

Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, Oregon 97070

Telephone number: (503) 570-0800

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.

Ryan Ramey, Cole Valley Partners Lancaster Drive NE Property in Salem- No Wetland Memorandum Pacific Habitat Services, Inc. / PHS #8165 March 7, 2025 Page 2

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





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

PHS #

8165

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

Project/Site:	3271 Land	aster Dr	NE	City/County:	Sa	lem/Marion	s	ampling Date:	2/2	5/2025
Applicant/Owner:	Cole Partn	ers					State: OR	<u> </u>	Sampling Point	1
nvestigator(s):		CM		Section, To	ownship, Range:		Sec	18BB, T7S,	R2W	
_andform (hillslope,	terrace, etc.:)		Flat		Local relief (con	cave, convex, none)	: <u> </u>	None	Slope (%)	~1
Subregion (LRR):		LRR A		Lat:	44.9673	41	Long: -1	22.984217	Datum	WGS84
Soil Map Unit Name:			Daytor	- n silt loam			WI Classificat	ion:	none	
Are climatic/hydrolog	jic conditions or	n the site ty	pical for this tim	e of year?	Yes	X	No	(if no, exp	olain in Remarks)	
Are vegetation X	Soil X	or Hyd	Irology	significantly dis	turbed?	Are "Normal Circui	mstances" pre	esent? (Y/N)	Υ	
Are vegetation			lrology	_		explain any answers				=
		_		, ,		, , , , , , , , , ,		,		
SUMMARY OF	FINDINGS	Attacl	n site map	showing sar	npling point	locations, trans	sects, imp	ortant fea	tures, etc.	
lydrophytic Vegetati	on Present?	Yes	X No		le Compled Av					
lydric Soil Present?		Yes	No.	X	Is Sampled Are a Wetlan		Yes		No X	_
etland Hydrology F	Present?	Yes	No	Х						_
Remarks:										
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			absolute	Dominant	Indicator	Dominance Tes	t workshee	et:		
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'						That are OBL, I AC	W, OI I AC.		<u> </u>	_(^)
3						Total Number of Do	ominant			
4						Species Across All			5	(B)
			0	= Total Cover					-	_ (- /
onling/Chrub Stratu	ım (-l-t-i	. 45				Description of Description	-4 0			
apling/Shrub Stratu 1 Rubus armer i	· ·	: 15	. ⁾ 10	X	FAC	Percent of Dominar That are OBL, FAC			60%	(A/B)
Corylus corn			5	X	FACU	That are OBL, FAC	W, OI FAC.		00 /6	_(A/D)
3	utu				TAGO	Prevalence Inde	ex Workshe	et:		
1						Total % Cover of		Multiply b	ıv:	
 5						OBL Species		x 1 =		
			15	= Total Cover		FACW species	s	x 2 =	0	-
						FAC Species		x 3 =	0	-
	t size:	5)				FACU Species	<u> </u>	x 4 =		_
Schedonorus		eus	40	<u>X</u>	FAC	UPL Species		x 5 =		_
2 Holcus lanatu			20	<u>X</u>	FAC	Column Totals	s <u> </u>	(A)	0	_(B)
Bromus tecto			20	X	(UPL)		. 54		#DIV/01	
4 Ficaria verna 5 Cichorium in			10		FACU	Prevalence Ir	idex =B/A =		#DIV/0!	_
6	tybus				FACU	Hydrophytic Ve	getation In	dicators:		
, 7						Inyurophytic ve	_		Irophytic Vegetation	nn .
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-			100	= Total Cover				alence Index is		
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2						L ——			ytic Vegetation ¹ (I	
			0	= Total Cover		¹ Indicators of hydric		and hydrology	must be present,	unless
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	erb Stratum	()			Vegetation	١	res X	No	·
% Bare Ground in He	ord Otracarri							_		

rofile Descrin	tion: (Describe to t	he depth	needed to	documer	nt the indica	ator or con	irm the absen	ce of indicators.)	
Depth	Matrix	аорин				Features		,	
(Inches)	Color (moist)	%	Color (ı	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
						_			
									2
	entration, D=Depletion						I Grains.		² Location: PL=Pore Lining, M=Matrix.
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	listosol (A1)			į	s	andy Redox	(S5)		2 cm Muck (A10)
	listic Epipedon (A2)					tripped Mat			Red Parent Material (TF2)
E	Black Histic (A3)				Lo	oamy Muck	/ Mineral (F1) (except MLRA 1)	Very Shallow Dark Surface (TF12)
	lydrogen Sulfide (A4)		,	L	oamy Gleye	d Matrix (F2)		Other (explain in Remarks)
	Depleted Below Dark	Surface (A	\11)		D	epleted Mat	rix (F3)		
T	hick Dark Surface (A	A12)		'	R	edox Dark	Surface (F6)		
s	Sandy Mucky Mineral	(S1)		•	D	epleted Dar	k Surface (F7)		³ Indicators of hydrophytic vegetation and wetland
	Sandy Gleyed Matrix	(S4)		•	<u></u> г	edox Depre	ssions (F8)		hydrology must be present, unless disturbed or problematic.
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