Pacific Habitat Services, Inc.
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MEMORANDUM

Date: **March 7, 2025**

To: **Ryan Ramey- Cole Valley Partners**

From: **Carlee Michelson, PWS; John van Staveren, SPWS**

RE: **Lancaster Drive NE Property- Salem, Oregon DSL: WD2025-0038**
PHS Project No. 8165

Ryan,

On February 25, 2025, Pacific Habitat Services (PHS) conducted a wetland delineation within a 0.65 acre property (Township 7 South, Range 2 West, Section 18BB, Tax Lot 6000 and a portion of Lancaster Drive NE Right-of-Way (ROW)) in Salem, Oregon. An aerial map with tax lots depicting on-site conditions is shown on Figure 1 (attached). A single wetland determination data sheet is also attached. The wetland determination was conducted using the required criteria and methodologies of the Corps of Engineers *Wetland Delineation Manual Technical Report Y-87-1* (Environmental Laboratory, 1987) and the *Western Mountains, Valleys and Coast Region* regional supplement to the 1987 Manual. No wetlands or other waters were located on site, this memo describes existing upland conditions within the study area.

A wetland is an area that demonstrates three criteria: wetland hydrology, hydric soils, and hydrophytic vegetation. A wetland scientist from PHS conducted the determination on site by excavating several pits and evaluating for these three criteria. No area on site achieves the three conditions necessary to meet wetland conditions. In addition to a field delineation, a desktop reconnaissance was also conducted evaluating online resources, such as soils mapping by the Natural Resources Conservation Service (NRCS), wetland mapping by the US Fish and Wildlife Service, aerial photographs in Google Earth, a Local Wetland Inventory through the City of Salem, and topographic information.

Existing Conditions

The study area is bordered by commercial development on all sides, with Lancaster Drive NE bordering the eastern limits of the study area. The site itself is undeveloped with a narrow area of NRCS Dayton silt loam mapped in the northwest corner. Dayton silt loam is a hydric soil typically associated with wetland, so the representative sample point was collected in this location.

Soils on site are a very dark brown sandy loam with no redox concentrations and do not meet hydric soil criteria. Gravel is intermixed into the soil profile, suggesting historical disturbances. Vegetation on site includes velvet grass (*Holcus lanatus*), tall false ryegrass (*Schedonorus arundinaceus*), and cheatgrass (*Bromus tectorum*). Shrubs include patchy Himalayan blackberry (*Rubus armeniacus*) and a single hazelnut (*Corylus cornuta*). Fallow vegetation meets Dominance test criteria, but in general the site is not suggestive of a healthy hydrophytic plant community and has been historically cleared. As soils and vegetation are historically disturbed, more focus was concentrated on hydrology, which is not present on site. Climatic conditions were considered normal at the time of the delineation, and no perched wetland is present above the compacted gravel fill throughout the site.

In conclusion, after a field delineation and desktop reconnaissance was conducted in accordance with the Wetland Delineation Manual and Regional Supplement, no wetlands are determined to be on site. This memo is in response to WD2025-0038 off-site wetland determination.

Please don't hesitate to contact us with any further questions.

Enclosures: Figure 1 – Wetland Delineation Map- No Wetland
Wetland Determination Data Sheets

#8165
3/7/2025

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Tax Lot obtained from Marion County RLIS: +/- 3 feet
Sample Point surveyed by PHS using Juniper Geode: +/- 1 feet
Soil Map obtained from Natural Resources Conservation Service (NRCS) agronomic mapping: +/- 3 feet

Wetland Delineation- No Wetland
Lancaster Drive NE Property - Salem, Oregon

FIGURE
1

PHS # 8165

WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: 3271 Lancaster Dr NE | City/County: Salem/Marion | Sampling Date: 2/25/2025

Applicant/Owner: Cole Partners | State: OR | Sampling Point: 1

Investigator(s): CM | Section, Township, Range: Sec 18BB, T7S, R2W

Landform (hillslope, terrace, etc.): Flat | Local relief (concave, convex, none): None | Slope (%): ~1

Subregion (LRR): LRR A | Lat: 44.967341 | Long: -122.984217 | Datum: WGS84

Soil Map Unit Name: Dayton silt loam | NWI Classification: none

Are climatic/hydrologic conditions on the site typical for this time of year? Yes X No ____ (if no, explain in Remarks)

Are vegetation X Soil X or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? (Y/N) Y

Are vegetation ____ Soil ____ or Hydrology ____ naturally problematic? If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	X	No		
Hydric Soil Present?	Yes		No	X	**Is Sampled Area within a Wetland?** Yes ____ No X
Wetland Hydrology Present?	Yes		No	X	

Remarks:

VEGETATION - Use scientific names of plants.

		absolute % cover	Dominant Species?	Indicator Status
Tree Stratum (plot size: ____)				
1				
2				
3				
4				
		0	= Total Cover	
Sapling/Shrub Stratum (plot size: 15)				
1	***Rubus armeniacus***	10	X	FAC
2	***Corylus cornuta***	5	X	FACU
3				
4				
5				
		15	= Total Cover	
Herb Stratum (plot size: 5)				
1	***Schedonorus arundinaceus***	40	X	FAC
2	***Holcus lanatus***	20	X	FAC
3	***Bromus tectorum***	20	X	(UPL)
4	***Ficaria verna***	10		FACW
5	***Cichorium intybus***	10		FACU
6				
7				
8				
		100	= Total Cover	
Woody Vine Stratum (plot size: ____)				
1				
2				
		0	= Total Cover	

% Bare Ground in Herb Stratum 0

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 5 (B)

Percent of Dominant Species That are OBL, FACW, or FAC: 60% (A/B)

Prevalence Index Worksheet:

Total % Cover of		Multiply by:	
OBL Species		x 1 =	0
FACW species		x 2 =	0
FAC Species		x 3 =	0
FACU Species		x 4 =	0
UPL Species		x 5 =	0
Column Totals	0 (A)		0 (B)

Prevalence Index =B/A = #DIV/0!

Hydrophytic Vegetation Indicators:

____ 1- Rapid Test for Hydrophytic Vegetation

X 2- Dominance Test is >50%

____ 3-Prevalence Index is ≤ 3.0[1]

____ 4-Morphological Adaptations[1] (provide supporting data in Remarks or on a separate sheet)

____ 5- Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

SOIL **PHS #** **8165** Sampling Point: **1**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(Inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	**7.5YR 2.5/2**	**100**					**Sandy Loam**	**~30% gravel**
7-9	**7.5YR 2.5/2**	**100**					**Loamy Sand**	**~50% gravel**

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- _____ Histosol (A1)
- _____ Histic Epipedon (A2)
- _____ Black Histic (A3)
- _____ Hydrogen Sulfide (A4)
- _____ Depleted Below Dark Surface (A11)
- _____ Thick Dark Surface (A12)
- _____ Sandy Mucky Mineral (S1)
- _____ Sandy Gleyed Matrix (S4)
- _____ Sandy Redox (S5)
- _____ Stripped Matrix (S6)
- _____ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- _____ Loamy Gleyed Matrix (F2)
- _____ Depleted Matrix (F3)
- _____ Redox Dark Surface (F6)
- _____ Depleted Dark Surface (F7)
- _____ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- _____ 2 cm Muck (A10)
- _____ Red Parent Material (TF2)
- _____ Very Shallow Dark Surface (TF12)
- _____ Other (explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: **Rock/Cobble**

Depth (inches): **9**

Hydric Soil Present? Yes _____ **No** **X**

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- _____ Surface Water (A1)
- _____ High Water Table (A2)
- _____ Saturation (A3)
- _____ Water Marks (B1)
- _____ Sediment Deposits (B2)
- _____ Drift Deposits (B3)
- _____ Algal Mat or Crust (B4)
- _____ Iron Deposits (B5)
- _____ Surface Soil Cracks (B6)
- _____ Inundation Visible on Aerial Imagery (B7)
- _____ Sparsely Vegetated Concave Surface (B8)
- _____ Water stained Leaves (B9) **(Except MLRA 1, 2, 4A, and 4B)**
- _____ Salt Crust (B11)
- _____ Aquatic Invertebrates (B13)
- _____ Hydrogen Sulfide Odor (C1)
- _____ Oxidized Rhizospheres along Living Roots (C3)
- _____ Presence of Reduced Iron (C4)
- _____ Recent Iron Reduction in Plowed Soils (C6)
- _____ Stunted or Stressed Plants (D1) **(LRR A)**
- _____ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- _____ Water stained Leaves (B9) **(MLRA1, 2, 4A, and 4B)**
- _____ Drainage Patterns (B10)
- _____ Dry-Season Water Table (C2)
- _____ Saturation Visible on Aerial Imagery (C9)
- _____ Geomorphic Position (D2)
- _____ Shallow Aquitard (D3)
- _____ Fac-Neutral Test (D5)
- _____ Raised Ant Mounds (D6) **(LRR A)**
- _____ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	_____	No **X**	Depth (inches):	_____
Water Table Present?	Yes	_____	No **X**	Depth (inches):	**>9**
Saturation Present? (includes capillary fringe)	Yes	_____	No **X**	Depth (inches):	**>9**

Wetland Hydrology Present?

Yes _____ **No** **X**

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: