

OFFSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

BATCH
WD#: 2025-0038

At your request, an offsite wetland determination has been conducted on the property described below.

County: Marion

City: Salem

Other Name & Address: Ryan Ramey, Cole Valley Partners, 2188 SW Park Place, Suite 100, Portland, OR 97205

Township: 7S Range: 2W Section: 18 Q/Q: BB Tax Lot(s): 6000

Project Name: Salem Take 5 Development

Site Address/Location: 3271 Lancaster Dr. NE Salem, OR

- ☐ The National Wetlands Inventory or Local Wetlands Inventory shows a wetland on the property.
- ☒ The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- ☒ It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetlands maps, the county soil survey and other information. An onsite investigation by a qualified professional is the only way to be certain that there are no wetlands.
- ☐ There may be wetlands/waterways on the property that are subject to the state Removal-Fill Law.
- ☐ A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
- ☐ A state permit may be required for any amount of fill, removal, or other ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
- ☐ A state permit may be required for any amount of fill, removal, or other ground alteration in a compensatory wetland mitigation site.
- ☐ A state permit will be/will not be required for project because/if .
- ☐ The proposed parcel division may create a lot that is largely wetland and thus create future development problems.
- ☐ A wetland delineation by a qualified wetland consultant is needed prior to site development. The wetland delineation report should be submitted to the Department of State Lands for review and approval.
- ☐ A permit may be required by the Army Corps of Engineers: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: Based on a review of the available information, it does not appear that there are jurisdictional wetlands or waters on this property.

Determination by: 

Date: 1/30/2025

☐ This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

☒ **This is a preliminary jurisdictional determination and is advisory only.**

Copy To: Ryan Ramey ryan.ramey@cvpre.com ☐ Other ☒ Enclosures: Site Plan

☐ Aaron Panko, City of Salem Planning APanko@cityofsalem.net

☐ Manjusree Deb <manjusreedeb@abbasidesign.com>

FOR OFFICE USE ONLY

Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Waters Present <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Maybe		Request Received: <u>1/23/2025</u>
LWI Area: N/A	LWI Code: N/A	Latitude: <u>44.967131</u>	Longitude: <u>-122.984026</u>	Related DSL File # N/A
Has Wetlands? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Unk ESH? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Coast Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Unk				
Adjacent Waterbody: <u>N/A</u> <input type="checkbox"/> Scanned <input type="checkbox"/> Mailings Completed <input type="checkbox"/> Data Entry Completed				

