# OFFSITE WETLAND DETERMINATION REPORT

OREGON DEPARTMENT OF STATE LANDS

**BATCH** 

**WD#:** 2025-0038

775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

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 Section: 18 Q/Q: BB Tax Lot(s): 6000 Township: 7S Range: 2W 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. Mark 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.  $\square$  A state permit is required for  $\ge 50$  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. Based on a review of the available information, it does not appear that there are jurisdictional wetlands or waters on this property. White 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? 

☐ Yes ☐ No Waters Present ☐ Yes ☒ No ☐ Maybe Request Received: 1/23/2025 Longitude: -122.984026 Related DSL File # N/A LWI Area: N/A LWI Code: N/A **Latitude:** 44.967131 Has Wetlands? ☐Y ☒N ☐Unk ESH?  $\square$ Y  $\square$ N Wild & Scenic? Y N State Scenic? Y N Coast Zone? Y N Unk

Adjacent Waterbody: N/A Scanned Mailings Completed Data Entry Completed



#### LAND OWNER

JCCD PROPERTY HOLDING LLC C/O CHARLES DELVALLE 3892 AUBURN RD NE SALEM, OR 97301

### **DEVELOPER**

COLE VALLEY PARTNERS RYAN RAMEY 2188 SW PARK PLACE, SUITE 100 PORTLAND, OR 97205 (971) 506-9878 RYAN.RAMEY@CVPRE.COM

#### **ENGINEER**

ABBASI DESIGN WORKS RAHIM ABBASI 500 E 24TH ST, VANCOUVER, WA 98663 (503) 816-9466 RAHIM@ABBASIDESIGN.COM

#### **SURVEYOR**

FFN SURVEYING STEVEN L HOWELL, PLS TURNER, OR 97392 (503) 558-3330 SHOWELL@FFNSURVEYING.COM

#### LANDSCAPE ARCHITECT

MEDIUMLA MICHAEL MOYERS (503) 780-1791 MICHAEL@MEDIUMLA.COM

## **UTILITY PROVIDERS**

ELECTRIC: PGE Kenneth.Spencer@pgn.com

DRINKING WATER/ SEWER/ STORMWATER/ STREETLIGHT SERVICES: CITY OF SALEM

GARBAGE & RECYCLING: PACIFIC SANITATION INC. Kyle@pacsan.net

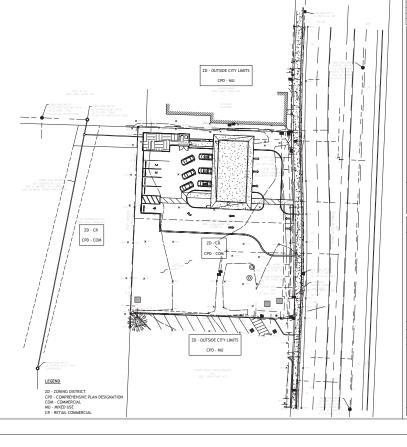
GAS: NORTHWEST NATURAL GAS

#### PROPERTY DESCRIPTION PER CURRENT TITLE

PARCEL 3, PARTITION PLAT 2017-32, IN THE CITY OF SALEM, MARION COUNTY, OREGON. (RECORDED JUNE 16, 2017, IN REEL 3957, PAGE 424, MARION COUNTY, OREGON DEED RECORDS.)

SITE

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Date 12/5/2024 10:11:16 AF

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