROWs.
 - Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW.

100.00'

CANCELLED NUMBERS	
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39700	396
39800	397
39900	398
40000	399

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.cominfo.org

PLOT DATE: 6/24/2024

SALEM

07 3W 35AC



Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

* Required Field (?) Tool Tips

Activity Location



Township* (?)

07S

Range* (?)

03W

Section* (?)

35

Quarter-quarter Section (?)

AC

Tax Lot(s)*

01600

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Township* (?)

07S

Range* (?)

03W

Section* (?)

35

Quarter-quarter Section (?)

AC

Tax Lot(s)*

01700

You can enter multiple tax lot numbers within this field. i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

1615 22nd Street SE

Address Line 2

City

Salem

Postal / Zip Code

97302

State

OR

Country

USA

County*

Marion

Adjacent Waterbody

Hydric Soils

Geolocation*

44.9214683, -123.0208485

Proposed Activity



Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #* (?)

24-118643-PLN

Zoning

IG

Describe any Earthwork/Ground Disturbance*

A Class 2 Site Plan Review for development of a Battery Energy Storage System (BESS) and associated site improvements on an existing substation site, for properties totaling approximately 6.45 acres, zoned IG (General Industrial), and located at 1615 22nd Street SE (Marion County Assessor Map and Tax Lot: 073W35AC / 01700 and 01600).

Proposed

☒ Building Permit (new structures)

☒ Grading Permit

☒ Site Plan Approval

☒ Other (please describe)

☐ Conditional use Permit

☐ Planned Unit Development

☐ Subdivision

Applicant's Project Description and Planner's Comments:*

A Class 2 Site Plan Review for development of a Battery Energy Storage System (BESS) and associated site improvements on an existing substation site, for properties totaling approximately 6.45 acres, zoned IG (General Industrial), and located at 1615 22nd Street SE (Marion County Assessor Map and Tax Lot: 073W35AC / 01700 and 01600).

Required attachments with site marked: Tax map and legible, scaled site plan map. (?)

24-118643-PLN_LWI Map.pdf

4.92MB

24-118643-PLN_Tax Lot Map.pdf

252.02KB

24-118643-PLN_Plans.pdf

14.24MB

Additional Attachments

Applicant

First Name*

Portland General

Last Name*

Electric Company

Applicant Organization Name

(if applicable)

Mailing Address*

Street Address

121 SW Salmon St

Address Line 2

City

Portland

Postal / Zip Code

97204

State

OR

Country

USA

Phone (?)

503-464-8118

Email (?)

rick.beckensten@pgn.com

Is the Property Owner name and address the same as the Applicant?*

☐ No ☒ Yes

Responsible Jurisdiction

*

 City of  County of

Municipality*

Salem

Date*

11/12/2024

Staff Contact

First Name*

Jason

Last Name*

Valyou

Phone* (?)

503-588-6211

Email*

jvalyou@cityofsalem.net