DEVELOPMENT REVIEW BOARD PANEL B AGENDA

July 27, 2026 at 6:30 PM

Wilsonville City Hall & Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:
City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon
Zoom: *https://us02web.zoom.us/j/81495007189*

TO PROVIDE PUBLIC TESTIMONY:
Individuals must submit a testimony card online:
https://www.wilsonvilleoregon.gov/DRB-SpeakerCard
and email testimony regarding Resolution No. 448
to Sarah Pearlman, Associate Planner at
spearlman@wilsonvilleoregon.gov
by 2:00 PM on July 27, 2026.

CALL TO ORDER

CHAIR'S REMARKS

ROLL CALL

John Andrews	Rachelle Barrett
Dana Crocker	George Dunn
Kamran Mesbah	

CITIZEN INPUT

This is an opportunity for visitors to address the Development Review Board on items not on the agenda. Staff and the Board will make every effort to respond to questions raised during citizens input before tonight's meeting ends or as quickly as possible thereafter.

CONSENT AGENDA

1. Approval of minutes of the June 22, 2026 DRB Panel B meeting

PUBLIC HEARINGS

2. **Resolution No. 448. PGE Pearl-Sherwood Transmission Line Update**. The applicant is requesting approval of a Conditional Use Permit, Site Design Review, and Type C Tree Removal Plan for PGE to update the Pearl-Sherwood Transmission Line.

   Case Files:
   DB25-0007 PGE Pearl-Sherwood Transmission Line Update

-Conditional Use Permit (CUP25-0001)
-Site Design Review (SDR25-0007)
-Type C Tree Plan (TPLN25-0004)

BOARD MEMBER COMMUNICATIONS

3. Results of the July 13, 2026 DRB Panel A meeting

4. Recent City Council Action Minutes

STAFF COMMUNICATIONS

ADJOURN

The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting the Shelley White, Planning Administrative Assistant at or 503-682-4960: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habrá intérpretes disponibles para aquéllas personas que no hablan Inglés, previo acuerdo. Comuníquese al 503-682-4960.

DEVELOPMENT REVIEW BOARD MEETING
MONDAY, JULY 27, 2026
6:30 PM

Consent Agenda:

1. Approval of minutes of the June 22, 2026 DRB Panel B meeting

Development Review Board Panel B
Regular Meeting Minutes
June 22, 2026
Wilsonville City Hall & Remote Video Conferencing
https://www.ci.wilsonville.or.us/meetings/DRB-B

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CALL TO ORDER - ROLL CALL
Chair Crocker called the meeting to order at 6:30 pm.

CHAIR'S REMARKS
The Conduct of Hearing and Statement of Public Notice were read into the record.

ROLL CALL

Present:	Dana Crocker, John Andrews, Kamran Mesbah, and George Dunn
Excused:	Rachelle Barrett
Staff Present:	Kimberly Rybold, Alie Cloo, Amy Maag, Chris Myers, Miranda Bateschell, Kerry Rappold, Amanda Guile-Hinman, and Shelley White

CITIZEN INPUT
There was none.

CONSENT AGENDA
1. Approval of minutes of the April 27, 2026 DRB Panel B meeting

Kamran Mesbah moved to approve the April 27, 2026 DRB Panel B meeting minutes as presented. George Dunn seconded the motion, which passed 4 to 0. (Ayes: Andrews, Mesbah, Dunn, Crocker. Nays: None.)

PUBLIC HEARING
2. **Res. No. 446 Sysco Expansion.** The applicant is requesting approval of rezoning of approximately 33.00 acres, a Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Class 3 Sign Permit, Type C Tree Removal Plan, Standard SRIR Review, Lot Line Adjustment and Standard SROZ Map Verification for 380,000 square feet of warehouse expansion for Sysco Portland, Inc.

   Case Files:

   DB25-0010 Sysco Zone Map Amendment & Facility Expansion Master Plan
   - Zone Map Amendment (ZONE25-0002)*
   - Stage 1 Preliminary Plan (STG125-0004)

- Stage 2 Final Plan (STG225-0007)
- Site Design Review (SDR25-0009)
- Class 3 Sign Permit (SIGN25-0012)
- Type C Tree Removal Plan (TPLN25-0006)
- SRIR Review (SRIR25-0002)
- Lot Line Adjustment (ARC226-0002)
- Verification of Boundary (Standard) (SR0Z26-0001)

***The DRB Action on the Zone Map Amendment is a recommendation to the City Council.**

Chair Crocker called the public hearing to order at 6:37 p.m. and read the conduct of hearing format into the record. All Board members declared for the record that they had visited the site. No board member, however, declared a conflict of interest, bias, or conclusion from a site visit. No board member participation was challenged by any member of the audience.

Senior Planner Myers announced that the criteria applicable to the application were stated starting on page 2 of the Staff report, which was entered into the record. Copies of the report were made available to the side of the room and on the City's website.

Senior Planner Myers presented the Staff report for the Sysco Facility Expansion and Master Plan via PowerPoint, briefly noting the site's location and background and reviewing the requested applications with these key comments:

- Proper noticing was followed for this application with public hearing notice mailed to property owners within 250 ft of the subject property, onsite postings, and notice published in the newspaper and on the City's website.
- Project Overview. The Applicant, Sysco Portland, Inc., was planning an expansion of nearly 33 acres due west of its existing facility at 26250 SW Parkway Center Drive, bringing in approximately 372,000 more square feet of structure into the city.
  - The project would occur in two phases and included expanding and building out SW Parkway Avenue to ensure safe freight, pedestrian, auto, cycling and transit travel.
- Existing Conditions. The Applicant owned two properties in addition to 26250 SW Parkway Center Drive, a small strip parcel that housed what was commonly referred to as the Sysco Ditch and the subject undeveloped property of approximately 32.69 acres located due west of the existing facility. (Slide 7)
  - The Bonneville Power Administration (BPA) power lines and Weidemann Road right-of-way was located just south of the southern property line, on which the Applicant would be building out a trail.
- Zone Map Amendment. The DRB's recommendation to City Council was being requested for the Zone Map Amendment and a public hearing was scheduled at City Council for July 20, 2026. (Slide 8)
  - The Applicant proposed to rezone Lot 1100 from Future Development Agricultural Holding (FDAH) to PDI Regionally Significant Industrial Area (RSIA), consistent with

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Metro's Title IV Industrial and Other Employment Areas, as part of Metro's Urban Growth Management Functional Plan.
    - The purpose of Title IV was to protect Regionally Significant Industrial and Employment Lands from encroachment by incompatible uses and to preserve those areas for long-term economic development and freight activity.
    - The subject property was within Metro's Regionally Significant Industrial Area, and the proposed rezoning from FDAH to PDI RSIA would bring the zoning designation into compliance with Metro's Title IV as well as Wilsonville's Comprehensive Plan.
- The Stage 1 Preliminary Plan consisted of the initial 84,000 square foot expansion to the existing Sysco facility. Other components of Phase 1 included circulation improvements, stormwater facilities, particularly along the southern edge of the property, relocation of the existing Sysco Ditch, tree removal and mitigation activities, and utility improvements and landscaping. (Slide 9)
- The Stage 2 Final Plan included a continuation of Building 1, an expansion on an expansion and a separate structure. Together, those two structural improvements were approximately 288,000 square feet of new structure on the property for a total of 372,000 square feet when including the initial 84,000 square feet in Phase 1. (Slide 10)
    - Phase 2 included future building footprints, parking and loading areas, truck circulation, internal access points, landscaping, and utilities. Reviewing the Stage 2 Final Plan at this time allowed the City to evaluate the ultimate buildout of the site, ensure that infrastructure and circulation were planned comprehensively, and that conditions that would govern future developments were established.
- Site Design Review. The proposed design would allow Sysco to maintain its existing operations while accommodating future buildouts and future development on its property. (Slide 11-14)
    - As part of the project, Sysco was required to build out half-street improvements for its frontage on SW Parkway Avenue, including an internal pedestrian connection consisting of sidewalks and pathways, the Weidemann Road Trail to the south, and a transit stop improvement on SW Parkway Avenue. The location of the bus stop would be coordinated with SMART.
    - Extensive landscaping throughout the site would include street trees, parking lot landscaping, landscape buffers, tree preservation, including most of the oak grove in the corner of the property, and wetland and mitigation plantings were proposed.
    - The western facade of Building 2 was fairly close to SW Parkway Avenue and very visible from I-5, so Staff had worked with the Applicant to soften the massing of the building as it was approximately 31 feet tall and nearly 400 feet long. Design elements to achieve that included Sysco-blue horizontal paint striping, the addition of a sign, gray-painted elements that resembled doors, and four 15-foot trellis structures that would support climbing vines to further soften and break up the façade.
    - Trees were also required to be planted at no more than 50 feet apart for the full facade. As a package, these elements were intended to soften the appearance of the building, especially for a site so prominent to I-5 and SW Parkway Avenue. The Site Design as

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proposed balanced the operational needs of a regional distribution facility with reasonable architectural elements.
    - Required half-street improvements included a buffered bike lane, a parking strip, curb and gutter, and turn lanes to add to safety. In addition, SW Parkway Avenue would be widened to better accommodate the addition of freight traffic.
- Class 3 Sign Permit. Two monument signs, both 8 ft x5 ft, were proposed, one at the north entrance across the street from the Target and Costco ingress and egress and one on the western side of the property on SW Parkway Avenue. Both signs met City Code. (Slide 15)
    - DRB would be approving the signs conceptually, as the details of the sign permits would be reviewed through a later process and permit approval following that. On-building signs were also proposed and met existing Code.
- Type C Tree Removal Plan. Of the 86 trees currently on site, the Applicant proposed removal of 73 trees and the retention of 13. A significant amount of mitigation and replanting was proposed, as the Applicant would detail in their presentation. (Slide 16-17)
    - Many of the trees proposed for removal were located along the Sysco Ditch on the eastern side of the property. To facilitate the proposed configuration of circulation, parking, building structure, and relocation of the stormwater ditch to the upper and western side, those trees would need to be removed.
    - Although a few trees were being removed from near and inside the grove, the grove itself was primarily preserved. An extensive planting plan was proposed, particularly through the parking lots to the north and along the southern portion of the site.
    - Currently, the landscaping shielded some of the visual impact of the large industrial buildings, and that would continue.
- The Lot Line Adjustment would reconfigure existing property lines to accommodate the phased expansion. One of the proposed building expansions extended over the north-south property line where the Sysco Ditch was located, and the Lot Line Adjustment resolved that issue and ensured that buildings were located entirely on legal lots. (Slide 18)
    - The Lot Line Adjustment did not increase the intensity of the development or create additional development rights. It was primarily an administrative action necessary to support the master plan and modify the parcel configuration to align with the building footprints and ensure that setbacks were met.
- The Significant Resource Overlay Zone (SROZ) verification identified the existing natural resources on the site, including Wetlands A, B, and C, and the existing drainage channel commonly referred to as the Sysco Ditch. (Slide 19)
    - The request verified the location and extent of the site's significant resources and, because portions of those resources were affected by the proposed development, the project also requires a Significant Resource Impact Report (SRIR). The purpose of the SROZ verification was to confirm the location, extent of the resources established, and to establish the framework for evaluating those impacts and required mitigation.
- SRIR Review. As proposed, the project resulted in impacts to approximately 0.63 acres of Significant Resource Area, which included a portion of the existing drainage channel. To address those impacts, the Applicant proposed approximately 0.95 acres of mitigation, together with approximately 3.94 acres of riparian buffer area. (Slide 20)

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  - New wetland and channel improvements, native planting, habitat enhancement and water quality benefits were proposed, as well as, in theory, long-term ecological function. While those impacts occurred on site, the mitigation and buffer enhancement was intended to provide greater ecological function than the existing disturbed drainage channel. Kerry Rappold, the City's Natural Resources Manager, had reviewed this extensively and felt comfortable with the process and the mitigation proposal.
- Staff recommended DRB approval of the Zone Map Amendment to City Council and approval of eight requested applications, subject to the conditions of approval contained in the Staff report, as Staff had found that the subject proposal satisfied the applicable approval criteria.
- He noted one public comment was received in support of the project.

Senior Planner Rybold entered the following exhibits into the record, which were emailed to the Commission earlier in the day:

- **Exhibit A3:** Planning Division Memorandum to DRB, dated June 22, 2026, which outlined recommended modifications to the Staff report by the Applicant as noted in Exhibits B4 and B5.
- **Exhibit B4:** Sysco Land Use Memo, dated June 18, 2026
- **Exhibit B5:** Trash Hauler Site Plan, submitted June 18, 2026

Kamran Mesbah asked how many new employment positions the expansion was expected to generate.

Senior Planner Myers responded that he did not know and deferred to the Applicant, noting that he did not want to misrepresent any numbers.

Mr. Mesbah stated that the walking path to the south of the campus, and the continuity of that path with the rest of the sidewalks near Costco, was unclear on the site plan, noting that the thick boundary line on the site plan made it difficult to follow. The site plan showed indications of trails in the green space area, and he asked whether the trail on the south boundary of the new expansion continued east and whether it would also go north toward Costco or if there would only be a sidewalk with a bike path on the new expanded pavement.

Senior Planner Myers responded that the Applicant would build out the trail on the Weidemann Road right-of-way due south of the subject property for the extent of their property, which did not extend all the way over to Canyon Creek Road.

Mr. Mesbah stated on the Canyon Creek Road end of the property, the trail seemed to be mowed, rather than trampled like a makeshift trail.

Development Engineering Manager Maag clarified that at the time Canyon Creek Road was built, it was anticipated that Weidemann Road would be a full street; however, when the Transportation System Plan (TSP) was adopted and updated a couple years ago, it was changed

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to a multi-use path which would continue in lieu of full access. There was a short section with a different property owner that would be the City's responsibility to complete construction.

Senior Planner Myers added that the Applicant would build out the trail just for their length of the southern property line. There was no requirement for the Applicant to build out any trails on the north side of the property; only the street improvements were required.

Mr. Mesbah asked if the walking path to the south of the property was paved or concrete and if it was a bike path or just a pedestrian pathway.

Development Engineering Manager Maag responded that the path is a concrete sidewalk but operated more like a pathway at this time and did not meet the City's typical frontage improvements. The City was trying to determine whether it could partner with the developer to fill any gap and complete the improvements all the way from ParkWorks, where there was a sidewalk, through to the Sysco property, so that pedestrians and bicyclists had a more pleasant experience. Otherwise, improvements were done when development happened. Currently there was development between ParkWorks, where there was a sidewalk, and a company called ESS, and then the Weidemann Road right-of-way and then the Sysco property.

Mr. Mesbah clarified the path he was referring to was in ParkWorks to the south. It was unclear whether it was a sidewalk because it meandered and looked like a pedestrian trail.

Development Engineering Manager Maag confirmed it was a concrete sidewalk that operated more like a pathway at present. It did not meet the City's typical frontage improvements.

Mr. Mesbah understood that pathway would connect to the newly improved SW Parkway Avenue sidewalk portion to complete the connection.

Development Engineering Manager Maag responded that there might be a gap, even though the City would not want that gap and would look at how to partner to fill it in. The subject Applicant, however, could not be required to do offsite improvements.

Mr. Mesbah stated that when he visited the site, there was no gap. What Ms. Maag had called a sidewalk ended at the south boundary of the property.

Development Engineering Manager Maag assured Staff would look at tying it in to ensure pedestrian access.

Mr. Mesbah understood that with the new improved street layout, the path would become a sidewalk, and the bike path would be similar in nature to the bike path on the south end of the property along SW Parkway Avenue.

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Senior Planner Myers confirmed that bike paths were part of street improvements, but the City could not require Sysco to build offsite, only on its frontage, which resulted in the gap addressed by Ms. Maag. However, the City was trying to partner up and figure out how to address that gap.

Mr. Mesbah explained he was trying to figure out the continuity and connectivity.

Senior Planner Myers added that where connections were close, they would be tied together. The City would not leave a small offset of 5 to 10 ft. As designs came through, the engineering team would catch those issues and ensure they were addressed.

George Dunn understood that two or three Oregon White Oaks were to be removed as they were infected with Mediterranean oak borer (MOB). He asked if there was a list of trees that would be planted, noting that the only reference he could find in the documentation was to native evergreen and ornamental trees. He asked if the City had considered replacing or planting additional Oregon White Oaks instead of evergreens or ornamentals, given the huge decline in oak savannahs within the Willamette Valley and the crucial role they played in local ecology. A substantial portion of the wetland would be removed, and a newly-created wetland area established, and planting additional Oregon White Oaks could aid in increasing habitat, as referenced in Section 4.176 of the applicable criteria.

Senior Planner Myers replied there was no tree-planting list at this time, although the Applicant would be required to plant to the City's tree list. He believed the City preferred a one-for-one replacement of white oaks, but he needed to confirm that.

Mr. Dunn noted that during his site visit, he observed a fledgling kestrel and her two parents hunting on the property, demonstrating it is an active hunting ground. He also saw some western bluebirds near the Oregon white oaks, noting that oak trees act as a central part of the western bluebird's life cycle, and two endangered killdeer, one of which was performing a broken-wing display suggesting a nest was nearby as killdeer lay their eggs in the grass and on the ground. He expressed concern about the loss of habitat in that area, the wildlife species that live there, and the importance of doing what could be done to preserve it. He noted that Section NR 9 noted on Page 19 of Exhibit A1 addressed the submission of a Monitoring and Maintenance Plan to ensure that plants replanted in the newly created wetland area in the northern part of the site were monitored for five years, yet all the research he found regarding ecology and the ability of newly established wetlands to settle suggested that the process took 10 to 20 years, so he was concerned that the monitoring period could be too short and that once monitoring ended, the habitat could decline and the wetland could be lost.

Senior Planner Rybold noted that Sheet 18 of Exhibit B2 contained a preliminary landscape plan that included information about proposed plantings on the site, including a tree list.

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Natural Resources Manager Rappold stated that City Code required plants to be monitored five years, which was also very consistent with what was required when other impacts were made to jurisdictional wetlands, which the subject wetlands were. As such, the City would require a permit from the Department of State Lands or the Army Corps of Engineers, which also had a five-year monitoring period. The City Code protected Locally Significant wetlands. There was a lot of good information supporting the conclusion that if a site could get through the establishment period of the first two years, five years was a pretty robust period of time. Although things could change tremendously over a 10 or 20 year period, five years would ensure that what had been required of a site such as the subject wetland would be established.

Senior Planner Rybold confirmed that Sheet 18 of Exhibit B2, the large plan set, highlighted the trees and the wetland mitigation plantings that would be required as part of the relocation of the Sysco Ditch.

Chair Crocker asked about site access, the amount of large truck traffic that would be coming in and out of the site, and whether the existing access off SW Parkway Avenue would continue to be used.

Senior Planner Myers replied that the old driveway to the former house on the property would no longer function in that way.

Chair Crocker clarified her the question regarded the flow of traffic in and out of the site. Currently, most of the traffic flowed from SW Burns Way, and she asked whether all of the traffic from Sysco would be redirected onto SW Parkway Avenue, with the new entrance and exit near I-5, and if there would be just one entry point.

Senior Planner Myers deferred to the Applicant but believed the current access would still be functional for portions of the facility with most trucks accessing off SW Parkway Avenue once constructed as that was part of Phase 2. He confirmed that trucks traveling south on SW Parkway Avenue would turn left into the property and a left turn lane would be provided.

Development Engineering Manager Maag clarified that the southernmost connection would not be in place for Phase 1 but would be added with Phase 2 when the second building was constructed. The traffic analysis anticipated that most of the truck traffic, especially coming from I-5, would use the Elligsen and not the Wilsonville Road interchange.

Chair Crocker confirmed there were no further questions from the Board and called for the Applicant's presentation.

Maureen Jackson, Project Planner, Sysco, thanked Senior Planner Myers for his presentation, Staff report, and assistance with the project, noting that Project Engineer Bill and Architect Tara from Standridge were also present to help answer any technical questions. She presented the Applicant's presentation via PowerPoint with these key comments:

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- Project overview. The proposed expansion of the Sysco campus required approval of nine applications. The 32-acre property was located just west of the existing Sysco development and south of Target and Costco, with easy access to I-5 at Exit 286.
- Zone Map Amendment. The property was currently designated FDAH, and the Applicant was requesting the Board recommend approval of a Zone Map Amendment to City Council to change the zoning designation from FDAH to PDI RSIA. (Slide 4)
    - The requested zone change was consistent with the City's Comprehensive Plan, which identified the property as industrial and supported Metro's RSIA policies. The Comprehensive Plan also noted the property was located in Area of Special Concern, Area A, and that special designation supported the proposed industrial development.
- Existing Site Conditions. The site was located just west of the existing Sysco development and currently vacant except for a grove of trees located in the northwest corner of the site and trees along the eastern boundary in the Sysco Ditch. There were two existing accessways into the site that would be relocated for safety. The proposed stormwater management design mimicked the flow and basin size of the existing conditions. (Slide 5)
- Site Design Review. The proposed development consisted of two buildings, with full buildout of the site providing over 372,000 square feet of warehouse and distribution space. Two parking lots for employees and visitors, one associated with each building, provided a total of 178 vehicle parking spaces with 8 ADA spaces. (Slide 6-9)
    - Truck Access and Circulation. Similar to the existing Sysco development, trucks would be routed into the site from SW Parkway Avenue. Truck access into the expansion site was located in the northwest corner of the property between Buildings 1 and 2.
        - On-site freight operations were separated from employee and visitor traffic, with loading and unloading occurring in the rear of the buildings, a safe distance away from pedestrian pathways and parking lots.
    - The Traffic Impact Analysis was conducted by DKS and submitted with the application. The report detailed studies conducted on a number of intersections and access points into the site. The study concluded that the existing transportation infrastructure had the capacity to serve the proposed developments, and recommendations from the study were incorporated into the site design.
        - Truck circulation, loading, and storage areas were designed to support efficient operation of the regional distribution facility.
    - Transportation site design elements included additional right-of-way dedicated for frontage and half-street improvements with sidewalks, planter strips, bike lanes, and an area for a bus stop with a new shelter and a bus pullout. The location of the bus stop was coordinated with SMART.
    - The architecture of the new buildings was consistent with the existing development. Truck parking and loading areas would occur in the rear of the buildings.
        - Trellises, landscaping, and street trees would visually screen the western elevation of Building 2 from I-5. The western elevation of Building 1, which was set back considerably, was screened from I-5 with a large landscape area that included trees proposed for preservation in the existing tree grove.

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- Class 3 Sign Permit. Illustrations of the signs were displayed, and the signs would comply with the City's dimensional standards. (Slide 10)
- Tree Removal Plan. There was an existing grove of trees on the site where the old farmhouse was located, and a number of trees located in the man-made swale, the Sysco Ditch, that runs along the eastern boundary of the site. The project arborist identified a total of 86 trees on the property, of which 73 were proposed to be removed and 13 would be preserved. (Slide 11)
  - The Landscape Plan included mitigation for removal of native trees and trees in the wetland and buffer area. Trees would also be planted in and around the parking areas to comply with the City's tree planting and canopy requirements.
- A Significant Resource Impact Report (SRIR) prepared by Pacific Habitat Services identified the extent of the existing wetlands and buffers along the eastern and southern boundaries of the site. Mitigation was designed to offset impacts to the wetlands and buffers proposed to be removed. (Slide 12)
  - Stormwater would be rerouted from the existing ditch to a culvert located under the northern parking lot and into a newly created mitigation area in the northwest corner and along the western boundary of the site.
  - Temporary impacts were proposed to the wetland and buffer along the southern edge of the site to place a new drainage line. Mitigation and planting would prevent invasive weed growth and provide long-term habitat, water quality, and drainage benefits.
- Lot Line Adjustment. The property and the existing Sysco site were comprised of four tax lots, one of which currently ran through an existing building along the eastern boundary line. The proposed lot line adjustment eliminated that conflict and aligned tax lots with the proposed phased construction. No new lots would be created, and the buildings would comply with the required setbacks. (Slide 13-14)

Ms. Jackson addressed questions regarding truck access, indicating the existing truck route into Sysco's current campus, and explaining that the new truck access way on the western side of the expansion would allow for a complete circular accessway for trucks. She confirmed the truck access off SW Burns Way would be retained and would serve the first phase of development. (Slide 7)

John Andrews asked how many daily truck trips were currently generated at the site and how many trips were anticipated once the development was completed.

Ms. Jackson referenced Slide 7, noting the Traffic Impact Analysis (TIA) anticipated 93 total PM peak hour trips at full buildout, including the existing Sysco development trips of 78 vehicle trips and 15 truck trips. The traffic engineers did not anticipate any truck trips at the I-5/Wilsonville Road exit and anticipated that all truck traffic would go to the north to access I-5.

Mr. Andrews confirmed the 78 cars and 15 trucks represented a per-day figure. He asked whether those trips would be five or seven days a week, how many employees and drivers frequented the site today and how many were expected at the project's maturity.

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Ms. Jackson responded she would have to refer to the TIA about whether the trips were on a five- or seven-day basis and reiterated that 78 cars and 15 trucks included both the existing and post-expansion vehicle trips of both employees and visitors to the site at maturity.

Mr. Andrews asked if the site would operate 24/7 with employees working multiple shifts.

Ms. Jackson responded she was not familiar enough with Sysco's current operations and no representative from Sysco was present to answer questions.

Mr. Mesbah asked how many new jobs the expansion was expected to create.

Ms. Jackson replied she did not have those numbers from Sysco. The only data available was through the Traffic Impact Analysis, but she could not estimate how many employees the 78 cars represented. However, because the 78 cars were employees and visitors combined, the number of employees should be less than 78.

Chair Crocker asked for clarification regarding the new entry point and entrance and exit on SW Parkway Avenue and whether there would be a turning lane for trucks and cars turning into the site.

Ms. Jackson confirmed a southbound turn lane into the site would be added.

Chair Crocker called for public testimony regarding the application and confirmed with Staff that no one was present at City Hall to testify and no one on Zoom indicated they wanted to testify.

Chair Crocker confirmed there were no additional questions or discussion and closed the public hearing at 7:39 pm.

John Andrews moved to adopt the Staff report with the amendments as shown in Exhibit A3 and the addition of Exhibits B4 and B5. Kamran Mesbah seconded the motion, which passed 4 to 0. (Ayes: Andrews, Mesbah, Dunn, Crocker. Nays: None.)

The following exhibits were entered into the record:

- Exhibit A3: Planning Division Memorandum to DRB, dated June 22, 2026
- Exhibit B4: Sysco Land Use Memo, dated June 18, 2026
- Exhibit B5: Trash Hauler Site Plan, submitted June 18, 2026

Kamran Mesbah moved to adopt Resolution No. 446 including the amended Staff report. George Dunn seconded the motion, which passed 4 to 0. (Ayes: Dunn, Mesbah, Andrews, Crocker. Nays: None. Abstentions: None.)

Chair Crocker read the rules of appeal into the record.

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BOARD MEMBER COMMUNICATIONS

3. Results of the June 8, 2026 DRB Panel A meeting
4. Recent City Council Action Minutes

STAFF COMMUNICATIONS

Development Engineering Manager Maag recognized Natural Resources Manager Kerry Rappold upon his retirement after nearly 25 years with the City, acknowledging his expertise in the Significant Resource Overlay Zone (SROZ) code and his many contributions to Wilsonville's environmental programs. She highlighted his leadership in developing the City's Integrated Pest Management Program, Climate Action Plan, Urban Forestry Plan, stormwater and water quality programs, wildlife passage projects, efforts to establish a local watershed council, and contributions supporting the City's Tree City USA and Bee City USA designations.

Natural Resources Manager Rappold thanked the City and reflected on his career, noting he would continue completing a field guide highlighting Wilsonville's geology, cultural history, natural resources, and parks. He also highlighted the City's long-term wildlife passage monitoring program and expressed appreciation for the opportunity to serve the community and work with City staff, boards, and committees.

ADJOURN

The meeting was adjourned at 7:52 p.m.

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DEVELOPMENT REVIEW BOARD MEETING
MONDAY, JULY 27, 2026
6:30 PM

Public Hearing:

2. **Resolution No. 448. PGE Pearl-Sherwood Transmission Line Update.** The applicant is requesting approval of a Conditional Use Permit, Site Design Review, and Type C Tree Removal Plan for PGE to update the Pearl-Sherwood Transmission Line.

   Case Files:
   DB25-0007 PGE Pearl-Sherwood Transmission Line Update
   -Conditional Use Permit (CUP25-0001)
   -Site Design Review (SDR25-0007)
   -Type C Tree Plan (TPLN25-0004)

DEVELOPMENT REVIEW BOARD
RESOLUTION NO. 448

A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, APPROVING A CONDITIONAL USE PERMIT, SITE DESIGN REVIEW, AND TYPE C TREE REMOVAL PLAN FOR PGE TO UPDATE THE PEARL-SHERWOOD TRANSMISSION LINE.

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Meredith Armstrong, Portland General Electric – Applicant and Garydel LLC, CCWB LLC, Eghdami Rental LLC, Stafford DC LLC, and Bonneville Power Administration – Owners in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located on Tax Lot 601, Section 2B; Tax Lots 400 and 600, Section 2CA; Tax Lots 301, 303, 304, 500, and 600, Section 2CD, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County; and Tax Lots 2100 and 2200, Section 11, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated July 20, 2026, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on July 27, 2026, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby incorporate as part of this resolution, as if fully set forth herein, the staff report, as adopted with any amendments and attached hereto, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB25-0007 PGE Pearl-Sherwood Transmission Line Upgrades: Conditional Use Permit (CUP25-0001), Site Design Review (SDR25-0007), and Type C Tree Plan (TPLN25-0004).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 27th day of July, 2026, and filed with the Planning Administrative Assistant on _____. This resolution is final on the 15th calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03).*

_____,
Dana Crocker, Chair - Panel B
Wilsonville Development Review Board

Attest:

_____

Shelley White, Planning Administrative Assistant

WILSONVILLE
OREGON

Exhibit A1
Staff Report
Wilsonville Planning Division
PGE Pearl-Sherwood Transmission Line Upgrades

Development Review Board Panel 'B'
Quasi-Judicial Public Hearing

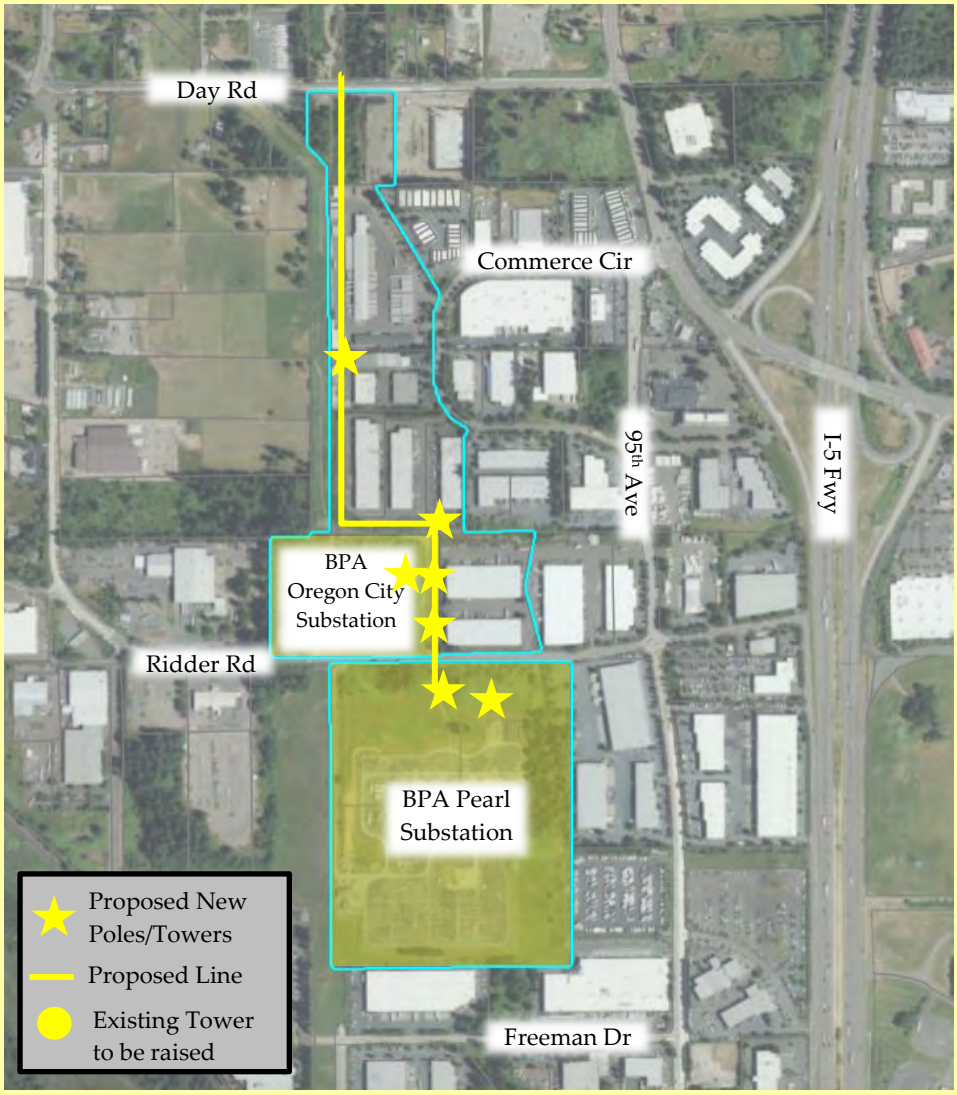
Hearing Date:	July 27, 2026
Date of Report:	July 20, 2026
Application No.:	DB25-0007 PGE Pearl-Sherwood Transmission Line Upgrades
Request/Summary:	The requests before the Development Review Board include a Conditional Use Permit, Site Design Review, and Type C Tree Plan.
Location:	The property is specifically known as Tax Lot 601, Section 2B; Tax Lots 400 and 600, Section 2CA; Tax Lots 301, 303, 304, 500, and 600, Section 2CD, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Washington County; and Tax Lots 2100 and 2200, Section 11, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owners:	Garydel LLC, CCWB LLC, Eghdami Rental LLC, Stafford DC LLC, and Bonneville Power Administration (BPA)
Applicant:	Portland General Electric (Contact: Meredith Armstrong)
Comprehensive Plan Designation:	Industrial, Public
Authorized Representative:	David Evans and Associates (Contact: Jiin Brunke)
Zone Map Classification:	PDI (Planned Development Industrial), PDA-RSIA (Planned Development Industrial – Regionally Significant Industrial Area), PF (Public Facility)
Staff Reviewers:	Sarah Pearlman, Associate Planner Amy Maag, Development Engineering Manager

Staff Recommendation: **Approve with conditions** the requested Conditional Use Permit, Site Design Review, and Type C Tree Plan.

Applicable Review Criteria:

Development Code:	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.135.5	Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zone
Section 4.136	Public Facility (PF) Zone
Section 4.140	Planned Development Regulations
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.181	Exceptions and Modifications – Height Limits
Section 4.184	Conditional Use Permits – Authorization
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.200 through 4.290	Land Divisions
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20	Tree Preservation and Protection
Other Planning Documents:	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

Vicinity Map:



Background:

Portland General Electric (PGE) supplies power throughout Oregon using a network of utility infrastructure and substations. One such utility corridor is the Pearl-Sherwood Transmission Line, a 230-kilovolt line connecting PGE's Sherwood Substation in the City of Sherwood to the Bonneville Power Administration (BPA) Pearl Substation in the City of Wilsonville. The lattice towers supporting the high-voltage powerline were first installed in 1967 and steel poles were added in 1996 meaning that the utility infrastructure in the Pearl-Sherwood Corridor is outdated and in need of upgrades. PGE proposes to update and replace outdated lattice towers, add new steel poles, replace and split the high-voltage line to increase efficiency and reliability in the power system.

Summary:

Conditional Use Permit

The proposed Conditional Use Permit is to allow the addition of new transmission lines and poles within an existing high-voltage powerline easement. The applicant proposes to raise one existing steel tower by 15 feet, replace an existing steel tower with a new pole, and add six (6) new poles to support splitting an existing "super-bundle" high-power transmission line.

Site Design Review

The applicant used appropriate professional services to design the proposed poles and utility structures. The proposed poles are designed to match existing poles in the powerline corridor. The applicant has designed the new high-voltage powerline to minimize impacts to adjacent properties, trees, and natural resources as much as possible while also providing upgrades that are necessary to increase capacity and safety.

Type C Tree Removal Plan

The applicant proposes the removal of six (6) trees adjacent to the transmission line corridor. Two (2) of the trees proposed for removal are previously retained Douglas fir trees that will be too close to the proposed high-voltage powerline to prune properly. Six (6) previously retained trees will be preserved with minor pruning to ensure tree health is maintained and vegetation clearance requirements are met. The applicant proposes payment into the City Tree Fund at a 2:1 cost-to-removal ratio, which is in excess of the 1:1 mitigation ratio as required by the Development Code.

Public Comments and Responses:

One public comment was received in support of the proposed PGE Pearl-Sherwood Transmission Line Upgrades and is included as Exhibit D1.

Discussion Points – Verifying Compliance with Standards:

This section provides a discussion of key clear and objective development standards that apply to the proposed applications. The Development Review Board will verify compliance of the proposed applications with these standards. The ability of the proposed applications to meet these standards may be impacted by the Development Review Board's consideration of discretionary review items as noted in the next section of this report.

Above-Ground Utilities

Sections 4.300 through 4.320 of the Wilsonville Code (WC) require that all new utility lines be placed underground unless it is reasonably necessary to place the utility above ground as in the case of high capacity electric and communication feeder lines and/or utility transmission lines operating at 50,000 volts or more. The applicant proposes modifications to the existing 230,000-volt McLoughlin-Pearl-Sherwood transmission line including splitting the line into two 230,000-volt lines to increase capacity and operational flexibility. Splitting the existing line will require the addition of new poles adjacent to the current power line. While it is technically possible to

place high-voltage power lines underground, it is not practical. Undergrounding would require very large vaults (approximately 24'-26' long, 10'-12' wide, and 9'-10' deep) which would be difficult to excavate around existing above-ground powerlines and industrial development. Additionally, undergrounding the new high-voltage powerlines would conflict with other utilities and would be more difficult to service. The applicant proposes the new lines and poles adjacent to existing above-ground power utilities and outside of the right-of-way.

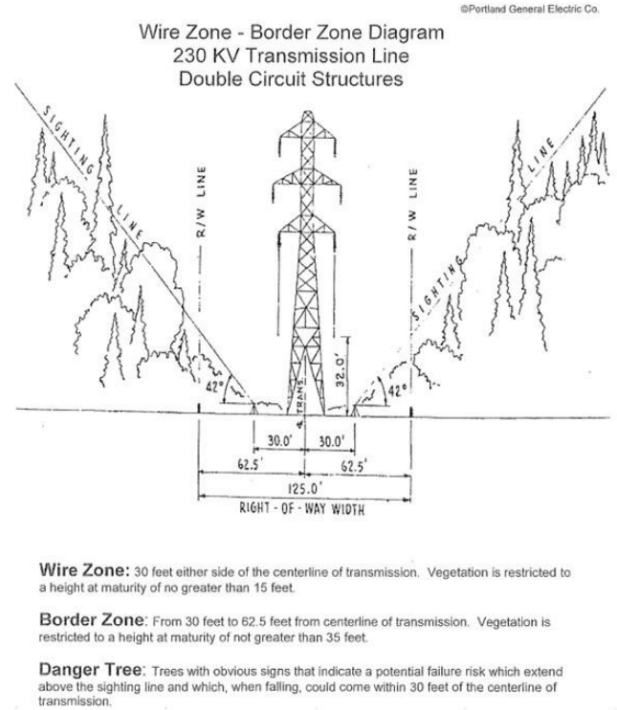
Power Line Height Exemption

WC Section 4.181 exempts above-ground electric transmission, distribution, communication and signal lines, towers and poles from height limitations specified elsewhere in the Code. The applicant proposes raising an existing lattice tower, replacing a lattice tower with a new pole, and adding six new poles. The heights of the existing and proposed poles are outlined in the table below from north to south and west to east in the powerline corridor.

Existing Pole/Tower	New Pole/Tower	Current Height	Proposed Height
Tower 13/4	-	145'	160'
Tower 13/3	C3102C-179	138'	165'
Tower 13/2	-	143'	143'
C3102C-1	-	110'	110'
-	C3102C-125	-	125'
Tower 13/1	-	185'	185'
-	C3102C-129	-	122'
-	C3102C-130	-	126'
C3102C-3	-	117.5'	117.5'
-	C3102C-126	-	125'
-	C3111B-127	-	125'
-	C3111B-128	-	125'
C3111B-5	-	115'	115'

Tree Removal and Power Lines

The applicant proposes to remove six (6) trees that are located on the property line of 9565 SW Ridder Road due to their proximity to the proposed high-voltage powerline. The National Electrical Safety Code (NESC) Rule 218 and PGE Transmission Vegetation Management Policy require that trees in the "wire zone" (within 30' on either side of a transmission line) be no taller than 15' at maturity and that trees in the 'border zone' (between 30' and 62.5' from the centerline of a transmission line) be no taller than 35' at maturity. The six (6) trees proposed for removal are between 33' and 37' from the transmission line wires putting them at the edge of the border zone and therefore requiring that their height be reduced to 35'.



Discussion Points – Discretionary Review:

This section provides a discussion of discretionary review requests that are included as part of the proposed applications. The Development Review Board may approve or deny items in this section based upon a review of evidence submitted by the applicant.

Conditional Use Permit Criteria

Per Subsection 4.184 (.06) A., new above-ground public utility structures, including distribution lines and poles; sub-transmission structures, lines, and poles; and double poles and steel towers for transmission lines, are conditional uses in all zones. Per WC Subsection 4.184 (.01), the Development Review Board is tasked with determining whether the proposed use is consistent with the provisions and requirements of the Comprehensive Plan and Chapter 4 of the Development Code, the property has suitable characteristics for the proposed use, all required public facilities and services exist, and the proposed use will not alter the character of the surrounding area.

Conclusion and Conditions of Approval:

Staff reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB25-0007) with the following conditions:

Planning Division Conditions:

Request A: Conditional Use Permit (CUP25-0001)

PDA 1.	**General**: As shown in Exhibit B2, Pole C3102C-179 shall be located no closer than 23 feet to the adjacent northern property line. Pole C3102C-125 shall be located no closer than 8.5 feet to the adjacent western property lines. See Finding A19.
PDA 2.	**Prior to Building Permit Issuance:** The Applicant shall remove the three (3) angled parking spaces south of Pole C3102C-125, provide directional markings in the drive aisle, and provide measures such as raised curbs or bollards around the pole and concrete planters defining the travel lane to ensure that the travel lane remains free of obstructions. See Finding A23.

Request B: Site Design Review (SDR25-0007)

PDB 1.	**General:** Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B14.
PDB 2.	**Upon Completion of Construction:** The Applicant shall remove the temporary gravel access points and roads and reseed the ground. See Findings B17 and B19.

Request C: Type C Tree Plan (TPLN25-0004)

PDC 1.	**General:** This approval for removal applies only to the six (6) trees identified in the applicant's submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDC 2.	**Prior to Grading Permit Issuance:** The Applicant shall submit an application for a Type 'C' Tree Removal Permit on the Planning Division's Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the applicant shall provide the City's Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall submit a Tree Protection Plan showing tree protection fencing around the six (6) trees to be retained. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDC 3.	**Prior to Commencing Site Grading:** Prior to site grading or other site work that could damage trees, the applicant/owner shall install 6-foot-tall chain-link fencing around the drip line of preserved trees. Removal of the fencing around the

	identified trees shall only occur if it is determined the trees are not feasible to retain. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. Protective fencing shall not be moved or access granted within the protected zone without arborist supervision and notice to the City of the purpose of proposed movement of fencing or access. See Finding C6.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PF 1.	**Prior to any construction work, including any demolition work:** Applicant shall apply for a Local Erosion Control Permit from the City of Wilsonville. Plans shall show all proposed work, access points, temporary haul roads, trees in the work zone and mitigation measures to protect trees and the storm system. All erosion control measures shall be in place prior to starting any construction work, including any demolition work. Tree protection fencing shall be installed, inspected and approved prior to the installation of erosion control measures. Permits shall remain active until all construction work is complete and the site has been stabilized. All access/haul roads utilized with construction shall be removed when construction work is complete.
PF 2.	**Prior to the issuance of the Erosion Control Permit:** Applicant shall submit plans showing the City's existing water line easement and existing water line. New poles shall be located outside of the existing water line easement and outside of the existing water line. Alternatively, the applicant can acquire a new water line easement to the benefit of the City and vacate the existing easement.

Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB25-0007. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

A1. Staff report and findings (this document)
A2. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant – *Available Under Separate Cover*

B1. Application Form and Easement Documents
PGE Memo
Easement Map
BPA Easements and Land Use Agreement
Private Property Easements and Agreements

B2. Land Use Narrative
Tree Preservation + Removal Plan
Wetland Delineation Report
Tower Raising Procedure
Photo Visualization
Pre-Application Summary
Traffic Impact Analysis

B3. **Drawing Package:**
Vicinity Map
Site Map
Erosion and Sediment Control
C001 Cover Sheet
C002 General Notes
C003 Key Plan
C124 Existing Conditions – Demolition Plan (North of Day Road)
C125 Existing Conditions – Demolition Plan (South of Day Road)
C126 Existing Conditions – Demolition Plan (North of Oregon City Substation)
C127 Existing Conditions – Demolition Plan (West of 95th Avenue)
C128 Existing Conditions – Demolition Plan (North and South of Ridder Road)
C224 Vertical Construction (North of Day Road)
C225 Vertical Construction (South of Day Road)
C226 Vertical Construction (North of Oregon City Substation)

C227 Vertical Construction (West of 95th Avenue)
C228 Vertical Construction (North and South of Ridder Road)
C301 Details
C302 Details
C303 Details

B4. **Waterline Easement Exhibits**
Pipeline Easement Documentation
Waterline Easement Exhibit (Site Plan)

B5. Incomplete Application Response Letter – April 21, 2026

Development Review Team Correspondence

C1. Engineering Division Conditions

Other Correspondence

D1. Email Communication from G. Prior dated July 16, 2026

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The applicant first submitted the application for the Conditional Use Permit, Site Design Review, and Type C Tree Plan on November 17, 2025. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on December 12, 2025. The applicant submitted the additional materials on February 17, 2026. Staff conducted a second completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on March 17, 2026. The applicant submitted additional materials on April 21, 2026. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be complete on May 11, 2026. The City must render a final decision for all requests, including any appeals, by September 8, 2026.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	FD-20	Contractor's Establishment (Washington County)
East:	PDI	Industrial
South:	PDI	Industrial
West:	PDI-RSIA; PDI; FD-20	Industrial; Agricultural/BPA Easement (Washington County)

3. Previous Planning Approvals:

   80PC25 – Conditional Use Permit for an Electrical Transmission Line Structure
   88DR08 – Final Architecture and Landscape Plan Review (Stafford Business Center)
   98TR18 – PGE Tree Removal for Power Line Easement

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General
Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application
Section 4.009

The application includes easement documentation for the affected properties north of the BPA Oregon City Substation and has the signature of Rhonda Schlosser, Senior Property Manager, an authorized signer for the property owner at 9685 SW Ridder Road, Stafford DC LLC.

Pre-Application Conference
Subsection 4.010 (.02)

The City held a pre-application conference on September 24, 2024 (PRE24-0008) in accordance with this subsection.

Lien Payment before Approval
Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements
Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

Zoning-Generally
Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request A: Conditional Use Permit (CUP25-0001)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Comprehensive Plan

Area of Special Concern M – Summary and Special Considerations

A1. The northern portion of the powerline corridor, north of the subject property, is located in Comprehensive Plan Area of Special Concern M (Area M), an area planned for industrial use bounded by Basalt Creek Parkway to the north, Interstate 5 (I-5) to the east, the Portland and Western Railroad (PNWR) and the Coffee Creek Correctional Facility to the west, and Clay Street and Day Road to the south. As stated in the Comprehensive Plan, primary concerns for Area M relate to the development of a form-based code for industrial development, protections of natural resources and sensitive areas, provision of trails and bicycle connections, and transit access. Area M is currently in Washington County, outside of City of Wilsonville boundaries. The applicant proposes improvements to existing towers in Area M, but has not indicated that towers will be added or that existing natural resources will be impacted.

Conditional Use Permit

Purpose and Procedure
Subsections 4.184 (.01) and 4.184 (.06) A.

A2. All transmission and public utility structures, including distribution lines, transmission lines, steel towers, and poles, are regulated as conditional uses in all zones. The application is being processed in accordance with the review procedures of this Section. The DRB may add additional conditions to ensure that the proposed conditional use meets the criteria described in Findings A3 through A6.

Consistency with Comprehensive Plan
Subsection 4.184 (.01) A. 1.

A3. The Comprehensive Plan does not place these properties in an area of special concern; however, the subject properties are adjacent to Area of Special Concern M (Basalt Creek) and the proposed transmission line upgrades will extend into Area of Special Concern M. See Finding A1. As demonstrated in Findings A6 through C11, the proposal is consistent with the requirements of Chapter 4 of the Wilsonville Code as required by this Subsection.

Suitable Characteristics
Subsection 4.184 (.01) A. 2.

A4. The applicant proposes to locate new poles, structures, and transmission lines within existing PGE and BPA easements in an existing transmission line corridor. Transmission lines will cross Day Road and Ridder Road parallel to existing overhead lines. The subject sites are therefore suitable for the proposed overhead utility use.

Public Facilities and Services
Subsection 4.184 (.01) A. 3.

A5. The proposed powerlines and support structures are located within an existing high-voltage powerline easement and will tie into existing substations owned by the Bonneville Power Administration (BPA). No other public facilities or services are anticipated to meet the needs of the proposed utilities.

Character Compatibility
Subsection 4.184 (.01) A. 4.

A6. The surrounding area is industrial in nature and includes two BPA substations as well as existing transmission lines. The additional proposed overhead utilities are consistent with this character and will not limit the use of surrounding properties for industrial uses.

Planned Development Regulations

Comprehensive Plan Consistency
Subsection 4.140 (.06)

A7. The subject sites were previously approved for industrial use and included transmission line easements and facilities. The BPA Oregon City and Pearl Substations are located in the Public Facility zone and are not regulated by the City due to the Federal Supremacy clause, which is the foundational principle that federal law takes precedence over any conflicting state law as established under Article VI, Paragraph 2 of the United States Constitution. The Supremacy Clause is the basis for federal preemption where federal law is the default regulation over any conflicting or differing state or local regulations. The proposed project is permitted as a conditional use in any zone and complies with the Planned Development Industrial zoning designation, which implements the Comprehensive Plan proposed designation of "Industrial" for these properties.

Adherence to Approved Plans
Subsection 4.140 (.10) A.

A8. Condition of Approval PDB 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying in All Planned Development Zones

Underground Utilities
Subsection 4.118 (.02)

A9. The requested conditional use permit is to permit new above ground utilities on private properties. The applicant proposes to locate new poles and transmission lines within existing PGE and BPA easements to minimize adverse impacts on the subject sites and surrounding properties. The applicant proposes aerial crossings of streets parallel to existing aerial crossings to further limit off-site impacts. The proposed location of these

utilities to meet power line spacing requirements necessitates the removal of six (6) trees on an adjacent property; however, the applicant has demonstrated that retention of trees was a consideration in the layout of the proposed transmission equipment further minimizing impacts on adjacent properties. See Request C.

Waivers
Subsection 4.118 (.03)

A10. The applicant does not request any waivers.

Other Requirements or Restrictions
Subsection 4.118 (.03) E.

A11. Staff does not recommend any additional requirements or restrictions pursuant to this subsection.

Impact on Development Cost
Subsection 4.118 (.04)

A12. Implementation of standards and imposing conditions beyond minimum standards and requirements do not unnecessarily increase the cost of development. No parties have raised such concerns.

Requiring Tract Dedications or Easements for Recreation Facilities, Open Space, Public Utilities
Subsection 4.118 (.05)

A13. Staff does not recommend any additional tract dedication for recreational facilities, open space, or easements for orderly extension of public utilities consistent with this subsection.

Habitat Friendly Development Practices
Subsection 4.118 (.09)

A14. The applicant will implement habitat-friendly development practices to the extent practicable. Grading will be limited to that needed for the proposed improvements. No significant native vegetation would be retained by an alternative site design. The City's stormwater standards will be met and gravel access roads will be removed once construction is complete, thus limiting adverse hydrological impacts on water resources. No impacts on wildlife corridors or fish passages have been identified.

Planned Development Industrial (PDI) and Planned Development Industrial-Regionally Significant Industrial Area (PDI-RSIA) Zones

Purpose of PDI and PDI-RSIA Zones
Subsections 4.135 (.01) and 4.135.5 (.01)

A15. The uses proposed within the PDI zone are overhead public utility uses subject to Conditional Use Permit approval. Because the proposed transmission poles, structures, and lines are located within existing PGE and BPA easements and property adjacent to existing power utilities, the proposal does not inhibit the opportunity to provide a variety of industrial operations and associated uses in the surrounding area, supporting the purpose stated in this Subsection.

Uses Typically Permitted
Subsections 4.135 (.03) and 4.135.5 (.03)

A16. The proposed uses are above ground utility poles, structures, and transmission lines related to public facilities (BPA Oregon City and Pearl Substations). New above ground public utilities are a conditional use in any zone. See Findings A2 through A6.

Block and Access Standards
Subsections 4.135 (.04), 4.135.5 (.05), and 4.131 (.03)

A17. No changes to blocks or access spacing are proposed around the powerline easement areas. The applicant proposes to access the powerline using temporary gravel roads that will be removed upon completion of construction.

PDI and PDI-RSIA Performance Standards

Industrial Performance Standards
Subsection 4.135 (.05) and 4.135.5 (.06)

A18. The proposed project meets the performance standards of this subsection as follows:

- Pursuant to standard A (enclosure of uses and activities), the applicant proposes above-ground power utilities and structures in an existing high-voltage powerline easement. Uses that must be enclosed within buildings are not proposed.
- Pursuant to standard B (vibrations), there is no indication that the proposed utility equipment will produce vibrations detectable off site without instruments.
- Pursuant to standard C (emissions), there is no indication the proposed use would produce the odorous gas or other odorous matter.
- Pursuant to standard D (open storage), the applicant does not propose open or outdoor storage areas.
- Pursuant to standard E (night operations and residential areas), the proposed use does not involve a building or customarily nighttime uses.
- Pursuant to standard F (heat and glare), the applicant proposes no exterior operations or conditions creating heat and glare.
- Pursuant to standard G (dangerous substances), there are no prohibited dangerous

substances expected on the development sites.

- Pursuant to standard H (liquid and solid wastes), the applicant does not propose uses that create liquid and solid wastes as described in this Subsection.
- Pursuant to standard I (noise), staff has no evidence that noise generated from the proposed operations would violate the City's Noise Ordinance and noises produced in violation of the Noise Ordinance would be subject to the enforcement procedures established in WC Chapter 6 for such violations.
- Pursuant to standard J (electrical disturbances), staff has no evidence that the proposed use would have any prohibited electrical disturbances. The proposed project aims to upgrade the existing power system.
- Pursuant to standard K (discharge of air pollutants), staff has no evidence that the proposed use would produce any prohibited discharge.
- Pursuant to standard L (open burning), the applicant proposes no open burning.
- Pursuant to standard M (outdoor storage), the applicant does not propose open or outdoor storage areas.
- Pursuant to standard N (unused area landscaping), no unused areas will be bare.

Other Standards for PDI and PDI-RSIA Zones

General Development Standards
Subsections 4.135 (.06) and 4.135 (.07)

A19. No changes are proposed to existing lots' sizes, parking and loading, or building setbacks. Two of the proposed poles are within 30 feet of adjacent property lines. Pole C3102C-179 is proposed approximately 23 feet from the northern property line at 9925 SW Commerce Circle and Pole C3102C-125 is proposed approximately 8.5 feet from the western property lines at 10085 SW Commerce Circle. All other proposed poles are located more than 30' from adjacent property line. While Poles C3102C-179 and C3102C-125 are located within the 30-foot setback required on all sides for industrial properties, their placement was determined by required distance to other existing electrical utility equipment and other engineering considerations, location of existing high-voltage utility easements, and coordination with surrounding property owners. Condition of Approval PDA 1 establishes that these two poles can be located closer to 30 feet from adjacent property lines as shown in Exhibit B2.

Public Facility Zone

Purpose and Permitted Uses in the PF Zone
Section 4.136

A20. The applicant proposes to add poles and connect transmission lines to existing BPA substations within the Public Facility (PF) zone. Because these properties are owned by BPA, a federal agency, they are subject to federal jurisdiction rather than local jurisdiction.

Other Development Standards

Access, Ingress, and Egress
Section 4.167

A21. Access is proposed through existing parking lots, temporary gravel drives, and existing BPA access routes.

Natural Features and Other Resources
Section 4.171

A22. The subject areas are currently a high-voltage power line corridor within powerline easements. No trees are located within the easement areas outside of BPA property. Six (6) trees are proposed for removal on 9445 SW Ridder Road which is immediately adjacent to the powerline easements. See Request C. The powerline easements also contain land within the SROZ. The applicant's narrative recognizes that the site contains natural features worthy of preservation and only proposes work in areas with existing development within the SROZ. The applicant's proposal minimizes disturbance and strives to protect existing natural features to the extent practicable.

Access Drives and Travel Lanes
Subsection 4.177 (.08)

A23. The applicant proposes to access the structures for construction using temporary gravel access roads, existing BPA access routes, and existing parking lot drive aisles. The proposed temporary access points are gravel and will be removed and reseeded after construction is complete (See Exhibit B5). No new, permanent access drives or travel lanes are proposed with the current application. Pole C3102C-125 is proposed in an existing parking lot drive aisle approximately 17.5 feet west of an existing fire hydrant. Condition of Approval PDA 2 requires that the applicant remove the three (3) angled parking spaces south of proposed Pole C3102C-125 for adequate vehicle travel around the proposed pole, provide directional markings in the drive aisle, and provide treatments around the pole to ensure that the travel lane is free of obstructions as required by this subsection.

Exceptions and Modifications – Height Limits
Section 4.181

A24. Section 4.181 states that "height limitations specified elsewhere in this Code shall not apply to… above-ground electric transmission, distribution, communication and signal lines, towers, and poles." The applicant proposes to replace an existing 138' lattice tower (Tower 13/3) with a new 165' tubular steel pole (Pole C3102C-179) and proposes to raise Tower 13/4 from 145' to 160' in height. The proposed new tubular steel poles are between 122' and 126' in height (Poles C3102C-125, C3102C-126, C3102C-129, C3111B-127, C3111B-128, and C3102C-130). All other poles, towers, and lines will remain at their current height.

Outdoor Lighting
Sections 4.199.20 through 4.199.60

A25. No changes to outdoor lighting are proposed; therefore, outdoor lighting was not reviewed as a part of the current application.

Underground Installation of Utilities

Exceptions to Underground Installation of Utilities
Sections 4.310

A26. The applicant proposes installation of 230,000 volt transmission lines, above the 50,000 volt minimum for exemptions to the underground requirement for new utilities. As described in the applicant's narrative (Exhibit B2), "undergrounding the very small portion of wire proposed to cross Wilsonville ROW would require enormous excavation areas to install the required 24'-26' long, 10'-12' wide, and 9'-10' tall underground vaults necessary for undergrounding 230 kV transmission installation." Thus, undergrounding the proposed high-voltage power utilities is not feasible.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access
Subsections 4.175 (.01) and (.03)

A27. The proposed high-voltage power lines are located within an existing powerline easement alongside existing high-voltage powerlines and support structures. New parking and loading areas are not proposed. No changes are anticipated with respect to the development's ability to deter crime and ensure public safety.

Addressing and Directional Signing
Subsection 4.175 (.02)

A28. Buildings requiring addressing and directional signage are not proposed. The applicant does not propose to modify building or directional signage on adjacent properties.

Lighting to Discourage Crime
Subsection 4.175 (.04)

A29. The applicant does not propose changes to outdoor lighting within the easement area or on adjacent properties.

Request B: Site Design Review (SDR25-0007)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

B1. Staff summarizes the compliance with this subsection as follows:
Excessive Uniformity: The proposed high-voltage powerline installation is unique to the particular development context and does not create excessive uniformity.
Inappropriate or Poor Design of the Exterior Appearance of Structures: The applicant used appropriate professional services to design structures on the site using quality materials and design. Proposed new poles have been designed to match existing poles, thus maintaining a cohesive design in the high-voltage powerline corridor.
Inappropriate or Poor Design of Signs: New signage is not proposed.
Lack of Proper Attention to Site Development: The applicant employed the skills of the appropriate professional services to design the site, demonstrating appropriate attention to site development.
Lack of Proper Attention to Landscaping: The applicant proposes to limit tree removal to six (6) existing trees that are in close proximity to the proposed high-voltage powerlines and to retain six (6) additional trees on an adjacent property with minor pruning to ensure adherence to vegetation clearance requirements and tree health. The applicant does not propose new landscaping; however, the proposed utility structures and line will be located within an existing high-voltage powerline corridor and have been designed to match the existing poles and to blend with the natural environment. The applicant therefore proposes to limit impacts to existing landscaping demonstrating appropriate attention has been paid to landscaping.

Objectives of Site Design Review

Proper Functioning of the Site and High Quality Visual Environment
Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

B2. The professionally designed site demonstrates significant thought to make the site functional and safe. New poles and powerlines are placed appropriate distances from existing and remaining poles and lines as required by State and Federal rules to ensure functionality and safety. The proposed poles matching existing poles help maintain a consistent visual environment within the high-voltage powerline corridor.

Encourage Originality, Flexibility, and Innovation
Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

B3. The applicant proposes utility lines and structures professionally designed for the site and consistent with existing poles and structures. Sufficient flexibility exists to fit the proposed high-voltage powerline within the easement without seeking waivers or variances.

Discourage Inharmonious Development
Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

B4. As indicated in Finding B3 above the professional design of the powerlines and poles support a consistent visual environment and thus prevent monotonous, drab, unsightly, dreary development. The proposed poles and powerline are adjacent to an existing high-voltage powerline within a power easement and is therefore harmonious with existing development.

Proper Relationships with Site and Surroundings
Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

B5. The applicant prepared a professional site-specific design that carefully considers the relationship of the proposed poles and powerlines with other improvements on and adjacent to the sites, existing and planned.

Regard to Natural Aesthetics
Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

B6. No trees are contained within the high-voltage powerline easement area; however, seven (7) mature Douglas fir trees and one (1) pin oak tree were retained with prior development on the adjacent property at 9445 SW Ridder Road. The applicant proposes removal of two (2) of the mature Douglas fir trees due to proximity to the proposed high-voltage powerlines along with some other landscaping trees along the easement boundary, but plans to preserve the remaining mature trees. New poles are proposed outside of SROZ areas and are located on either developed sites or within easement corridors without natural resource designations.

Attention to Exterior Appearances
Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

B7. The applicant used appropriate professional services and proposal tubular steel poles to match the existing tubular steel poles in the powerline easement. The applicant proposes the addition of new above-ground utility structures within an existing high-voltage powerline corridor limiting impacts to natural areas on surrounding properties and maintaining the established visual character of the area.

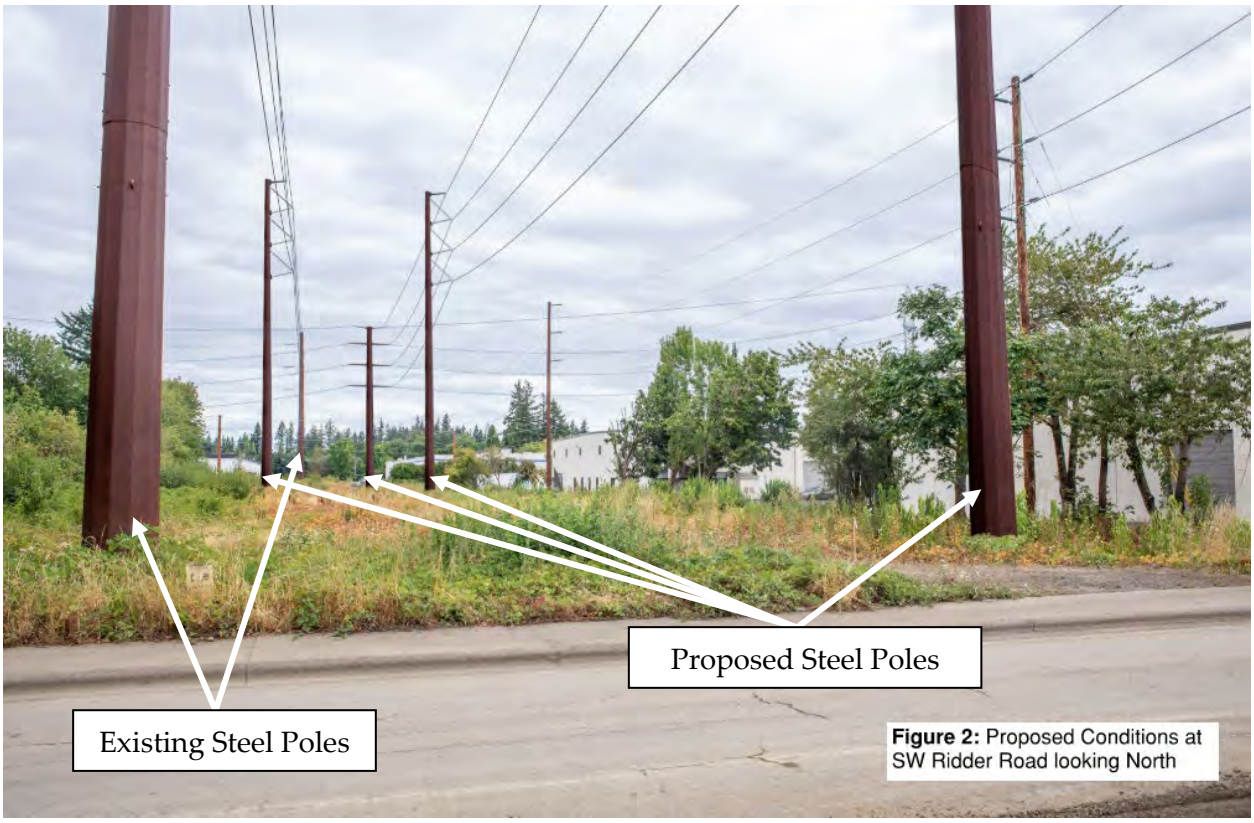


Figure 2: Proposed Conditions at SW Ridder Road looking North

Protect and Enhance City's Appeal
Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

B8. The applicant is proposing new high-voltage powerlines and poles to increase efficiency and reliability of energy transmission and to update deteriorated structures. The proposed development will enhance the appeal of the city by ensuring more efficient power transmission and by replacing old, worn utility structures for both safety and aesthetic benefits.

Stabilize Property Values/Prevent Blight
Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

B9. The applicant is adding new utility infrastructure and replacing deteriorating structures and structural elements, thus preventing blight. The proposed poles and powerlines are located in an existing above-ground utility corridor and therefore impacts to property values are not anticipated.

Adequate Public Facilities
Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

B10. As found in the Conditional Use Permit review, see Request A, adequate public facilities serve the sites.

Pleasing Environments and Behavior
Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

B11. The proposed development provides a clearly defined layout and is designed in a configuration that meets defensible space guidelines such as the inclusion of clear sightlines that allow for surveillance and clearly identified structures. See Findings A27 through A29 for additional information.

Civic Pride and Community Spirit
Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

B12. The proposed high-voltage powerline updates will increase the efficiency and reliability of the power system thus helping to foster civic pride and community spirit and improving community growth, change, and improvement.

Favorable Environment for Residents
Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

B13. By constructing the proposed improvements to the high-voltage powerlines in powerline easements, the proposal will provide an overall improved environment and will ensure improved health and safety for the City.

Jurisdiction and Power of the DRB for Site Design Review

Development Must Follow DRB Approved Plans
Section 4.420

B14. Condition of Approval PDB 1 ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. The City will not issue any building permits for portions of the improvements requiring DRB review prior to DRB approval.

Design Standards

Preservation of Landscaping
Subsection 4.421 (.01) A.

B15. The development requires the removal of six (6) trees along the easement boundary to ensure that vegetation can be maintained a safe distance from the proposed high-voltage powerlines. The applicant proposes to preserve six (6) mature trees with minor pruning for tree health and powerline safety on the adjacent property at 9445 SW Ridder Road. The applicant proposes payment into the City Tree Fund in lieu of replanting to maintain required vegetation clearances from high-voltage powerlines, See Request C. Other than the removal of the six (6) trees described in Request C, the applicant does not propose changes to landscaping, soil removal, or grading this preserving site conditions and keeping with the general appearance of neighboring developed areas.

Harmony of Proposed Buildings to Environment
Subsection 4.421 (.01) B.

B16. The applicant used appropriate professional services to design the exterior of the proposed poles to ensure harmony with the environment. The area surrounding the subject powerline easement is industrial. The applicant proposes weathering steel poles matching the existing poles in the easement and states that "this specific type of steel has natural, earthy color which allows them to blend into the environment, making them a practical and visually appealing alternative to traditional wooden or galvanized steel poles" (Exhibit B2). Impacts to existing landscaping and wildlife habitat are not anticipated as a result of the powerline updates.

Special Attention to Drives, Parking, and Circulation- Access Points
Subsection 4.421 (.01) C.

B17. The applicant proposes access through existing parking lots and developed areas as well as temporary gravel access points for construction. Condition of Approval PDB 2 ensures that temporary gravel access points are removed once construction is completed.

Special Attention to Drives, Parking, and Circulation
Subsection 4.421 (.01) C.

B18. Because the applicant proposes new above-ground utility equipment within an existing utility corridor, circulation within the utility corridor is not proposed. The applicant does not propose modifications to existing, adjacent drives, parking, and circulation that will be used to access the powerline. See Finding B17.

Special Attention to Surface Water Drainage
Subsection 4.421 (.01) D.

B19. The proposed powerline and poles are not anticipated to have impacts of surface water drainage. The applicant proposes to remove the temporary gravel construction entrances following construction and re-seed the areas to ensure that surface water drainage is not impacted (Exhibit B5). Condition of Approval PDB 2 ensures that the gravel access roads are also removed or that surface water resulting from the additional impervious area is managed consistent with the City's standards.

Harmonious Above Ground Utility Installations
Subsection 4.421 (.01) E.

B20. The applicant proposes new above ground utility poles to support decoupling the existing "super bundle" high-voltage line within an existing powerline easement. The proposed poles are weathered steel which match the existing poles in the easement and have a natural, earthy color ensuring a harmonious relationship to the existing above-ground utilities in the area as well as the natural features adjacent to the easement.

Indication of Sewage Disposal
Subsection 4.421 (.01) E.

B21. No new buildings are proposed requiring sanitary and storm sewage disposal.

Advertising Features Do Not Detract
Subsection 4.421 (.01) F.

B22. No new advertising features or exterior signs visible off-site are proposed with the current application.

Screening and Buffering of Special Features
Subsection 4.421 (.01) G.

B23. The applicant proposed new above ground utility structures within an existing high-voltage powerline easement. The applicant does not propose new screening or landscaping along the utility corridor and states that "Applicant's operations have been part of the local landscape for decades and the character and the use of the properties have remained consistent over that time" (Exhibit B2). The proposed poles are adjacent to existing poles thus maintaining congruity with the existing industrial environment and surrounding properties. In staff's professional opinion, no additional screening or buffering is required to ensure congruity.

Design Standards Apply to All Buildings, Structures, Signs, and Features
Subsection 4.421 (.02)

B24. The applicant's design considers the design standards for all structures and site features.

Conditions of Approval to Ensure Proper and Efficient Function
Subsection 4.421 (.05)

B25. Staff does not recommend any additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements
Subsection 4.421 (.06)

B26. The colors and materials proposed by the applicant are appropriate. Staff does not recommend any additional requirements or conditions related to colors and materials.

Site Design Review Submission Requirements

Submission Requirements
Section 4.440

B27. The applicant submitted a site plan drawn to scale, an inventory of trees adjacent to the powerline easement, and a digital color board showing the type, color, and texture of the proposed utility poles.

Time Limit on Site Design Review Approvals

Void after 2 Years
Section 4.442

B28. The Applicant plans to develop the proposed project within two years and understands that the approval will expire after two years unless the City grants an extension.

Request C: Type C Tree Removal Plan (TPLN25-0004)

Type C Tree Removal-General

Tree Related Site Access
Subsection 4.600.50 (.03) A.

C1. It is understood the City has access to the property to verify information regarding trees.

Review Authority
Subsection 4.610.00 (.03) B.

C2. The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the Development Review Board.

Conditions of Approval
Subsection 4.610.00 (.06) A.

C3. No additional conditions are recommended pursuant to this subsection.

Completion of Operation
Subsection 4.610.00 (.06) B.

C4. It is understood the tree removal will be completed prior to construction of the proposed poles, which is a reasonable time frame for tree removal.

Security for Permit Compliance
Subsection 4.610.00 (.06) C.

C5. No bond is anticipated to be required to ensure compliance with the tree removal plan because no new landscaping is proposed. Mitigation for tree removal is proposed with payment into the City Tree Fund. See Finding C10.

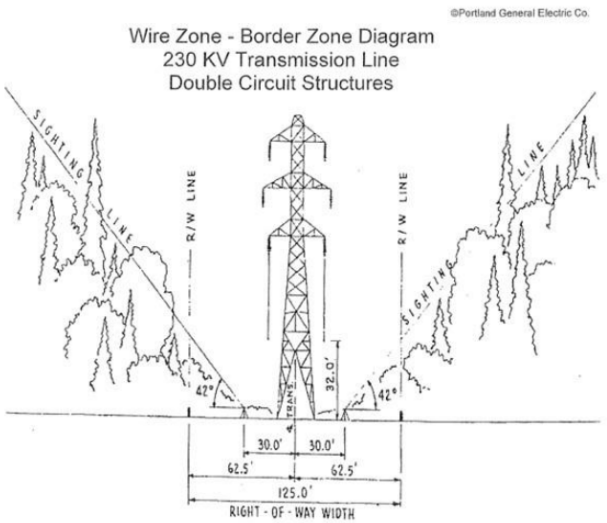
Tree Removal Standards
Subsection 4.610.10 (.01)

C6. The standards of this subsection are met as follows:

- Standard for the Significant Resource Overlay Zone: No tree removal is proposed within the SROZ with the current application.
- Preservation and Conservation. The arborist report inventoried 12 trees on the boundary with the powerline easement and on the adjacent property at 9445 SW Ridder

Road. The inventoried trees include seven (7) Douglas fir trees and one (1) pin oak tree that were retained with prior development (Case File No. 88DR08) as well as two (2) maple landscape trees, one (1) pear landscape tree, and one (1) sweet cherry landscape tree. The applicant proposes to preserve five (5) of the Douglas fir trees and the pin oak tree on the adjacent property with minor pruning for tree health and vegetation clearance purposes. The applicant proposes to mitigate the removal of the six (6) trees with a 2:1 payment into the City Tree Fund of $12,000, which exceeds the 1:1 mitigation requirement. Condition of Approval PDC 3 will ensure that protective fencing is placed around the drip line of preserved trees prior to site grading or other site work that could damage the trees

- Development Alternatives: The proposed tree removal has been minimized to the extent possible in order to accommodate the proposed modified powerline pathway. The National Electrical Safety Code (NESC) Rule 218 and PGE Transmission Vegetation Management Policy require that trees in the "wire zone" (within 30' on either side of a transmission line) be no taller than 15' at maturity and that trees in the 'border zone' (between 30' and 62.5' from the centerline of a transmission line) be no taller than 35' at maturity. The six (6) trees proposed for removal are between 33' and 37' from the transmission line wires putting them at the edge of the border zone and therefore requiring that their height be reduced to 35'. Preservation of these trees, especially the two (2) previously retained Douglas fir which are 87' and 92' in height, would require significant crown reduction to 35' that would result in tree mortality.



- Land Clearing: Land clearing is not proposed beyond the removal of the six (6) trees adjacent to the powerline easement.

- Compliance with Statutes and Ordinances: The necessary tree replacement and protection is planned according to the requirements of the tree preservation and protection ordinance.
- Limitation: Tree removal is limited to where it is necessary for construction (as discussed in Development Alternatives above).
- Additional Standards: A tree survey has been provided. While the applicant proposes to locate above ground utilities in a location that requires tree removal, the proposed location is necessary to meet spacing requirements between high voltage powerlines and, in locating within an existing high-voltage powerline easement corridor, minimizes impacts to other environmental resources in the area. The applicant proposes mitigation by paying into the City Tree Fund in accordance with the standards of this subchapter. See Finding C10.

Review Process
Subsection 4.610.40 (.01)

C7. The plan is being reviewed concurrently with DRB review of a site development application.

Tree Maintenance and Protection Plan
Section 4.610.40 (.02)

C8. The applicant's Supplemental Information (Exhibit B2) states that "this project will not require tree protection within the City of Wilsonville, as the proposed work areas … will require complete tree removal" and that "[the retained trees'] critical root zones will not be impacted by this maintenance work, nor by the other tree removals described above." Condition of Approval PDC 2 requires that the applicant provide updated plans showing tree protection fencing around the six (6) retained trees at 9445 SW Ridder Road prior to grading permit issuance.

Replacement and Mitigation

Tree Replacement Requirement
Subsection 4.620.00 (.01)

C9. The applicant proposes removal of six (6) trees and mitigation by paying into the City Tree Fund an equivalent cost of replacement at a two-to-one ratio, exceeding a one-to-one ratio and the requirements of this subsection.

Mitigation – City Tree Fund
Subsection 4.620.00 (.06)

C10. The applicant proposes to mitigate the removal of the six (6) trees adjacent to the proposed high-voltage powerlines by paying the equivalent cost to replace the trees at a two-to-one ratio into the City Tree Fund. Because the project area is within a high-voltage powerline easement, trees cannot be replanted within the easement without likely requiring future removal due to vegetation clearance and safety requirements. There is not space on the

adjacent property (9445 SW Ridder Road) with conflicting with powerline easements or the healthy growth of existing trees on the site. As such, there is not currently a feasible location to replant mitigation trees, so paying into the City Tree Fund is reasonable.

Protection of Preserved Trees

Tree Protection During Construction
Section 4.620.10

C11. Condition of Approval PDC 3 ensures the applicable requirements of this section will be met.

Sarah Pearlman

From: Amy Maag
Sent: Monday, July 13, 2026 12:40 PM
To: Sarah Pearlman
Subject: DB25-0007 PGE Pearl Sherwood Transmission Line Upgrades - COA

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah ~

Please see the two proposed conditions of approval for the PGE Peal Sherwood Transmission Line upgrade project:

Prior to any construction work, including any demolition work: Applicant shall apply for a Local Erosion Control Permit from the City of Wilsonville. Plans shall show all proposed work, access points, temporary haul roads, trees in the work zone and mitigation measures to protect trees and the storm system. All erosion control measures shall be in place prior to starting any construction work, including any demolition work. Tree protection fencing shall be installed, inspected and approved prior to the installation of erosion control measures. Permits shall remain active until all construction work is complete and the site has been stabilized. All access/haul roads utilized with construction shall be removed when construction work is complete.

Prior to the issuance of the Erosion Control Permit: Applicant shall submit plans showing the City's existing water line easement and existing water line. New poles shall be located outside of the existing water line easement and outside of the existing water line. Alternatively, the applicant can acquire a new water line easement to the benefit of the City and vacate the existing easement.

Please let me know if you have any questions or concerns about these conditions.

Thanks!

Amy
Amy Maag, PE
Development Engineering Manager
City of Wilsonville
503.570.1566
** amaag@wilsonvilleoregon.gov ** (NEW!)
www.wilsonvilleoregon.gov
Facebook.com/CityofWilsonville



29799 SW Town Center Loop East, Wilsonville, OR 97070

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

Sarah Pearlman

From: Garet Prior <garet.prior@gmail.com>
Sent: Thursday, July 16, 2026 10:34 AM
To: Planning
Subject: Approve DB25-0007 PGE Pearl-Sherwood Transmission Line Upgrades

Hi DRB members,

Please approve DB25-0007 PGE Pearl-Sherwood Transmission Line Upgrades. We need this as a critical infrastructure to move energy to support homes and businesses. Further delay or costly provisions/conditions will add more time and cost to us, as rate payers, who will have to pay.

This is a thoughtful plan that will limit the impact on the environment and our community.

Thank you for your time and service in our community!

--
Garet Prior
A Garet in Wilsonville

Updated 3/31/2025 all previous version of this form are obsolete

Item 2.

Planning Division
Development Permit Application

29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.wilsonvilleoregon.gov

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: Laura Bishop (Manager, Property Rights Organization)

Company: Portland General Electric (PGE)

Mailing Address: 121 SW Salmon Street

City, State, Zip: Portland, OR 97204

Phone: 503-464-2328 Fax: _____

E-mail: laura.bishop@pgn.com

Authorized Representative:

Name: Jiin Brunke (Planner)

Company: David Evans and Associates, Inc.

Mailing Address: 2100 S River Parkway, Suite 100

City, State, Zip: Portland, OR 97201

Phone: 503-499-0479 Fax: _____

E-mail: jiin.brunke@deainc.com

Property Owner:

Name: PGE easements (See Appendix B)

Company: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Property Owner's Signature:

_____

Printed Name: _____ Date: _____

Applicant's Signature: (if different from Property Owner)

_____

Printed Name: _____ Date: _____

Site Location and Description:

Project Address if Available: See Appendix C, D, and the narrative Suite/Unit _____

Project Location: _____

Tax Map #(s): _____ Tax Lot #(s): _____ County: ☐ Washington ☐ Clackamas

Request:

Utility pole maintenance, replacement, and installation

Project Type: **Class I** ☐ **Class II** ☐ **Class III** ☒

☐ Residential ☐ Commercial ☐ Industrial ☒ Other: Utility

Application Type(s):

☐ Annexation	☐ Appeal	☐ Comp Plan Map Amend	☐ Parks Plan Review
☐ Final Plat	☐ Major Partition	☐ Minor Partition	☐ Request to Modify Conditions
☐ Plan Amendment	☐ Planned Development	☐ Preliminary Plat	
☐ Request for Special Meeting	☐ Request for Time Extension	☐ Signs	☒ Site Design Review
☐ SROZ/SRIR Review	☐ Staff Interpretation	☐ Stage I Master Plan	☐ Stage II Final Plan
☒ Type C Tree Removal Plan	☐ Tree Permit (B or C)	☐ Temporary Use	☐ Variance
☐ Villebois SAP	☐ Villebois PDP	☐ Villebois FDP	☐ Other (describe)
☐ Zone Map Amendment	☐ Waiver(s)	☒ Conditional Use	

City of Wilsonville
Exhibit B1 DB25-0007

Memo

To: City of Wilsonville

From: Meredith Armstrong, Senior Manager Local Government Affairs and Business Development, Portland General Electric Company

Date: September 24, 2025

Introduction

Portland General Electric Company ("PGE") submits the attached documentation to confirm its authority to sign off as the landowner for the Pearl Sherwood project. Existing easement rights and agreements give PGE the authority and legal right to proceed with the work described in the application.

Project Scope of Work

The scope of work for the Pearl Sherwood in Wilsonville is to upgrade an existing electric line by reconductoring the line, add a small new line segment and add additional poles. The scope of work is entirely contained within easement areas held by PGE, as illustrated in the attached project map.

Easement Details

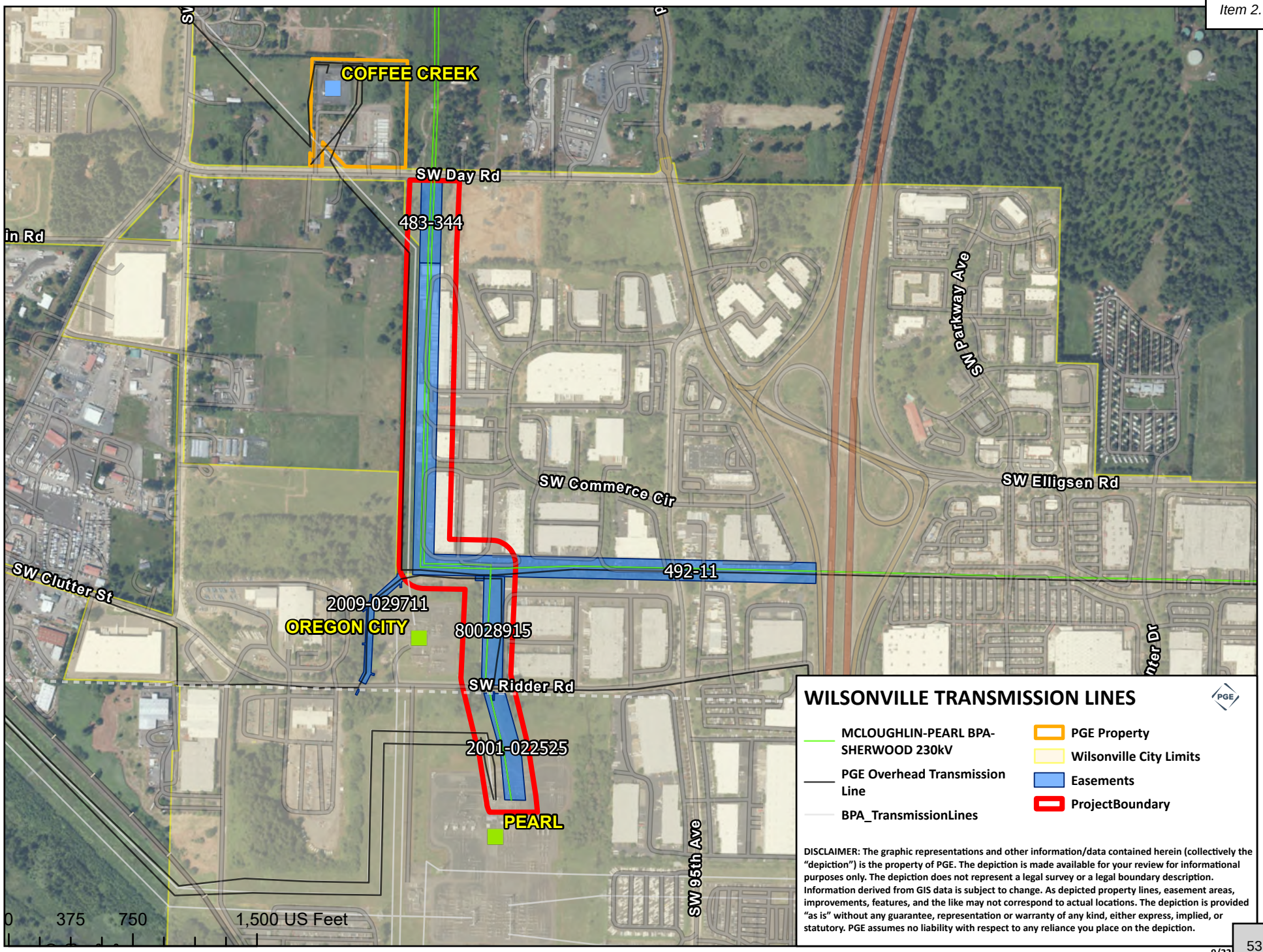
- PGE Easements with private owners (492-11 and 483-344): These easements grant PGE the perpetual right to enter upon the land and to erect, maintain, repair, rebuild, operate, and patrol electric power transmission lines and related infrastructure. The easement language also includes the right to clear and restrict vegetation within the right-of-way. No further permission is required from the fee owner for PGE to enter upon the land and to erect, maintain, repair, rebuild, operate, and patrol electric power transmission lines and related infrastructure. The work proposed in the Pearl Sherwood project is consistent with these rights and is within the easement area.
- PGE Easements with BPA (80028915 and 2001-022525): PGE has entered into a land use agreement with BPA grants PGE the right to construct, use and maintain a transmission line in the easement area. This easement confirms PGE's authority to perform the work outlined in the project scope within these easement areas. No further permission is required from BPA for PGE to enter upon the land and to erect, maintain, repair, rebuild, operate, and patrol electric power transmission lines and related infrastructure

Conclusion

The proposed work is fully contained within the defined easement areas and the easement language explicitly authorizes the activities contemplated in the project scope, therefore no additional approval from the underlying property owner is required. PGE should be authorized to sign off as the landowner for the Pearl Sherwood project.

Please let us know if any additional documentation or clarification is needed.

PGE Internal


COFFEE CREEK
SW Day Rd
483-344
SW Commerce Cir
SW Parkway Ave
SW Elligsen Rd
492-11
SW Clutter St
2009-029711
OREGON CITY
80028915
SW Ridder Rd
2001-022525
PEARL
SW 95th Ave
0
375
750
1,500 US Feet
WILSONVILLE TRANSMISSION LINES
MCLOUGHLIN-PEARL BPA-SHERWOOD 230kV
PGE Overhead Transmission Line
BPA_TransmissionLines
PGE Property
Wilsonville City Limits
Easements
ProjectBoundary
DISCLAIMER: The graphic representations and other information/data contained herein (collectively the "depiction") is the property of PGE. The depiction is made available for your review for informational purposes only. The depiction does not represent a legal survey or a legal boundary description. Information derived from GIS data is subject to change. As depicted property lines, easement areas, improvements, features, and the like may not correspond to actual locations. The depiction is provided "as is" without any guarantee, representation or warranty of any kind, either express, implied, or statutory. PGE assumes no liability with respect to any reliance you place on the depiction.

PGE REAL PROPERTY LAND DOCUMENT INDEX SUMMARY

PGE AUDIT NO.	DATE
34051-00	12/17/2014

RECORD INFORMATION	LAND DOCUMENT TYPE *(check one)*
EFFECTIVE DATE: 8/15/1980	☐ CONTRACT ☐ DEED ☐ LEASE ☐ LICENSE ☐ OTHER LAND DOC. *(mortgage, sale, resolution, covenant, etc)*
EXPIRATION DATE:	
DRAWING NO: NA	☐ EASEMENT - DISTRIBUTION ☐ EASEMENT - RELEASE ☐ EASEMENT - TRANSMISSION ☐ EASEMENT - AERIAL ☐ EASEMENT - ANCHOR ☐ EASEMENT - ROAD ☐ EASEMENT - SEWER ☐ EASEMENT - UTILITY ☒ EASEMENT - OTHER
LAND NO.:	
COUNTY *(County only inside OR, state only outside OR)*: Washington — STATE: OR	
PLAT MAP I D (e g., D21-17): C31-02	
TOWNSHIP / RANGE / SECTION (e g , T1N R2E 23): T3S R1W 02	☐ PERMIT - CORPS OF ENGINEERS ☐ PERMIT - HIGHWAY (ODOT) ☐ PERMIT - U S FOREST SERVICE ☐ PERMIT - RAILROAD ☐ PERMIT - OTHER ____ *(agricultural, BPA, etc)*

SITE NAMES (DO NOT USE COMMAS)

SITE NAME	SITE NAME
SITE NAME	SITE NAME

PARTIES TO ARGEEMENT (DO NOT USE COMMAS)

PARTY: BPA	PARTY
PARTY	PARTY

COMMENTS / KEY WORDS: **Easement**

CONTRACTING OFFICER	STAFF CONTACT	DEPARTMENT
		791

* TOTAL CONTRACT VALUE	PAYMENT TERMS & CONDITIONS
$ 0 If value is zero, please mark as "0"	

ACCOUNTING DISTRIBUTION

BU	OU	ACCT	CE	DEPT	AWO	FWO

ROUTING

SEND ORIGINAL AGREEMENT with this ORIGINAL DOCUMENT SUMMARY to:
RIM, 3WTC0104 WITHIN 5 DAYS of document signing

RIM

AUDIT NO. 34051
PARTIES: B Pa
DATE: 8/15/80
DOCUMENT TYPE: Easement
AMOUNT: $7,625.00

PORTLAND GENERAL ELECTRIC COMPANY

CORPORATE ACCOUNTING DOCUMENT REVIEW CHECKLIST

Procedure	(Answer Yes, No or N/A)	Procedure Completed (Initials)
1. Determine if accounting involvement is indicated and/or implemented.	yes	
2. Confirm accounting information.		
3. Implement accounting.		
4. Check accounting distribution.		
5. Correct accounting distribution.		
6. Institute billing.		
7. Determine expiration date or dates.	NONE	
8. Determine notification dates.	N/A	
9. Review index card to ensure correct information as to parties, dates, description, etc.	JVS	DP
10. Review suspense card as to correct information.	N/A	
11. Review backing sheet to ensure correct information.		
12. Review contract to ensure it is an original signed document. (If deeds to PGE, check to ensure recorded.)		
13. Review contract to ensure attachments referred to in body of contract that are legally part of the contract are attached or included.		
14. Enter the notification date on the suspense card.	N/A	
15. Enter the expiration date on the backing information block.	N/A	
16. Card for Corporate Accounting nonmonthly payment tickler card prepared.	N/A	

LC/mk
B-71.4A9

Exhibit 3

Tract No. VE-176 (Parcel 2)
(Part of Oregon City
Substation)

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That the UNITED STATES OF AMERICA, Department of Energy, Bonneville Power Administration, does hereby grant unto PORTLAND GENERAL ELECTRIC COMPANY, Grantee, and its assigns, an easement to construct, use, and maintain a transmission line over, under, upon and across the east 125 feet of the Bonneville Power Administration's fee-owned Tract No. VE-176 (Parcel 2), which is also a part of the Oregon City Substation, in the SE 1/4 SW 1/4 of Section 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon, said Parcel 2 is more particularly described as follows:

Approved As To Description Eng. Dept.

Beginning at a point which is the intersection of the northerly line of the County road, running east and west along the south line of the SW 1/4 of said Section 2, with the easterly right-of-way line of the Vancouver-Eugene transmission line, said point being S.89°30'52"W., a distance of 1215.66 feet and N.0°20'00"W., a distance of 20.0 feet from the quarter section corner common to Sections 2 and 11, Township 3 South, Range 1 West, Willamette Meridian; THENCE, N.0°20'00"W., along the easterly right-of-way line of the Vancouver-Eugene transmission line a distance of 660.34 feet; THENCE, N.89°43'21"E., a distance of 555.16 feet; THENCE, S.0°18'29"E., a distance of 658.33 feet to a point on the northerly line of the said County road; THENCE, S.89°30'52"W., along the northerly line of said County road a distance of 554.87 feet to the true point of beginning, and as shown crosshatched on Bonneville Power Administration Drawing No. 83500 DTM-D, marked Exhibit A, attached hereto and by this reference made a part hereof.

Parcel 2 of Tract No. VE-176 was acquired with other land by the United States of America on April 22, 1940, and recorded April 23, 1940, in Book 189, Page 49, Deed records of said County, File No. 3769.

Subject to outstanding rights.

This easement shall not interfere with any present use by the UNITED STATES OF AMERICA.

Reserving unto the United States and its assigns, the right to maintain existing electric transmission lines and facilities, and where such use will not unreasonably interfere with Grantee's use, to erect and maintain future transmission lines and facilities over and across the said easement.

Reserving the right of access to and along Bonneville Power Administration's fee-owned facilities.

It is understood and agreed that the Grantee, and its assigns, shall be liable for any damage to the property of the United States including transmission lines and structures, arising out of or resulting from negligent acts

of said Grantee's employees, agents, or assigns acting within their authority in construction, reconstruction, or maintenance of said transmission line easement upon the property of the United States.

Should the rights granted herein no longer be used or needed for transmission line purposes for a consecutive five-year period, or abandonment thereof, and upon written notice by the United States to PORTLAND GENERAL ELECTRIC COMPANY, or its assigns, all rights granted by this easement shall automatically terminate and the title thereto revest in the United States.

TO HAVE AND TO HOLD the above-described easement unto PORTLAND GENERAL ELECTRIC COMPANY, and its assigns, forever.

The true and actual consideration for this easement is SEVEN THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS ($7,625.00).

This conveyance is made pursuant to the Acts of August 20, 1937 (50 Stat. 732, 16 U.S.C. § 832a), as amended, and October 23, 1962 (76 Stat. 1129, 40 U.S.C. § 319), and regulations and delegations of authority issued pursuant thereto, it having been determined that the granting of the easement will not be adverse to the interests of the United States.

Dated at Portland, Oregon, this 15th day of August, 1980.

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

by Charles N. Wait
Director, Division of Land

STATE OF OREGON)
) ss:
County of Multnomah)

On this day personally appeared before me Charles N Wait, to me known to be the Director, Div. of Land, Bonneville Power Administration, described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15 day of August, 1980.

(SEAL)

Dorothy L Sullivan
Notary Public for Oregon
My Commission Expires: September 21, 1981

LRT/5ms7913B6

8-40-265

INTER-OFFICE COMMUNICATION

PORTLAND GENERAL ELECTRIC COMPANY

Item 2.

Date September 15, 1980

To David Moon
Jock Coombe

From John Fishback

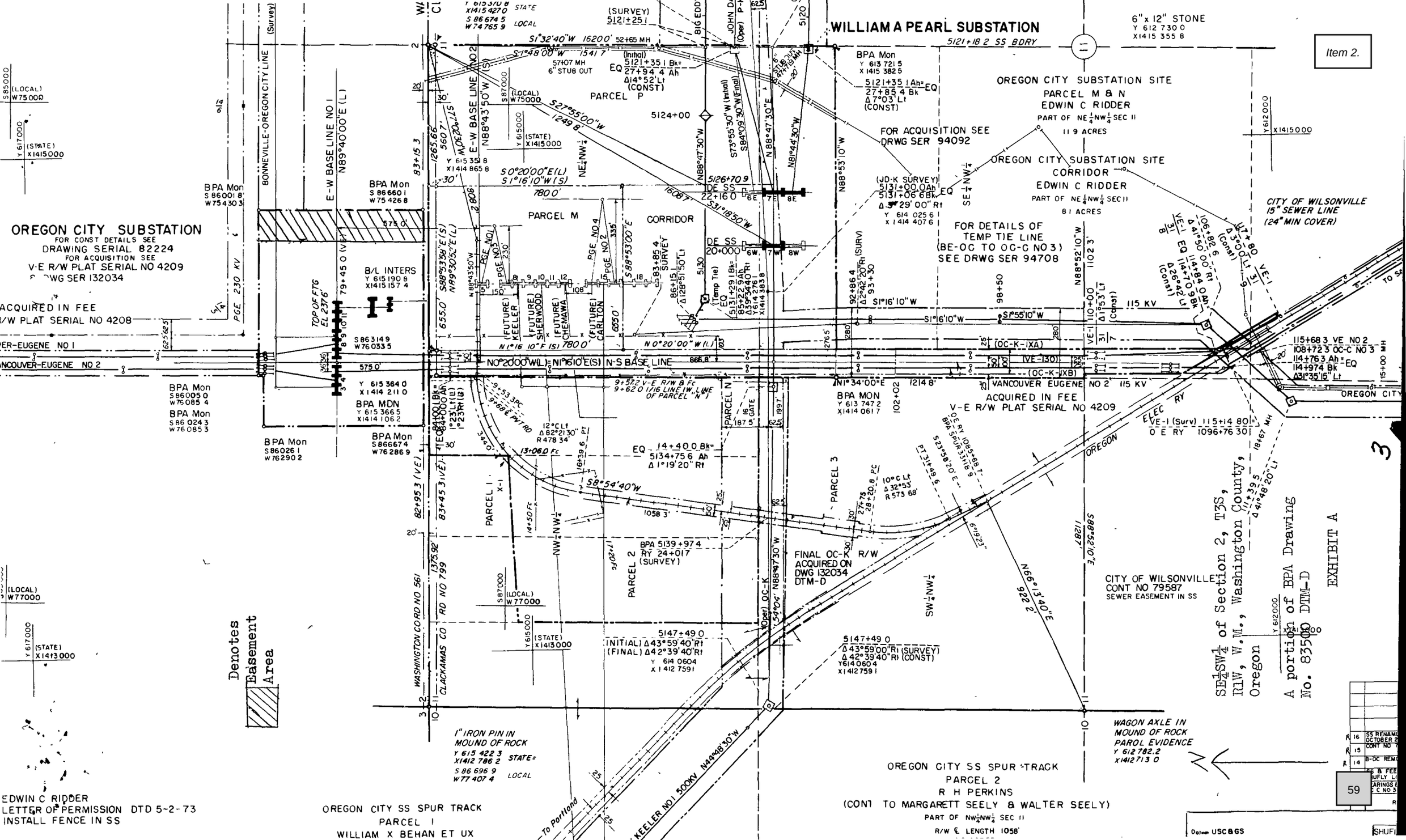
Subject Audit No. 34051
Land Department No. 5863
Easement

Enclosed for your file is an Easement granted to PGE by Bonneville Power Administration on our McLoughlin to St. Mary's 230kV transmission line.

ee
Encl.

cc: John Wiitala
Ed Miska

File


WILLIAM A PEARL SUBSTATION
6" x 12" STONE
Y 612 730 0
X1415 355 8
OREGON CITY SUBSTATION SITE
PARCEL M & N
EDWIN C RIDDER
PART OF NE¼NW¼ SEC 11
11 9 ACRES
OREGON CITY SUBSTATION SITE
CORRIDOR
EDWIN C RIDDER
PART OF NE¼NW¼ SEC 11
8 1 ACRES
OREGON CITY SUBSTATION
FOR CONST DETAILS SEE
DRAWING SERIAL 82224
FOR ACQUISITION SEE
V-E R/W PLAT SERIAL NO 4209
DWG SER 132034
ACQUIRED IN FEE
R/W PLAT SERIAL NO 4208
FOR ACQUISITION SEE
DRWG SER 94092
FOR DETAILS OF
TEMP TIE LINE
(BE-OC TO OC-C NO 3)
SEE DRWG SER 94708
CITY OF WILSONVILLE
15" SEWER LINE
(24" MIN COVER)
BONNEVILLE-OREGON CITY LINE (Survey)
E-W BASE LINE NO 1
N89°40'00"E (L)
E-W BASE LINE NO 2
N88°43'50"W (S)
N88°47'30"W
N88°53'10"W
N1°34'00"E
N0°20'00"W (L) N1°16'10"E (S) N-S BASE LINE
PARCEL P
PARCEL M
CORRIDOR
PARCEL N
PARCEL 1
PARCEL 2
PARCEL 3
BPA Mon
S 866601
W 754268
BPA Mon
S 866001 8
W 754303
BPA Mon
S 86 0243
W 76 085 3
BPA Mon
S 860050
W 75 085 4
BPA Mon
S 86026 1
W 762902
BPA Mon
S 866674
W 76 286 9
BPA MON
Y 613 747 2
X1414 061 7
BPA MDN
Y 615 366 5
X1414 106 2
B/L INTERS
Y 615 190 8
X1415 157 4
Y 615 364 0
X1414 211 0
S 863149
W 760335
Y 615 358
X1414 865 8
Y 613 721 5
X1415 382 5
Y 614 025 6
X1414 407 6
Y 615 422 3
X1412 786 2
S 86 696 9
W 77 407 4
STATE
LOCAL
(SURVEY)
5121+25 1
5121+18 2 SS BDRY
5121+35 1 Ah = EQ
27+85 4 Bk
Δ 7°03' Lt
(CONST)
(JD-K SURVEY)
5131+00 0 Ah
EQ
5131+06 6 Bk
Δ 3°29'00" Rt
(Temp Tie)
5131+29 1 Bk =
EQ
85+22 9 Ah
Δ 39°34'40" Rt
Y 614 276 1
X1414 383 8
5134+75 6 Ah
Δ 1°19'20" Rt
EQ 14+40 0 Bk =
5126+70 9
DE SS
22+16 0
DE SS
20+00 0
5124+00
(Initial)
5121+35 1 Bk =
EQ
27+94 4 Ah
Δ 14°52' Lt
(CONST)
5107 MH
6" STUB OUT
S 1°48'00" W 1541 7
S 27°55'00" W 1249 8
S 0°20'00" E (L)
S 1°16'10" W (S)
780 0'
1608 7
S 31°18'50" W
S 89°53'00" E
S 88°53'58" E (S)
N 89°30'52" E (L)
655 0'
575 0'
S 1°16'10" W (S) 780 0'
N 1°16'10" E (S) 866 8'
S 1°16'10" W
S 1°6'10" W
S 1°55'10" W
N 1°34'00" E 1214 8'
S 58°54'40" W 1058 3'
S 23°58'20" E
N 66°13'40" E 922 2'
S 88°52'10" W 1102 3'
S 0°20'00" E 1265 66
S 0°20'00" E 560 7'
S 27°55'00" W 1249 8
S 88°43'50" W
S 88°47'30" E
S 73°55'30" W (Initial)
S 84°09'30" W (Final)
N 88°47'30" W
N 81°44'30" W
N 88°43'50" W
N 88°52'10" W
S 89°53'00" E
S 1°16'10" W
S 1°6'10" W
S 1°55'10" W
N 1°34'00" E
S 88°52'10" E 1128 7
S 0°20'00" E
N 66°13'40" E
S 23°58'20" E
S 58°54'40" W
N 88°47'30" W
N 54°04' W
N 44°48'30" W
N 0°20'00" W (L)
N 1°16'10" E (S)
N 1°16'10" E
N 1°6'10" E
N 1°55'10" E
N 88°52'10" E
N 88°47'30" E
N 88°43'50" E
N 0°20'00" E
S 1°16'10" E
S 1°6'10" E
S 1°55'10" E
S 88°52'10" E
S 88°47'30" E
S 88°43'50" E
S 0°20'00" W

RETURN TO:
PORTLAND GENERAL ELEC. CO
LAND DEPT
121 SW SALMON ST
PORTLAND ORE 97204

STATE OF OREGON
County of Washington } SS

I, Roger Thomssen, Director of Records and Elections and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county

10 50 C

ROGER THOMSSEN, Director of Records & Elections

INDEXED

1980 AUG 21 AM 10: 05

4

AUDIT NO. 34051

DATE 9-15-80

NAME [illegible]

LOCATION

SECTION T. R.

COUNTY

DOCUMENT COVERS McFaddin St Marys 230 KV line

RENTAL

EXPIRES

PGE REAL PROPERTY LAND DOCUMENT INDEX SUMMARY

PGE AUDIT NO.	DATE
88973-00	**1/20/2022**

RECORD INFORMATION

EFFECTIVE DATE	DOCUMENT CATEGORY
3/16/2001	**Easement**
EXPIRATION DATE	DOCUMENT TYPE
	Contract
PLAT MAP I.D. (e.g., D21-17)	TOWNSHIP / RANGE / SECTION (e.g., T1N R2E 23)
C31-11	**T3S R1W 11**

COUNTY	STATE	JOB NO.
Clackamas	**OR**	**N/A**

SITE NAMES

SITE NAME

PARTIES TO AGREEMENT

Bonneville Power Administration

COMMENTS
BPA's Pearl Substation

TERMS & CONDITIONS

STAFF CONTACT	DEPARTMENT
Anthony Blackham	**791**

ACCOUNTING DISTRIBUTION

ACCOUNTING	TOTAL CONTRACT VALUE

ROUTING

SEND ORIGINAL AGREEMENT with this ORIGINAL DOCUMENT SUMMARY to:
RIM, 3WTCFST WITHIN 5 DAYS of document signing.

RIM

RECORDED IN CLACKAMAS COUNTY
JOHN KAUFFMAN, COUNTY CLERK
2001-022525
$41.00
00127906200100225250040046
04/02/2001 02:28:52 PM
D-E Cnt=1 Stn=3 BEVERLY
$20.00 $11.00 $10.00

CHICAGO 175201

AFTER RECORDING, RETURN TO
Bonneville Power Administration
TR – 3
P.O. BOX 3621
PORTLAND, OR 97208-3621

Situated in the NW¼, Section 11, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, more particularly described as shown on Exhibit A. (Affects reference parcel R31W1102100 and R31W1102200)

BPA COPY

Consideration is for mutual benefit

Tract Nos. OREC-SS-Parcel M&N
OREC-SS-Parcel P

CONTRACT AND GRANT OF EASEMENT
Transmission Line

THIS AGREEMENT, made this 31st day of January, 2001, between the UNITED STATES OF AMERICA, acting by and through the Department of Energy, Bonneville Power Administration, the Grantor, for an in consideration of the terms and provisions described in the document titled Construction and Operation and Maintenance Agreement, executed by the United States of America, Department of Energy, acting by and through the Bonneville Power Administration, and Portland General Electric Company, on January 19, 1998, Contract No. 97TX-100094, and the provisions contained in this agreement, hereby conveys to PORTLAND GENERAL ELECTRIC COMPANY ("PGE"), an Oregon corporation, the Grantee, a perpetual, non-exclusive easement and right-of-way-over, under, upon, and across the following described property:

A portion of the NW¼, Section 11, Township 3 South, Range 1 West, W.M, Clackamas County, Oregon:

Beginning at a point on the South right-of-way line of Ridder Road, a 60-foot-wide road; said point bears South 89°29'13" West 639.68 feet and South 00°30'47" East 30.00 feet from the North quarter corner of said Section 11; thence South17°14'00" East 348.69 feet; thence South 06°50'19" East 310.18 feet; thence West 125.90 feet; thence North 06°50'19" West 283.82 feet; thence North 17°14'00" West 374.87 feet, more or less, to the South right-of-way line of said Ridder Road; thence North 89°29'13" East 130.52 feet to the point of beginning

The above-described tract of land is shown on P.G.E. Drawing E-9670, attached hereto, which by reference thereto is made a part hereof.

The easement and right-of-way shall be for the non-exclusive right to enter upon the property and to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines and appurtenant signal lines, and all uses appurtenant thereto. Such uses shall include the erection of poles, towers, transmission structures, wires, cables, guys, supports and appurtenances and the protection thereof from fire and other hazards.

CHICAGO TITLE INSURANCE COMPANY OF OREGON HAS RECORDED THIS INSTRUMENT AS AN ACCOMODATION ONLY AND ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS HEREIN, NOR DOES CHICAGO TITLE REPRESENT THAT IT WILL CREATE THE ESTATE OR INTEREST IN REAL PROPERTY WHICH IT PURPORTS TO CREATE.

TO HAVE AND TO HOLD the above-described easement unto the Grantee, and assigns, forever.

Reserving unto the United States, and its assigns, the right to erect, operate, maintain, repair, rebuild, and upgrade existing and future electric transmission lines and appurtenant signal lines, and all uses appurtenant thereto, over, under, and across the easement area.

The United States reserves the right to require Grantee to relocate their transmission line at no expense to the United States, to accommodate future expansion or relocation of the United States' substation or transmission facilities. In the event the United States requires relocation of Grantee's facilities, the United States will provide an alternate easement at no expense to Grantee.

Grantee and its assigns shall be responsible for and comply with all procedural and substantive environmental requirements imposed by local, State, or Federal laws or regulations applicable to the facility. Grantee and its assigns shall notify the United States in a timely manner of any reportable release of hazardous substances or breach of environmental requirements and shall mitigate and abate adverse environmental impact of its actions. Grantee and its assigns, shall hold the United States harmless for any and all liability arising from the violation of such requirements by Grantee and its assigns

The Grantee and its assigns shall be liable for any damage to the property of the United States, including transmission lines and structures, arising out of or resulting from any act or omission of the Grantee or its employees, agents, or assigns acting within their authority in the construction, reconstruction, or maintenance of said electric power transmission purposes upon property of the United States.

Provided, however that should the rights granted herein no longer be used or needed for the purposes defined in this easement for a consecutive five-year period, then all rights granted by this easement shall automatically terminate and the title thereto revest in the United States.

The conveyance is made pursuant to the Acts of August 20, 1937 (50 Stat. 732, 16 U.S.C. § 832a), as amended and October 23, 1962 (76 Stat. 1129, 40 U.S.C. § 319)and regulations and delegations of authority issued pursuant thereto, it having been determined that the granting of this easement will not be adverse to the interests of the United States.

For the
UNITED STATES OF AMERICA 3/6/01 For: PORTLAND GENERAL ELECTRIC COMPANY.
Date an Oregon corporation

By: Renee M. Ferrera By: Wes Wallace
(Title LAND AGENT)

Title: Manager, Real Estate Field Services

Tract No. OREC-SS-Parcel M&N
OREC-SS-Parcel P

U.S. DEPARTMENT OF ENERGY-BONNEVILLE POWER ADMINISTRATION

CORPORATION ACKNOWLEDGMENT

Washington, Oregon, Idaho, Montana, and California

State of OREGON)
) ss.
County of Multnomah)

On this 31st day of January, XX 2001, before me personally appeared Wes Waldron,

known to me, or proved to me on the basis of satisfactory evidence, to be the Land Agent _____ of the corporation that executed the within instrument or the person(s) who executed the within instrument as authorized agent(s) on behalf of the corporation; acknowledged to me that such corporation executed the same; acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned; and on oath stated that ____he_____ _____ authorized to execute said instrument and that seal, if any, affixed is the corporate seal of said corporation.

OFFICIAL SEAL
JOHN G NELSON JR
NOTARY PUBLIC–OREGON
COMMISSION NO. 329884
MY COMMISSION EXPIRES JAN 18, 2004

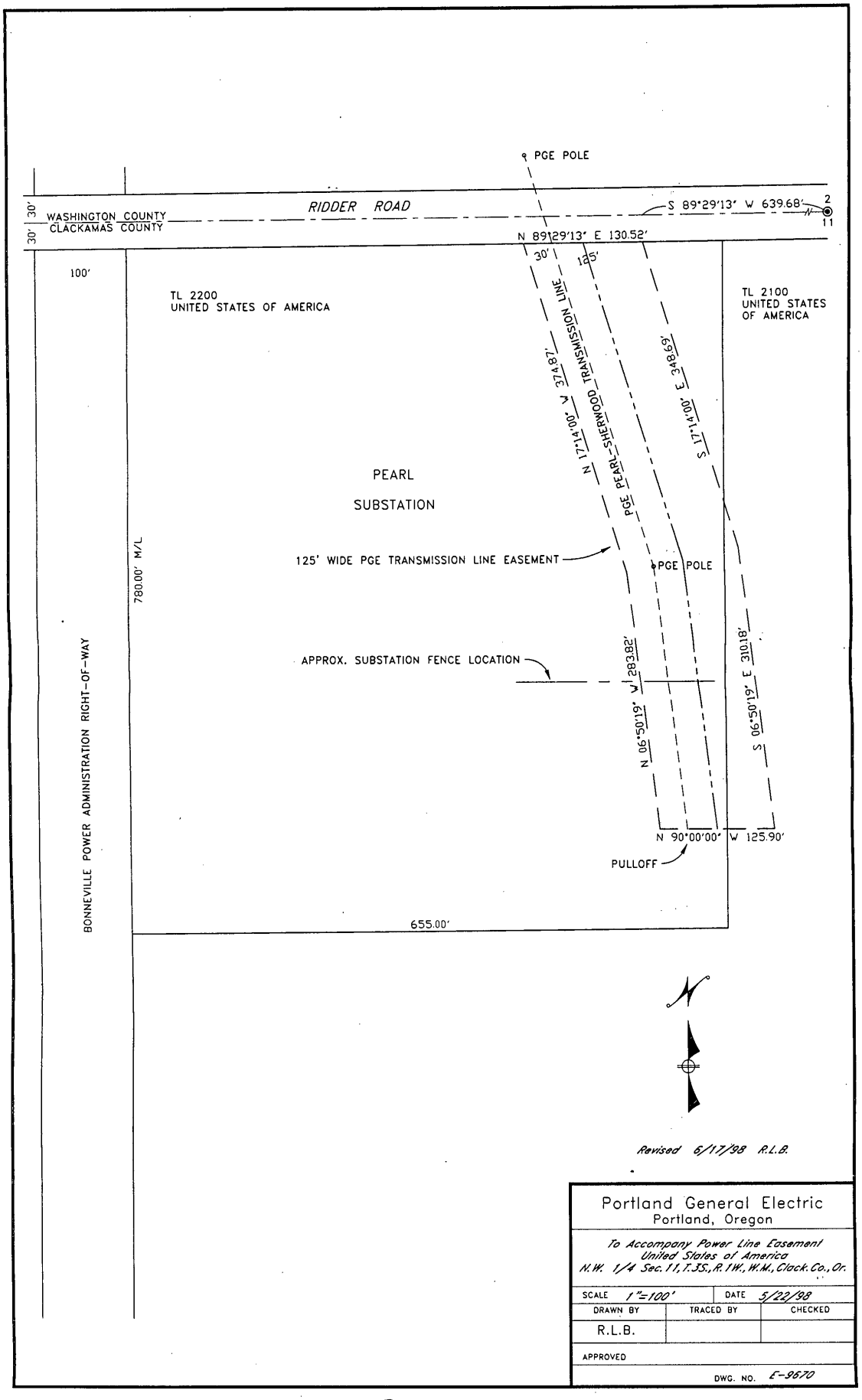
John D. Nelson Jr.
Notary Public in and for the

State of OREGON
Residing at 121 SW Salmon St.
Portland, OR 97204

My commission expires Jan. 18, 2004

BPA MARCH 1997

3


PGE POLE
RIDDER ROAD
S 89°29'13" W 639.68'
2
11
30'
30'
WASHINGTON COUNTY
CLACKAMAS COUNTY
N 89°29'13" E 130.52'
30'
125'
100'
TL 2200
UNITED STATES OF AMERICA
TL 2100
UNITED STATES OF AMERICA
N 17°14'00" W 374.87'
PGE PEARL-SHERWOOD TRANSMISSION LINE
S 17°14'00" E 348.69'
PEARL
SUBSTATION
780.00' M/L
125' WIDE PGE TRANSMISSION LINE EASEMENT
PGE POLE
APPROX. SUBSTATION FENCE LOCATION
N 06°50'19" W 283.82'
S 06°50'19" E 310.18'
N 90°00'00" W 125.90'
PULLOFF
BONNEVILLE POWER ADMINISTRATION RIGHT-OF-WAY
655.00'
N
Revised 6/17/98 R.L.B.
Portland General Electric
Portland, Oregon
To Accompany Power Line Easement
United States of America
N.W. 1/4 Sec. 11, T.3S., R.1W., W.M., Clack. Co., Or.
SCALE 1"=100'
DATE 5/22/98
DRAWN BY
TRACED BY
CHECKED
R.L.B.
APPROVED
DWG. NO. E-9670

(4)

Department of Energy
Bonneville Power Administration
2715 Tepper Lane NE
Keizer, OR 97303

12/9/2024

In reply refer to: TERR

BPA Case No.: 19680131
Tract No(s).: V-E-27-A-141
Line Name(s): Keeler-Oregon City No. 2
(Designed as Vancouver - Eugene Line)
ADNO(s): 7233
Location: Str. No(s).: 19/6-19/7

LAND USE AGREEMENT

Consent to Use of BPA's Fee-Owned Property

This Land Use Agreement ("Agreement") is entered into by and between the United States of America, Department of Energy, Bonneville Power Administration ("BPA") and PGE ("Holder").

BPA owns the following described property in fee ("Property"):

> A portion of the NW1/4 of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, State of Oregon, as shown on the attached segment of BPA Drawing No. 4433, marked as Exhibit A.

Holder has requested BPA's permission to use portions of the Property for reconductoring two 230kV PGE overhead conductors. ("Holder's Facility").

Subject to the terms and conditions set forth in this Agreement, BPA consents to Holder's use of the Property for the purpose proposed by Holder, and concurs that such use is compatible with BPA's present use of the Property, if constructed in the manner and at the locations shown on Exhibit A, attached hereto and made a part hereof.

In consideration of BPA's consent, Holder agrees to the following:

1. This Agreement does not grant any right, privilege, or interest in land, and does not modify, change, or otherwise alter the rights BPA acquired by deed. Loss of the privileges granted by this Agreement is not compensable to Holder.

2. There may be other uses of the Property located within the same Area as Holder's Facility. This Agreement is subject to such superior rights.

3. This Agreement is valid only if Holder's Facility is constructed, operated, and maintained in conformance with the terms of this Agreement and all attached Exhibits. Relocations, changes or upgrades require BPA's prior written approval. Failure to obtain the written approval of BPA prior to making alterations to Holder's Facility shall result in the termination of this Agreement.

4. Holder acknowledges and agrees that Holder's use of the Property is subordinate to BPA's use of the Property. Holder agrees to alter, relocate or remove Holder's Facility, at no cost to BPA, if BPA determines that Holder's use of the Property is no longer compatible with BPA's use.

5. Holder agrees to abide by and comply with all applicable Federal, State and local laws and regulations, including, but not limited to building and safety codes, rules issued by utility commissions, the National Electric Safety Code, and entities that regulate Holder.

6. Holder shall be responsible for, and shall comply with, all procedural and substantive environmental requirements imposed by Federal, State and local laws and regulations applicable to Holder's Facility. Holder shall immediately notify BPA of any reportable release of hazardous substances or breaches of environmental regulations, and shall mitigate and abate adverse impacts of Holder's actions. Holder shall hold BPA harmless for any and all liability and cost arising from Holder's violation of such environmental requirements.

7. Induced voltages and currents may occur on structures or other items constructed or placed under or near high voltage transmission lines. BPA has no duty to inspect Holder's Facility or to warn of hazards. Holder shall have the continuing responsibility for the protection of personnel and equipment in the design, construction, operation and maintenance of Holder's Facility.

8. To permit inspection by BPA, Holder shall notify BPA at least ten (10) business days prior to commencing installation of Holder's Facility. Contact: Darin Smith, phone: 503-551-7469 or by email: dxsmith@bpa.gov.

9. This Agreement is entered into with the express understanding that it is not assignable or transferable to other parties without the prior written consent of BPA.

10. BPA may terminate this Agreement upon 30 days written notice. Holder shall, within 60 days of receiving such notice of termination, and at Holder's sole expense, vacate and restore the Property to a condition satisfactory to BPA. Upon Holder's failure to vacate and restore the Property within the above stated time period, BPA may remove Holder's Facility and restore the Property at Holder's expense.

11. A copy of this Agreement shall be physically located at the project site during construction activities. Holder's employees, contractors and representatives shall adhere to all conditions and requirements listed herein.

12. Additional terms and conditions specific to Holder's Facility may be included as part of this Agreement as Exhibit B and Exhibit C, attached hereto and made a part hereof.

13. Holder agrees to assume risk of loss, damage, or injury which may result from Holder's use of the Property, except for such loss, damage or injury for which BPA may be responsible under the provisions of the Federal Tort Claims Act, 62 Stat. 982, as amended.

14. Any damage to BPA's property (land or facilities) caused by or resulting from Holder's use of the Property may be repaired by BPA, and the actual cost of such repair shall be charged against and be paid by Holder.

15. Holder's contact information:

NAME: PGE
Attn: Kelsey Trostle
ADDRESS: 121 SW Salmon Street, 1WTC1302
Portland, OR 97204

PHONE: (503) 464-2387
EMAIL: kelsey.trostle@pgn.com

Holder agrees to notify BPA in writing of any changes to the above listed contact information.

This Agreement becomes effective upon the signature of both parties.

Meredith Armstrong Digitally signed by Meredith Armstrong Date: 2025.02.04 14:03:53 -08'00'
Holder

2/4/2025
Date

Meredith Armstrong
Print Name

Manager, Property Rights Organization
Title (if applicable)

THIS AGREEMENT IS HEREBY AUTHORIZED:

DARIN SMITH Digitally signed by DARIN SMITH Date: 2025.02.10 09:32:04 -08'00'
Darin Smith
Realty Specialist
Bonneville Power Administration

Date

NOTE: Execution in Counterparts; Electronic Signature; Electronic Transmittal. This Agreement may be executed in counterparts, each of which will be deemed an original, but all of which constitute one and the same instrument. Electronic or digital signatures shall be

deemed original signatures for purposes of this Agreement. Counterparts may be transmitted by one party to the other by facsimile or electronic mail.

BPA seeks help maintaining the integrity of the electrical transmission system. Please report any vandalism or theft to the BPA Crime Witness program at 1-800-437-2744. Cash rewards of up to $25,000 will be paid should information lead to the arrest and conviction of persons committing a crime.

If you have any questions or concerns, please notify a BPA Realty Office. You may contact Darin Smith ("BPA Representative") by telephone at 503-551-7469 or send written correspondence to the address listed at the top of this Agreement.

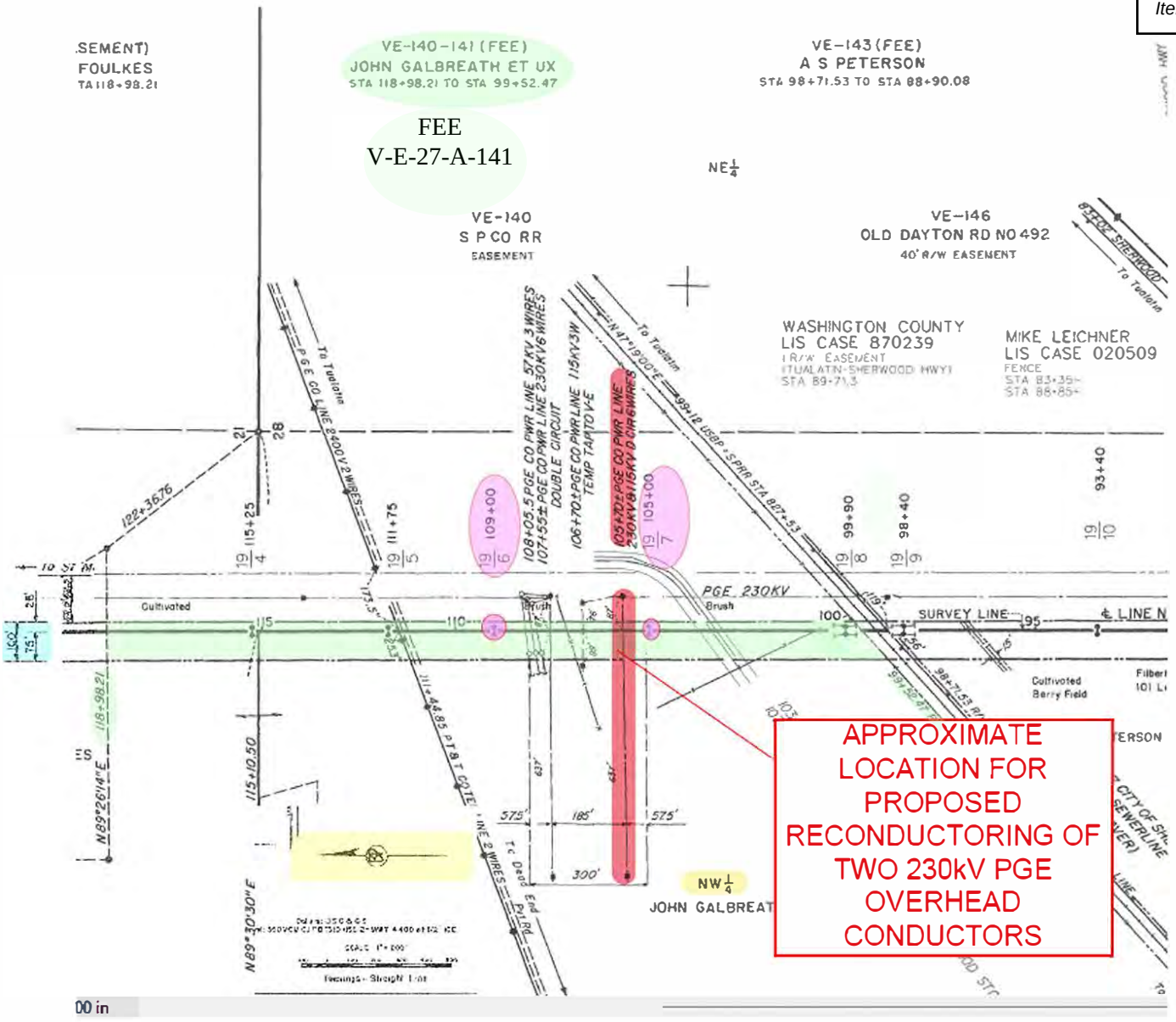


EXHIBIT A

PGE
Case No. 19680131
Tract No. V-E-27-A-141

A portion of the NW1/4 of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, State of Oregon

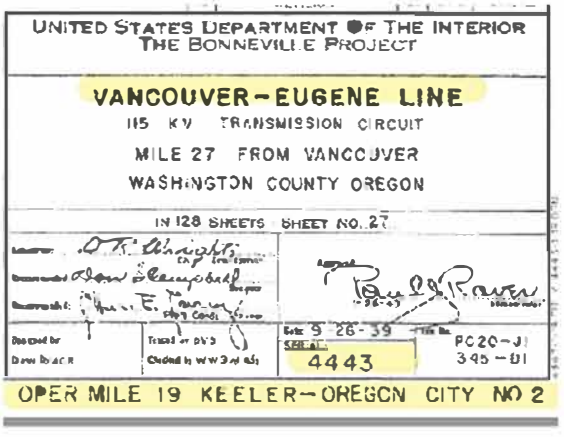


EXHIBIT B
ADDITIONAL TERMS AND CONDITIONS

1. Holder's Facility shall maintain a minimum horizontal clearance of **50** feet to the point where steel lattice tower legs, steel poles, concrete poles, and concrete foundations enter the earth. A horizontal clearance of **25** feet to the point where wood poles and guy anchors enter the earth shall also be maintained.
2. Holder's Facility, including construction equipment, shall maintain a minimum distance of **15** feet between the equipment and transmission line conductors at all times. Do not measure this with measuring tape, pole, or other physical means. If there is the possibility that any equipment can encroach on this distance, then a safety watcher needs to be required.
3. All uses of the right-of-way shall meet local/state/federal/national codes.
4. PGE and BPA conductors must always maintain a vertical clearance of **13** feet or more.
5. The overhead cable shall maintain a minimum horizontal clearance of **50** feet to the point where steel lattice tower legs, steel poles, concrete poles, and concrete foundations enter the earth. A horizonal clearance of **25** feet to the point where wood poles and guy anchors enter the earth shall also be maintained.
6. Any portion of Holder's Facility constructed on BPA's property Area shall be designed and built to withstand **HL-93** loading for BPA's heavy vehicles.
7. Due to other potential uses in the area of Holder's Facility, BPA requires that the Holder have a utility locate done prior to commencing construction.
8. Holder shall not obstruct access to BPA's Easement Area or transmission line system. BPA personnel and/or its contractors must have access all times.
9. BPA right-of-way and access roads shall be returned to their original condition following construction. No grade changes to facilitate construction or disposal of overburden shall be allowed. Any damage to BPA property resulting from the proposed right-of-way or access road use shall be repaired at the applicant's expense.
10. BPA prohibits stockpiling materials, including dirt, rock or other organic matter within the Easement Area at any time.
11. Holder shall not store flammable materials or refuel vehicles or equipment on BPA's Easement Area.
12. Holder shall not use or store any hazardous materials on BPA's property (i.e. herbicides, solvents, paints, etc.)
13. Equipment, machinery, and vehicles traveling on BPA's property Area shall remain at least **25** feet away from any BPA structure or guy anchor ground attachment point.

14. Nuisance shocks are common on high voltage transmission line rights-of-way. Please plan your uses, taking this into consideration.
15. Holder is prohibited from connecting utilities (whether temporary or permanent), to any permitted items (including structures), built on the Property.
16. Holder is required to provide an approach off each side of the road, wide enough to turn into BPA's access road. Each approach must be a minimum of 16-feet wide.
17. Holder is prohibited from placing dead man anchors or cables on the Property.
18. Only non-metallic materials, conduit and inner duct are to be installed on the Property.

EXHIBIT C

Categorical Exclusion Determination

Bonneville Power Administration
Department of Energy

Proposed Action: PGE Reconductor Project Crossing BPA's Keeler-Oregon City-2 on BPA Fee-Owned Right-of-Way

Project No.: LURR 19680131

Project Manager: Darin Smith

Location: Washington County, Oregon

Categorical Exclusion Applied (from Subpart D, 10 C.F.R. Part 1021): B4.6 Additions and modifications to transmission facilities

Description of the Proposed Action: Bonneville Power Administration (BPA) proposes to authorize Portland General Electric (PGE) access to BPA fee-owned right-of-way (BPA ROW) to reconductor two 230kV PGE overhead conductors which cross over BPA's Keeler-Oregon City No 2 (KEEL-OREC-2) transmission line between structures 19/6 and 19/7. The overhead conductors would be attached to two PGE tower structures, one existing and one new, both of which would be located outside of BPA ROW. Expected equipment within BPA ROW could include trucks, cranes, excavation equipment, and conductor pulling/stringing equipment. The use of stationary equipment in BPA ROW would be minimal and for limited duration (i.e., trucks with telescoping booms positioned with roller guards to protect overhead wires from falling onto BPA transmission lines and adjacent roads during the restringing process). No excavation or new transmission structures would occur within BPA ROW.

Findings: In accordance with Section 1021.410(b) of the Department of Energy's (DOE) National Environmental Policy Act (NEPA) Regulations (57 FR 15144, Apr. 24, 1992, as amended at 61 FR 36221-36243, Jul. 9, 1996; 61 FR 64608, Dec. 6, 1996, 76 FR 63764, Nov. 14, 2011), BPA has determined that the proposed action:

1) fits within a class of actions listed in Appendix B of 10 CFR 1021, Subpart D (see attached Environmental Checklist);
2) does not present any extraordinary circumstances that may affect the significance of the environmental effects of the proposal; and
3) has not been segmented to meet the definition of a categorical exclusion.

Based on these determinations, BPA finds that the proposed action is categorically excluded from further NEPA review. [1]

[1] BPA is aware of the November 12, 2024, decision in *Marin Audubon Society v. Federal Aviation Administration*, No. 23-1067 (D.C. Cir. Nov. 12, 2024). To the extent that a court may conclude that the Council on Environmental Quality regulations implementing NEPA are not judicially enforceable or binding on this agency action, BPA has nonetheless elected to follow those regulations at 40 Code Federal Regulations (C.F.R.) §§ 1500– 1508, in addition to the US Department of Energy's NEPA implementing procedures at 10 C.F.R. Part § 1021, to meet the agency's obligations under NEPA, 42 U.S.C. §§ 4321 *et seq*.

JUSTIN OLMSTED

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Date: 2025.01.15 14:29:03 -08'00'

Justin Olmsted
Environmental Protection Specialist

Concur:

KATEY GRANGE

Digitally signed by KATEY GRANGE
Date: 2025.01.15 14:32:51 -08'00'

Katey C. Grange
NEPA Compliance Officer

Attachment(s): Environmental Checklist

Categorical Exclusion Environmental Checklist

This checklist documents environmental considerations for the proposed project and explains why the project would not have the potential to cause significant impacts on environmentally sensitive resources and would meet other integral elements of the applied categorical exclusion.

Proposed Action: PGE Reconductor Project Crossing BPA's Keeler-Oregon City-2 on BPA Fee-Owned Right-of-Way

Project Site Description

The proposed action would be located in Washington County, Oregon (Township 2 South, Range 1 West, Section 28). The surrounding area is a mix of commercial, industrial and agricultural land, with a private heavy equipment parking on the eastern border of the ROW. The Tualatin River National Wildlife Refuge is located 0.25 mile to the west. The section of BPA ROW being accessed by PGE is a flat area with a gentle downward slope northward. The ROW is maintained for low growing vegetation, which is a mix of native and invasive grasses, forbs, and shrubs.

Evaluation of Potential Impacts to Environmental Resources

1. Historic and Cultural Resources

Potential for Significance: No

Explanation: Based on the nature of the undertaking, BPA Cultural Resources Staff has determined, per 36 CFR 800.3(a)(1), that this undertaking is a type of activity that does not have the potential to cause effects on historic properties, assuming such historic properties were present.

2. Geology and Soils

Potential for Significance: No

Explanation: No excavation or grading would take place. Minor and temporary soil compaction and rutting could occur from operating vehicles and heavy equipment in vegetated areas. Temporarily disturbed soils would stabilize as vegetation is re-established. No long term impacts to geology and soils are expected.

3. Plants (including Federal/state special-status species and habitats)

Potential for Significance: No

Explanation: The proposed action would require equipment to be used within BPA fee-owned ROW which would crush or bury low-growing common grasses and shrubs. Disturbed vegetation areas would be reseeded with native seed mix. There are no documented occurrences of any special-status plant species near the project site, and no suitable special-status species habitat is present.

Notes:

- Reseed disturbed areas during the appropriate time period for germination with a native, regionally-appropriate seed mix.

4. Wildlife (including Federal/state special-status species and habitats)

Potential for Significance: No

Explanation: Minor and temporary disturbance of normal wildlife behavior and wildlife displacement could occur from elevated noise and human presence during construction. However, there would be no permanent impacts to wildlife habitat, and temporarily disturbed or displaced wildlife would likely reoccupy the site following completion of the proposed action. There are no documented occurrences of any special-status wildlife species near the project site, and no suitable special-status species habitat is present.

5. Water Bodies, Floodplains, and Fish (including Federal/state special-status species, ESUs, and habitats)

Potential for Significance: No

Explanation: The project area is located outside of floodplains and away from streams and other water bodies. No impacts to water bodies, floodplains, or fish would occur.

Notes:

- PGE would not be authorized to use or store hazardous materials or refuel equipment within BPA ROW.

6. Wetlands

Potential for Significance: No

Explanation: The project is located in a dry upland area with no wetlands present. No impacts to wetlands would occur.

7. Groundwater and Aquifers

Potential for Significance: No

Explanation: No ground-disturbing work that could impact groundwater or aquifers would take place. The proposed action would not impact groundwater or aquifers.

8. Land Use and Specially-Designated Areas

Potential for Significance: No

Explanation: The proposed action could briefly impact nearby commercial, industrial, and agricultural land uses within the area due to construction noise and increased construction traffic. The proposed action would be consistent with the current land uses and no permanent changes in land use would occur on BPA ROW. The proposed action would not impact land use or specially-designated areas, including the nearby Tualatin River National Wildlife Refuge.

9. Visual Quality

Potential for Significance: No

Explanation: During construction, the presence of construction equipment and reconductoring activities would briefly cause temporary visual impacts. The proposed action would not impact long-term visual quality.

10. Air Quality

Potential for Significance: No

Explanation: The proposed action would produce minor and temporary dust and vehicle emissions in the local area. There would be no long-term change in air quality following completion of the proposed action.

11. Noise

Potential for Significance: No

Explanation: During construction, the use of vehicles and equipment, and the performance of general construction activities would temporarily and intermittently produce noise at levels higher than current ambient conditions. Construction-related noise would be audible from properties located near the transmission line, including commercial, industrial, and residential properties. There would be no long-term change in ambient noise following completion of the project.

12. Human Health and Safety

Potential for Significance: No

Explanation: All standard safety protocols would be followed throughout project construction, and standard construction BMPs would minimize risk to human health and safety. The proposed action would have no impact on human health and safety.

Evaluation of Other Integral Elements

The proposed project would also meet conditions that are integral elements of the categorical exclusion. The project would not:

Threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders.

Explanation: N/A

Require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators) that are not otherwise categorically excluded.

Explanation: N/A

Disturb hazardous substances, pollutants, contaminants, or CERCLA excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases.

Explanation: N/A

Involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those of the Department of Agriculture, the Environmental Protection Agency, and the National Institutes of Health.

Explanation: N/A

Landowner Notification, Involvement, or Coordination

Description: The proposed action would occur on existing BPA fee-owned ROW and PGE property. PGE would notify affected property owners as needed.

Based on the foregoing, this proposed project does not have the potential to cause significant impacts to any environmentally sensitive resource.

Signed: JUSTIN OLMSTED

Digitally signed by JUSTIN OLMSTED
Date: 2025.01.15 14:29:34 -08'00'

Justin Olmsted
Environmental Protection Specialist

Department of Energy
Bonneville Power Administration
2715 Tepper Lane NE
Keizer, OR 97303

12/9/2024

In reply refer to: TERR

BPA Case No.: 19680131
Tract No(s).: V-E-27-A-141
Line Name(s): Keeler-Oregon City No. 2
(Designed as Vancouver - Eugene Line)
ADNO(s): 7233
Location: Str. No(s).: 19/6-19/7

LAND USE AGREEMENT

Consent to Use of BPA's Fee-Owned Property

This Land Use Agreement ("Agreement") is entered into by and between the United States of America, Department of Energy, Bonneville Power Administration ("BPA") and PGE ("Holder").

BPA owns the following described property in fee ("Property"):

> A portion of the NW1/4 of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, State of Oregon, as shown on the attached segment of BPA Drawing No. 4433, marked as Exhibit A.

Holder has requested BPA's permission to use portions of the Property for reconductoring two 230kV PGE overhead conductors. ("Holder's Facility").

Subject to the terms and conditions set forth in this Agreement, BPA consents to Holder's use of the Property for the purpose proposed by Holder, and concurs that such use is compatible with BPA's present use of the Property, if constructed in the manner and at the locations shown on Exhibit A, attached hereto and made a part hereof.

In consideration of BPA's consent, Holder agrees to the following:

1. This Agreement does not grant any right, privilege, or interest in land, and does not modify, change, or otherwise alter the rights BPA acquired by deed. Loss of the privileges granted by this Agreement is not compensable to Holder.

2. There may be other uses of the Property located within the same Area as Holder's Facility. This Agreement is subject to such superior rights.

3. This Agreement is valid only if Holder's Facility is constructed, operated, and maintained in conformance with the terms of this Agreement and all attached Exhibits. Relocations, changes or upgrades require BPA's prior written approval. Failure to obtain the written approval of BPA prior to making alterations to Holder's Facility shall result in the termination of this Agreement.

4. Holder acknowledges and agrees that Holder's use of the Property is subordinate to BPA's use of the Property. Holder agrees to alter, relocate or remove Holder's Facility, at no cost to BPA, if BPA determines that Holder's use of the Property is no longer compatible with BPA's use.

5. Holder agrees to abide by and comply with all applicable Federal, State and local laws and regulations, including, but not limited to building and safety codes, rules issued by utility commissions, the National Electric Safety Code, and entities that regulate Holder.

6. Holder shall be responsible for, and shall comply with, all procedural and substantive environmental requirements imposed by Federal, State and local laws and regulations applicable to Holder's Facility. Holder shall immediately notify BPA of any reportable release of hazardous substances or breaches of environmental regulations, and shall mitigate and abate adverse impacts of Holder's actions. Holder shall hold BPA harmless for any and all liability and cost arising from Holder's violation of such environmental requirements.

7. Induced voltages and currents may occur on structures or other items constructed or placed under or near high voltage transmission lines. BPA has no duty to inspect Holder's Facility or to warn of hazards. Holder shall have the continuing responsibility for the protection of personnel and equipment in the design, construction, operation and maintenance of Holder's Facility.

8. To permit inspection by BPA, Holder shall notify BPA at least ten (10) business days prior to commencing installation of Holder's Facility. Contact: Darin Smith, phone: 503-551-7469 or by email: dxsmith@bpa.gov.

9. This Agreement is entered into with the express understanding that it is not assignable or transferable to other parties without the prior written consent of BPA.

10. BPA may terminate this Agreement upon 30 days written notice. Holder shall, within 60 days of receiving such notice of termination, and at Holder's sole expense, vacate and restore the Property to a condition satisfactory to BPA. Upon Holder's failure to vacate and restore the Property within the above stated time period, BPA may remove Holder's Facility and restore the Property at Holder's expense.

11. A copy of this Agreement shall be physically located at the project site during construction activities. Holder's employees, contractors and representatives shall adhere to all conditions and requirements listed herein.

12. Additional terms and conditions specific to Holder's Facility may be included as part of this Agreement as Exhibit B and Exhibit C, attached hereto and made a part hereof.

13. Holder agrees to assume risk of loss, damage, or injury which may result from Holder's use of the Property, except for such loss, damage or injury for which BPA may be responsible under the provisions of the Federal Tort Claims Act, 62 Stat. 982, as amended.

14. Any damage to BPA's property (land or facilities) caused by or resulting from Holder's use of the Property may be repaired by BPA, and the actual cost of such repair shall be charged against and be paid by Holder.

15. Holder's contact information:

NAME: PGE
Attn: Kelsey Trostle
ADDRESS: 121 SW Salmon Street, 1WTC1302
Portland, OR 97204

PHONE: (503) 464-2387
EMAIL: kelsey.trostle@pgn.com

Holder agrees to notify BPA in writing of any changes to the above listed contact information.

This Agreement becomes effective upon the signature of both parties.

Meredith Armstrong Digitally signed by Meredith Armstrong Date: 2025.02.04 14:03:53 -08'00'
Holder

2/4/2025
Date

Meredith Armstrong
Print Name

Manager, Property Rights Organization
Title (if applicable)

THIS AGREEMENT IS HEREBY AUTHORIZED:

Darin Smith
Realty Specialist
Bonneville Power Administration

Date

NOTE: Execution in Counterparts; Electronic Signature; Electronic Transmittal. This Agreement may be executed in counterparts, each of which will be deemed an original, but all of which constitute one and the same instrument. Electronic or digital signatures shall be

deemed original signatures for purposes of this Agreement. Counterparts may be transmitted by one party to the other by facsimile or electronic mail.

BPA seeks help maintaining the integrity of the electrical transmission system. Please report any vandalism or theft to the BPA Crime Witness program at 1-800-437-2744. Cash rewards of up to $25,000 will be paid should information lead to the arrest and conviction of persons committing a crime.

If you have any questions or concerns, please notify a BPA Realty Office. You may contact Darin Smith ("BPA Representative") by telephone at 503-551-7469 or send written correspondence to the address listed at the top of this Agreement.

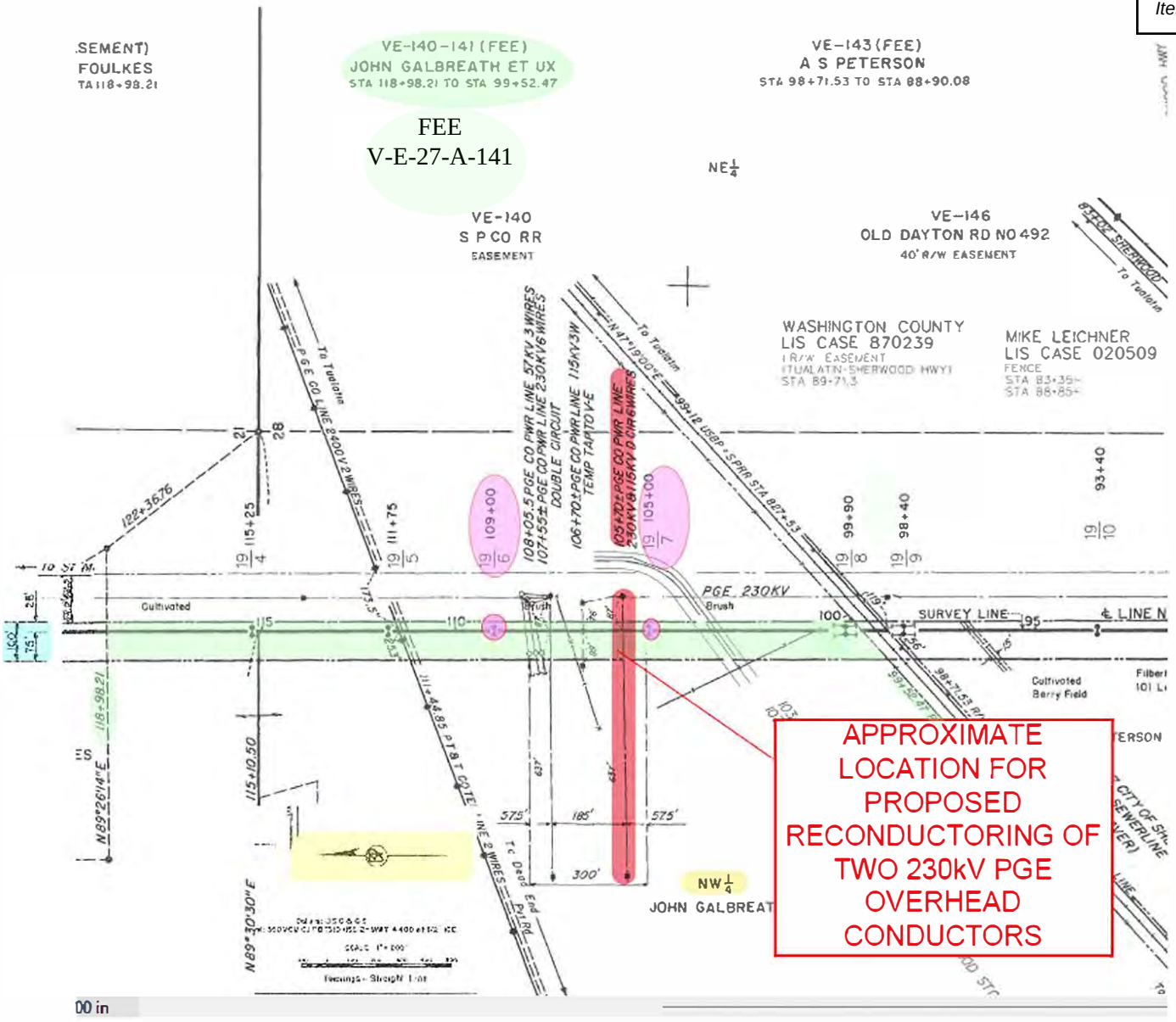


EXHIBIT A

PGE
Case No. 19680131
Tract No. V-E-27-A-141

A portion of the NW1/4 of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, State of Oregon

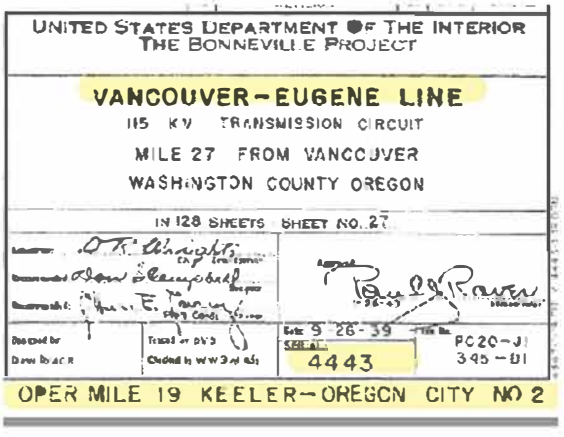


EXHIBIT B
ADDITIONAL TERMS AND CONDITIONS

1. Holder's Facility shall maintain a minimum horizontal clearance of **50** feet to the point where steel lattice tower legs, steel poles, concrete poles, and concrete foundations enter the earth. A horizontal clearance of **25** feet to the point where wood poles and guy anchors enter the earth shall also be maintained.
2. Holder's Facility, including construction equipment, shall maintain a minimum distance of **15** feet between the equipment and transmission line conductors at all times. Do not measure this with measuring tape, pole, or other physical means. If there is the possibility that any equipment can encroach on this distance, then a safety watcher needs to be required.
3. All uses of the right-of-way shall meet local/state/federal/national codes.
4. PGE and BPA conductors must always maintain a vertical clearance of **13** feet or more.
5. The overhead cable shall maintain a minimum horizontal clearance of **50** feet to the point where steel lattice tower legs, steel poles, concrete poles, and concrete foundations enter the earth. A horizonal clearance of **25** feet to the point where wood poles and guy anchors enter the earth shall also be maintained.
6. Any portion of Holder's Facility constructed on BPA's property Area shall be designed and built to withstand **HL-93** loading for BPA's heavy vehicles.
7. Due to other potential uses in the area of Holder's Facility, BPA requires that the Holder have a utility locate done prior to commencing construction.
8. Holder shall not obstruct access to BPA's Easement Area or transmission line system. BPA personnel and/or its contractors must have access all times.
9. BPA right-of-way and access roads shall be returned to their original condition following construction. No grade changes to facilitate construction or disposal of overburden shall be allowed. Any damage to BPA property resulting from the proposed right-of-way or access road use shall be repaired at the applicant's expense.
10. BPA prohibits stockpiling materials, including dirt, rock or other organic matter within the Easement Area at any time.
11. Holder shall not store flammable materials or refuel vehicles or equipment on BPA's Easement Area.
12. Holder shall not use or store any hazardous materials on BPA's property (i.e. herbicides, solvents, paints, etc.)
13. Equipment, machinery, and vehicles traveling on BPA's property Area shall remain at least **25** feet away from any BPA structure or guy anchor ground attachment point.

14. Nuisance shocks are common on high voltage transmission line rights-of-way. Please plan your uses, taking this into consideration.
15. Holder is prohibited from connecting utilities (whether temporary or permanent), to any permitted items (including structures), built on the Property.
16. Holder is required to provide an approach off each side of the road, wide enough to turn into BPA's access road. Each approach must be a minimum of 16-feet wide.
17. Holder is prohibited from placing dead man anchors or cables on the Property.
18. Only non-metallic materials, conduit and inner duct are to be installed on the Property.

EXHIBIT C

Categorical Exclusion Determination

Bonneville Power Administration
Department of Energy

Proposed Action: PGE Reconductor Project Crossing BPA's Keeler-Oregon City-2 on BPA Fee-Owned Right-of-Way

Project No.: LURR 19680131

Project Manager: Darin Smith

Location: Washington County, Oregon

Categorical Exclusion Applied (from Subpart D, 10 C.F.R. Part 1021): B4.6 Additions and modifications to transmission facilities

Description of the Proposed Action: Bonneville Power Administration (BPA) proposes to authorize Portland General Electric (PGE) access to BPA fee-owned right-of-way (BPA ROW) to reconductor two 230kV PGE overhead conductors which cross over BPA's Keeler-Oregon City No 2 (KEEL-OREC-2) transmission line between structures 19/6 and 19/7. The overhead conductors would be attached to two PGE tower structures, one existing and one new, both of which would be located outside of BPA ROW. Expected equipment within BPA ROW could include trucks, cranes, excavation equipment, and conductor pulling/stringing equipment. The use of stationary equipment in BPA ROW would be minimal and for limited duration (i.e., trucks with telescoping booms positioned with roller guards to protect overhead wires from falling onto BPA transmission lines and adjacent roads during the restringing process). No excavation or new transmission structures would occur within BPA ROW.

Findings: In accordance with Section 1021.410(b) of the Department of Energy's (DOE) National Environmental Policy Act (NEPA) Regulations (57 FR 15144, Apr. 24, 1992, as amended at 61 FR 36221-36243, Jul. 9, 1996; 61 FR 64608, Dec. 6, 1996, 76 FR 63764, Nov. 14, 2011), BPA has determined that the proposed action:

1) fits within a class of actions listed in Appendix B of 10 CFR 1021, Subpart D (see attached Environmental Checklist);
2) does not present any extraordinary circumstances that may affect the significance of the environmental effects of the proposal; and
3) has not been segmented to meet the definition of a categorical exclusion.

Based on these determinations, BPA finds that the proposed action is categorically excluded from further NEPA review. [1]

[1] BPA is aware of the November 12, 2024, decision in *Marin Audubon Society v. Federal Aviation Administration*, No. 23-1067 (D.C. Cir. Nov. 12, 2024). To the extent that a court may conclude that the Council on Environmental Quality regulations implementing NEPA are not judicially enforceable or binding on this agency action, BPA has nonetheless elected to follow those regulations at 40 Code Federal Regulations (C.F.R.) §§ 1500– 1508, in addition to the US Department of Energy's NEPA implementing procedures at 10 C.F.R. Part § 1021, to meet the agency's obligations under NEPA, 42 U.S.C. §§ 4321 *et seq*.

JUSTIN OLMSTED

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Date: 2025.01.15 14:29:03 -08'00'

Justin Olmsted
Environmental Protection Specialist

Concur:

KATEY GRANGE

Digitally signed by KATEY GRANGE
Date: 2025.01.15 14:32:51 -08'00'

Katey C. Grange
NEPA Compliance Officer

Attachment(s): Environmental Checklist

Categorical Exclusion Environmental Checklist

This checklist documents environmental considerations for the proposed project and explains why the project would not have the potential to cause significant impacts on environmentally sensitive resources and would meet other integral elements of the applied categorical exclusion.

Proposed Action: PGE Reconductor Project Crossing BPA's Keeler-Oregon City-2 on BPA Fee-Owned Right-of-Way

Project Site Description

The proposed action would be located in Washington County, Oregon (Township 2 South, Range 1 West, Section 28). The surrounding area is a mix of commercial, industrial and agricultural land, with a private heavy equipment parking on the eastern border of the ROW. The Tualatin River National Wildlife Refuge is located 0.25 mile to the west. The section of BPA ROW being accessed by PGE is a flat area with a gentle downward slope northward. The ROW is maintained for low growing vegetation, which is a mix of native and invasive grasses, forbs, and shrubs.

Evaluation of Potential Impacts to Environmental Resources

1. Historic and Cultural Resources

Potential for Significance: No

Explanation: Based on the nature of the undertaking, BPA Cultural Resources Staff has determined, per 36 CFR 800.3(a)(1), that this undertaking is a type of activity that does not have the potential to cause effects on historic properties, assuming such historic properties were present.

2. Geology and Soils

Potential for Significance: No

Explanation: No excavation or grading would take place. Minor and temporary soil compaction and rutting could occur from operating vehicles and heavy equipment in vegetated areas. Temporarily disturbed soils would stabilize as vegetation is re-established. No long term impacts to geology and soils are expected.

3. Plants (including Federal/state special-status species and habitats)

Potential for Significance: No

Explanation: The proposed action would require equipment to be used within BPA fee-owned ROW which would crush or bury low-growing common grasses and shrubs. Disturbed vegetation areas would be reseeded with native seed mix. There are no documented occurrences of any special-status plant species near the project site, and no suitable special-status species habitat is present.

Notes:

- Reseed disturbed areas during the appropriate time period for germination with a native, regionally-appropriate seed mix.

4. Wildlife (including Federal/state special-status species and habitats)

Potential for Significance: No

Explanation: Minor and temporary disturbance of normal wildlife behavior and wildlife displacement could occur from elevated noise and human presence during construction. However, there would be no permanent impacts to wildlife habitat, and temporarily disturbed or displaced wildlife would likely reoccupy the site following completion of the proposed action. There are no documented occurrences of any special-status wildlife species near the project site, and no suitable special-status species habitat is present.

5. Water Bodies, Floodplains, and Fish (including Federal/state special-status species, ESUs, and habitats)

Potential for Significance: No

Explanation: The project area is located outside of floodplains and away from streams and other water bodies. No impacts to water bodies, floodplains, or fish would occur.

Notes:

- PGE would not be authorized to use or store hazardous materials or refuel equipment within BPA ROW.

6. Wetlands

Potential for Significance: No

Explanation: The project is located in a dry upland area with no wetlands present. No impacts to wetlands would occur.

7. Groundwater and Aquifers

Potential for Significance: No

Explanation: No ground-disturbing work that could impact groundwater or aquifers would take place. The proposed action would not impact groundwater or aquifers.

8. Land Use and Specially-Designated Areas

Potential for Significance: No

Explanation: The proposed action could briefly impact nearby commercial, industrial, and agricultural land uses within the area due to construction noise and increased construction traffic. The proposed action would be consistent with the current land uses and no permanent changes in land use would occur on BPA ROW. The proposed action would not impact land use or specially-designated areas, including the nearby Tualatin River National Wildlife Refuge.

9. Visual Quality

Potential for Significance: No

Explanation: During construction, the presence of construction equipment and reconductoring activities would briefly cause temporary visual impacts. The proposed action would not impact long-term visual quality.

10. Air Quality

Potential for Significance: No

Explanation: The proposed action would produce minor and temporary dust and vehicle emissions in the local area. There would be no long-term change in air quality following completion of the proposed action.

11. Noise

Potential for Significance: No

Explanation: During construction, the use of vehicles and equipment, and the performance of general construction activities would temporarily and intermittently produce noise at levels higher than current ambient conditions. Construction-related noise would be audible from properties located near the transmission line, including commercial, industrial, and residential properties. There would be no long-term change in ambient noise following completion of the project.

12. Human Health and Safety

Potential for Significance: No

Explanation: All standard safety protocols would be followed throughout project construction, and standard construction BMPs would minimize risk to human health and safety. The proposed action would have no impact on human health and safety.

Evaluation of Other Integral Elements

The proposed project would also meet conditions that are integral elements of the categorical exclusion. The project would not:

Threaten a violation of applicable statutory, regulatory, or permit requirements for environment, safety, and health, or similar requirements of DOE or Executive Orders.

Explanation: N/A

Require siting and construction or major expansion of waste storage, disposal, recovery, or treatment facilities (including incinerators) that are not otherwise categorically excluded.

Explanation: N/A

Disturb hazardous substances, pollutants, contaminants, or CERCLA excluded petroleum and natural gas products that preexist in the environment such that there would be uncontrolled or unpermitted releases.

Explanation: N/A

Involve genetically engineered organisms, synthetic biology, governmentally designated noxious weeds, or invasive species, unless the proposed activity would be contained or confined in a manner designed and operated to prevent unauthorized release into the environment and conducted in accordance with applicable requirements, such as those of the Department of Agriculture, the Environmental Protection Agency, and the National Institutes of Health.

Explanation: N/A

Landowner Notification, Involvement, or Coordination

Description: The proposed action would occur on existing BPA fee-owned ROW and PGE property. PGE would notify affected property owners as needed.

Based on the foregoing, this proposed project does not have the potential to cause significant impacts to any environmentally sensitive resource.

Signed: JUSTIN OLMSTED

Digitally signed by JUSTIN OLMSTED
Date: 2025.01.15 14:29:34 -08'00'

Justin Olmsted
Environmental Protection Specialist

Land – Indexing Sheet / Contract Summary

Audit No. 20357-00

☐ Confidential

Land Document Type (check one)

- ☐ Contract
- ☐ Deed
- ☐ Easement – Distribution
- ☐ Easement – Other (OH, UG, anchor, utility, aerial, road etc.)
- ☐ Easement – Release
- ☒ Easement – Transmission
- ☐ Lease
- ☐ License
- ☐ Other Land Doc (mortgage, restrictive covenant, resolution, sale etc.)
- ☐ Permit – Corp of Engineers
- ☐ Permit – Highway (ODOT)
- ☐ Permit – Other (agricultural, BPA etc.)
- ☐ Permit - Railroad
- ☐ Permit – US Forest Service

Document Date 03/21/1963

Expiration Date

Drawing No. EB-5041

Land No.

County/State Washington
(County only inside Oregon. State only outside Oregon)

Plat Map ID. C31-02
(e.g. D21-17)

Township/Range/Sec T3S R1W 02
(e.g. T1N R2E 23)

Parties Names

Hill, Everett B		Hill, Jaquelyn G

Comments/Keywords (may include: tax lot, site name, site address, type of easement (UG, OH, anchor, aerial etc), special conditions (renewable, relocatable, revocable), recording information, deed reference, partition plat number etc)

ELECTRIC TRANSMISSION LINE EASEMENT / BOOK 483 PAGE 344 03.27.1963

County Rd No. 470 (S W Day Rd) / McLoughlin St Mary's line

Purpose of Contract: Grant of easement for transmission lines		
Parties Address:	Contracting Officer:	RC: 791
Staff Contact: Property Services	Payment Terms and Conditions:	Accounting Distribution:

B-40-260

INTER-OFFICE COMMUNICATION

PORTLAND GENERAL ELECTRIC COMPANY

Item 2.

Date April 23, 1963

To E. F. Wildfong
L. G. Park

From Larry F. Klang

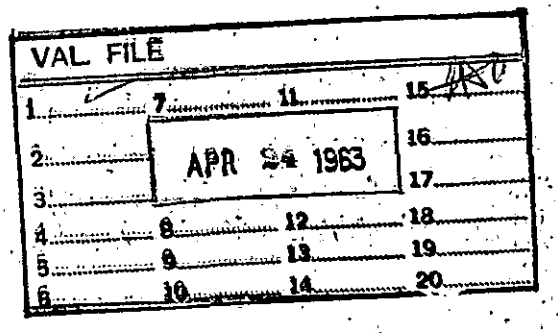
Subject McLoughlin-Keeler Electric Transmission Line Easements

I am enclosing herewith executed and recorded electric transmission line easements as follows:

Audit No.	Name	Date
20357	Everett B. Hill, et ux	March 21, 1963
20358	Berton E. McVay, et ux	March 5, 1963
20359	Ellis F. Standley, et ux	April 3, 1963
20360	John C. Webber, et ux	April 9, 1963

$23.90:00 $10.00 Option
Don 40
3/18/63
7500-9-3508

LFK:ir
Enc.
cc: C. Robertson



Audit 20357

11-62—500

Item 2.

ELECTRIC TRANSMISSION LINE EASEMENT

2102

KNOW ALL MEN BY THESE PRESENTS, That EVERETT B. HILL and JAQUELYN G. HILL, husband and wife,

(hereinafter called "the Grantors," whether one or more than one), for and in consideration of the payment of the sum of Ten and No/100ths - Dollars ($10.00), the receipt of which is hereby acknowledged, hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, (hereinafter called "the Grantee"), its successors and assigns, a perpetual easement and right of way over, under and across the following described parcel of land situated in Washington County, Oregon, being a strip of land 125 feet in width, extending 62.5 feet on each side of a center line more particularly described as follows:

Approved As To Description
Eng. Dept.
G. S. Peterson

Beginning at a point in the south line of County Road No. 470 (S.W. Day Road) in Section 2, Township 3 South, Range 1 West of the Willamette Meridian, said point being S. 0°17'E. 20 feet and N. 89°20'E. 161.0 feet from the northwest corner of that certain tract of land described in Book 299, page 59, Washington County Deed Records; running thence S. 0°17'40" E. 507 feet to a point in the south line of said tract of land, all as shown on Drawing No. EB 5041 attached hereto which by reference thereto is made a part hereof.

It is understood and agreed that this easement extends into and covers the right, title and interest of the Grantors in County Road 470 also known as S W. Day Road.

137-222

TO HAVE AND TO HOLD the above described easement and right of way unto the Grantee, its successors and assigns, together with the present right to top, limb or fell all growing and dead trees and snags (said trees and snags hereinafter collectively called "danger trees") located on land ownd by the Grantors, adjacent to the above described right of way, which danger trees will be determined by the Grantee. The consideration paid for this easement includes the value of all trees on the right of way and all danger trees adjacent to said right of way. In addition the Grantee shall have the future right to top, limb or fell all growing and dead trees and snags which shall in Grantee's estimation become danger trees in the future. In the event that Grantee exercises such future danger tree rights Grantee shall pay the owner of said future danger trees, their market value on the day they are cut, such payment to be made within a reasonable time after they have been so cut.

Said easement and right of way shall be for the following purposes, namely: the perpetual right to enter upon and to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines, structures and appertenant signal lines, including the right to erect such poles, towers, transmission structures, wires, cables, guys, supports and appurtenances as are necessary thereto, together with the present and further right to clear said right of way and keep the same clear of brush, timber, structures and fire hazards, including the right to restrict the growth of trees and brush on said right of way by the use of chemical sprays, provided however that pasture or cultivated lands shall not be sprayed and that fire hazards shall not be interpreted to include any growing crops other than trees and brush.

Grantors shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein set forth, except Grantors shall not build or erect any structure upon the right of way without the prior written consent of the Grantee.

It is hereby agreed by the Grantors that, (1) title to all brush, timber, or structures existing upon the right of way and to all present danger trees shall vest immediately in the Grantee; (2) all future danger trees cut pursuant to the terms hereof shall remain the property of the owner thereof on the date of their cutting.

The Grantors hereby acknowledge that the purchase price named herein is accepted by the Grantors as full compensation for all damages incidental to the exercise of any of said easements, except damage to growing crops on right of way during construction, for guys and anchors extending beyond the right of way and danger tree rights, except payment for any future danger tree rights as defined hereinabove which may be exercised by the Grantee as provided hereinabove.

If the Grantee, its successors and assigns, shall fail to use said right of way for the purposes above mentioned for a continuous period of five years after construction of said power lines, then and in that event this right of way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement, and have the right to grant the same.

The Grantors, for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 21st day of March, 1963.

Everett B. Hill (SEAL)
Everett B. Hill

Jaquelyn G. Hill (SEAL)
Jaquelyn G. Hill

(SEAL)

(SEAL)

BOOK 483 PAGE 344

Audit 20357

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Item 2.

STATE OF OREGON
County of Washington } ss.

On this 21 day of March, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Everett B. Hill and Jaquelyn G. Hill

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Notary Public for Oregon

My commission expires: 1964

STATE OF OREGON
County of ..... } ss.

On this ..... day of ....., 19....., before me, the undersigned, a Notary Public in and for said County and State, personally appeared .....

to me known to be the individuals described in the foregoing instrument and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

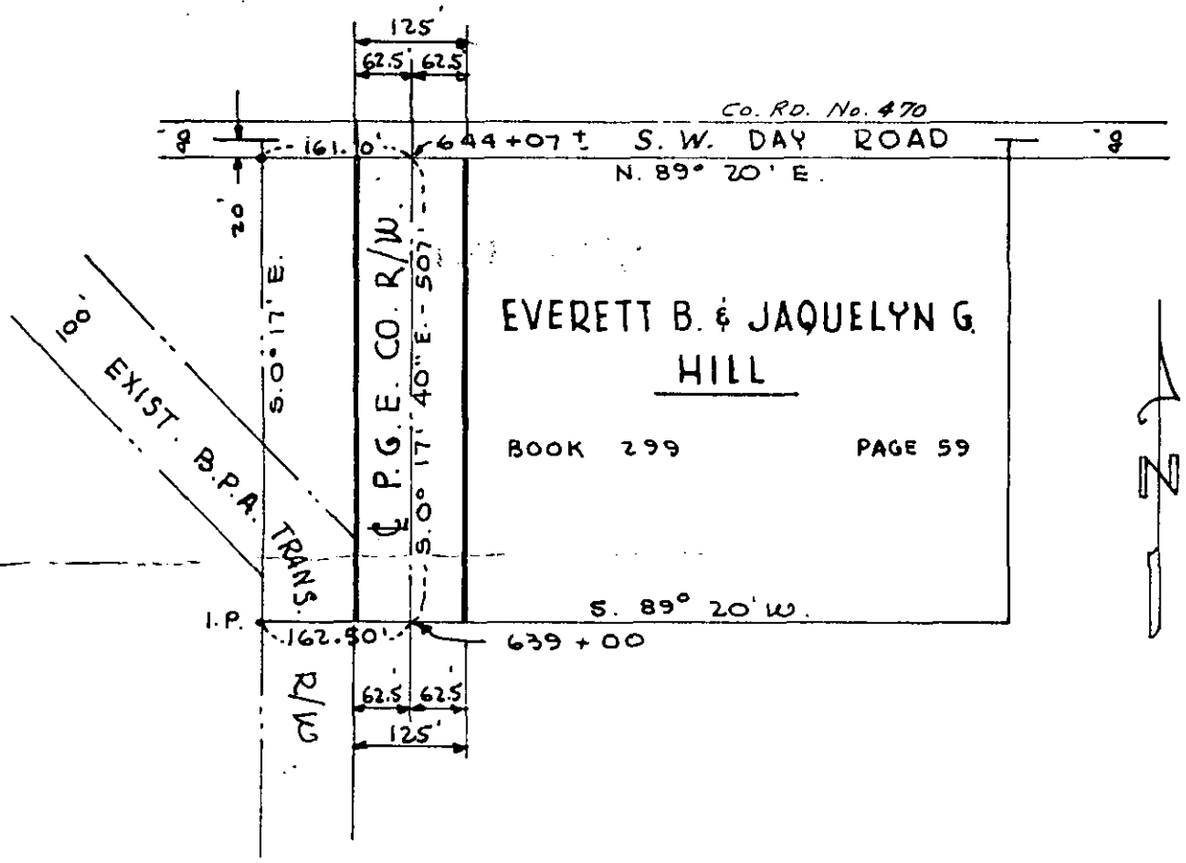
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

Notary Public for Oregon

My commission expires:

BOOK 483 PAGE 345

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Audit 20357

PORTLAND GENERAL ELECTRIC CO.
PORTLAND, OREGON

TO ACCOMPANY TRANSMISSION EASEMENT
EVERETT B. & JAQUELYN G. HILL
SEC. 2 T. 3 S R. 1 W. W.M.
WASHINGTON COUNTY, ORE.

SCALE 1" = 200'	DATE 2-25-63
DRAWN BY J.E.W.	TRACED BY F.M.M.	CHECKED J.J.W.
APPROVED WEE	APPROVED

DRG. NO. EB 5041

Filed for record Mar. 27 1963 at 2 10 P.M.
ROGER THOMSSEN, County Clerk
By Deputy

BOOK 483 PAGE 346

WA-61

350

2102

WA61 [illegible]
L37-[illegible]

INDEXED

STATE OF OREGON, } ss
County of Washington }

I, Roger Thomssen, County Clerk, Ex-Officio Recorder of Conveyances and Ex-Officio Clerk of the Circuit Court of the State of Oregon, for the County of Washington, do hereby certify that the within instrument of writing was received for record and recorded in the records of

Deeds of said County at

MAR 27 3 16 PM '63

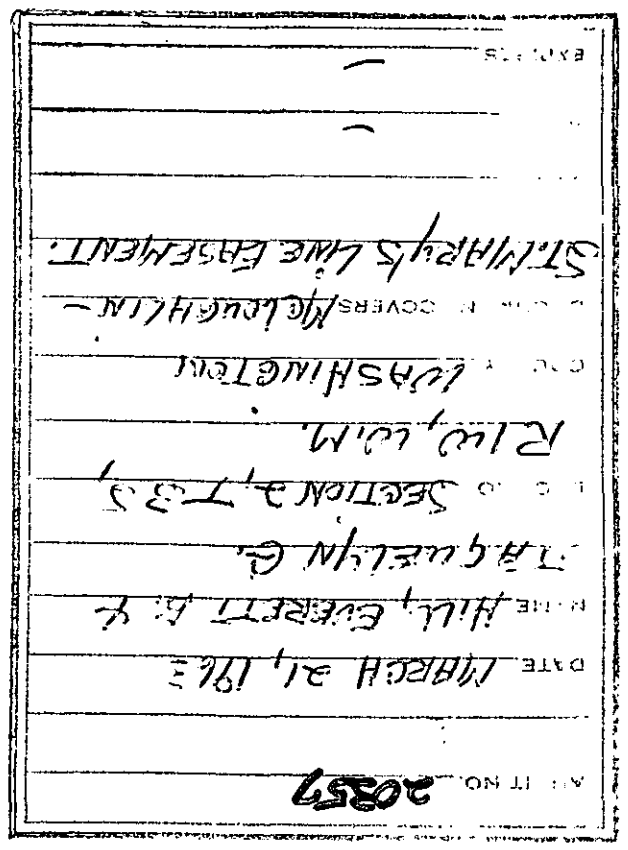
In Book 483

Witness my hand and seal of said Court affixed.

ROGER THOMSSEN, County Clerk,

Deputy.

RETURN TO:
Portland General Electric Co.
621 S. W. Alder Street
Portland 5, Oregon
ATTENTION: C. J. Irelan



98

Item 2.

Land – Indexing Sheet / Contract Summary

Audit No. 20624-00

☐ Confidential

Land Document Type (check one)

- ☐ Contract
- ☐ Deed
- ☐ Easement – Distribution
- ☐ Easement – Other (OH, UG, anchor, utility, aerial, road etc.)
- ☐ Easement – Release
- ☒ Easement – Transmission
- ☐ Lease
- ☐ License
- ☐ Other Land Doc (mortgage, restrictive covenant, resolution, sale etc.)
- ☐ Permit – Corp of Engineers
- ☐ Permit – Highway (ODOT)
- ☐ Permit – Other (agricultural, BPA etc.)
- ☐ Permit - Railroad
- ☐ Permit – US Forest Service

Document Date 07/22/1963

Expiration Date

Drawing No. EB-5042

Land No.

County/State Washington
(County only inside Oregon, State only outside Oregon)

Plat Map ID. C31-02
(e.g. D21-17)

Township/Range/Sec T3S R1W 02
(e.g. T1N R2E 23)

Parties Names

Doty, Paul E		Doty, Grace E

Comments/Keywords (may include: tax lot, site name, site address, type of easement (UG, OH, anchor, aerial etc), special conditions (renewable, relocatable, revocable), recording information, deed reference, partition plat number etc)

ELECTRIC TRANSMISSION LINE EASEMENT / BOOK 492 PAGE 11 07.24.1963

County Rd No. 470 (S W Day Rd) / McLoughlin Keeler St Mary's line

Purpose of Contract: Grant of easement for transmission lines		
Parties Address:	Contracting Officer:	RC: 791
Staff Contact: Property Services	Payment Terms and Conditions:	Accounting Distribution:

P-40-264

INTER-OFFICE COMMUNICATION

PORTLAND GENERAL ELECTRIC COMPANY

Item 2.

Date August 23, 1963

To E. F. Wildfong
L. G. Park

From Joseph A. Boyce JB

Subject Audit Nos. 20622-20623-20624

Please find enclosed with this letter the following McLoughlin-Keeler Electric Transmission Line Easements:

Audit No.	Name	Date
20622	Fred Schuepbach, Rudolph Schuepbach and Alice L. Schuepbach	August 6, 1963
20623	Fred Schuepbach	August 6, 1963
✓ 20624	Paul and Grace Doty	July 22, 1963

VAL. FILE

AUG 23 1963

cc: C. Robertson

$24,900.00
Voucher
6/20/63
7500-9-3508 $100.00
DAR

EJP

10653

1

ELECTRIC TRANSMISSION LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Paul E. Doty and Grace E. Doty, husband and wife (hereinafter called "the Grantors," whether one or more than one), for and in consideration of the payment of the sum of Ten and No/100ths Dollars ($10.00), the receipt of which is hereby acknowledged, hereby grant, sell and convey to Portland General Electric Company, an Oregon Corporation, (hereinafter called "the Grantee"), its successors and assigns, a perpetual easement and right of way over, upon and across the following described parcel of land situated in Washington County, Oregon, being a strip of land 125 feet in width, extending 62.5 feet on each side of a center line more particularly described as follows:

Approved As To Description
E. S. Peterson Engr. Supt.

Beginning at a point in the north line of that certain tract of land in Section 2, Township 3 South, Range 1 West of the Willamette Meridian conveyed to Paul E. and Grace E. Doty by deed recorded in Book 397, Page 679, Washington County Deed Records, said point being S. 00° 17'E. 75.3 feet and N. 89°20'E. 162.50 feet from the Northwest corner of the northeast quarter of the Southwest quarter of said Section 2; running thence S. 0°17'40" E. parallel to and 62.5 feet East of the Bonneville Power Administration's right-of-way for a distance of 1819.0 feet; thence N. 89°45'20" E. parallel to and 62.5 feet North of the Bonneville Power Administration's right-of-way for a distance of 2373.3 feet to the west line of the R. H. Baldock Freeway, State Highway, all as shown on Drawing No. EB 5042 attached hereto which by reference thereto is made a part hereof.

The easement and right-of-way is further described as being 125 feet in width and that the east-west lay of said easement abuts and adjoins the existing Bonneville Power Administration's transmission right-of-way and Oregon City Substation on the north and the north-south lay of said easement abuts and adjoins the existing Bonneville Power Administration transmission right-of-way on the east.

TO HAVE AND TO HOLD the above-described easement and right-of-way unto the Grantee, its successors and assigns, except as otherwise restricted herein, together with the present right to top, limb or fell all growing and dead trees and snags (said trees and snags hereinafter collectively called "danger trees") located on land owned by the Grantors, adjacent to the above-described right-of-way, which danger trees will be determined by the Grantee.

Audit 2062

19653

In addition the Grantee shall have the future right to top, limb or fell all growing and dead trees and snags which shall in Grantee's estimation become danger trees in the future. In the event that Grantee exercises such future danger tree rights Grantee shall pay the owner of said future danger trees, their market value on the day they are cut, such payment to be made within a reasonable time after they have been so cut.

Said easement and right-of-way shall be for the following purposes, namely: the perpetual right to enter upon and to erect, maintain, repair, rebuild, operate and patrol electric power transmission lines, structures and appurtenant signal lines, including the right to erect such poles, towers, transmission structures, wires, cables, supports and appurtenances as are necessary thereto, together with the present and future right to clear said right-of-way and keep the same clear of brush, timber and fire hazards, including the right to restrict the growth of trees and brush on said right-of-way by the use of chemical sprays, provided, however, that pasture or cultivated lands shall not be sprayed and that fire hazards shall not be interpreted to include any growing crops other than non-nursery stock, trees and brush. Provided, however, that the said easement and right-of-way is for the exclusive and sole use of the Grantee and/or its successors or assigns standing in the Grantee's place and stead. Joint use of said easement and right-of-way by the Grantee and other persons, parties or entities is prohibited, except as otherwise stated herein.

Except for the rights herein granted by this easement to the Grantees its successor and assigns, the grantors reserve and except to themselves, their heirs and assigns, the sole and exclusive ownership and use of all lands within the said right-of-way which includes but is not limited to the cultivation of all land under and around the Grantee's present and future lines and structures, together with but not limited to the use, ownership and maintenance of private and public roadways, driveways and parking areas, except Grantors, their heirs and assigns shall not build or erect any structure that will exceed fourteen (14) feet in height, and said structure and use shall comply with all duly recognized and required safety regulations, and such ownership and use shall not interfere with the expressed easement of the Grantee.

Except as otherwise agreed herein, with the exception of nursery stock and marketable timber, title to all brush, non-marketable timber, or structures existing upon the right-of-way shall vest immediately in the Grantee. All future danger trees cut pursuant to the terms hereof shall remain the property of the Grantor up to the date of their cutting, whereupon the Grantee shall thereafter remove same from the premises within a reasonable time and at Grantee's sole expense unless otherwise agreed.

It is hereby agreed that the purchase price named herein shall be accepted by the Grantors as full compensation for all damages incidental to the exercise of said easement rights except:

(a) Damage occasioned through the damage, destruction or necessary removal of present and future nursery stock owned by the Grantors, their lessees, heirs or assigns, in and about said easement and right-of-way.

(b) Damage arising by way of the Grantees extending guys, anchors, structures, lines or any other of Grantee's property or rights beyond the easement and right-of-way as stated herein.

(c) Damage to danger trees in the ownership of the Grantor, his heirs, assigns or lessees.

(d) Damage suffered by the Grantors, his lessees, heirs and assigns upon their property or property interests, exclusive of the rights given Grantee herein, through negligent or intentional act or acts of omission by the Grantee, its successors, assigns, agents and servants.

The Grantee shall purchase any and all nursery stock that is damaged, destroyed or by necessity requires removal by reason of the Grantee's exercise of said easements. The Grantors and the Grantee shall jointly determine the nursery stock which, of necessity, requires removal and purchase. If the Grantors and the Grantee cannot jointly determine the nursery stock which, of necessity, requires removal, they shall select a disinterested qualified arbitrator to make such determination. If the

10653

Grantors and the Grantee cannot agree within five (5) days upon such arbitrator, then the presiding Judge of the Circuit Court for the County of Washington shall make the appointment. The decision of the arbitrator shall be final. The cost of such nursery stock will be determined in the same manner and method as is presently used by the Oregon State Highway Commission in similar circumstances whereby the Grantors shall cause such stock to be fully inventoried and itemized and such inventory presented to the Grantee for approval and payment within ninety (90) days from the taking or damage of such stock.

The Grantors agree to allow the Grantee reasonable use of the existing private roadway now within the composite area owned by the Grantors and running from Boones Ferry Road, across the Grantor's land and to the subject right-of-way, however, only for that period of time during the initial construction and erection of the Grantee's transmission structures and related activity. The Grantors make no representation or warranties of the fitness of such roadway, and the Grantee takes the use thereof as it finds it. The said Grantee's use will not interfere with the Grantor's present use and the Grantee will maintain and restore the said roadway to a condition equal to that in which it is found within a reasonable time after completion of the initial construction.

It the Grantee, its successors and assigns, shall fail to use said right-of-way for the purposes above mentioned for a continuous period of five years after construction of said power lines, then and in that event this right-of-way and easement shall terminate and all rights and privileges granted hereunder shall revert to the Grantors, their heirs and assigns, and the Grantee, its successors and assigns shall remove all property existing within said easement and right-of-way by virtue of said activities of the Grantee, its successors and assigns.

The Grantors hereby warrant that they are possessed of a marketable title to the property covered by this easement, and have the right to grant the same.

16653

The Grantors, for themselves and their heirs and assigns, covenant to and with the Grantee, its successors and assigns, that the Grantee, its successors and assigns, shall peaceably enjoy the rights and privileges herein granted.

IN WITNESS WHEREOF, the Grantors have caused this easement to be executed this 22nd day of July, 1963.

Paul E. Doty (SEAL)
(Paul E. Doty)

Grace E. Doty (SEAL)
(Grace E. Doty)

STATE OF OREGON)
) ss.
County of Washington)

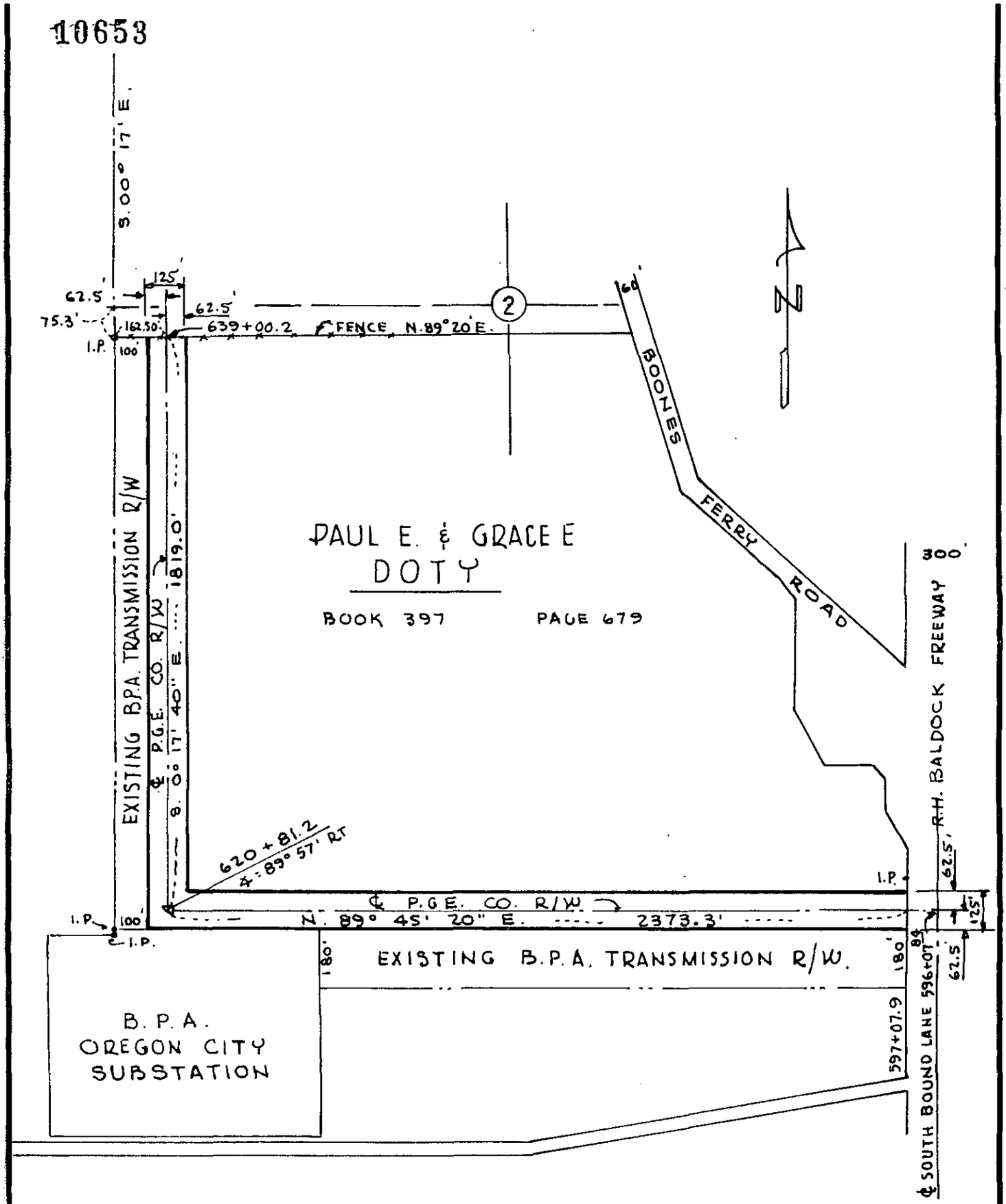
On this 22nd day of July, 1963, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Grace E. Doty and Paul E. Doty to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this, the day and year in this instrument first written.

NOTARY PUBLIC STATE OF OREGON

Lilah D. Elliott
Notary Public for Oregon
My Commission Expires: 12-11-63

10653



Audit 20624

PORTLAND GENERAL ELECTRIC CO.
PORTLAND, OREGON

TO ACCOMPANY TRANSMISSION EASEMENT
PAUL E. & GRACE E. DOTY.
SEC. 2 T. 3 S. R. 1 W. W.M.
WASHINGTON COUNTY, ORE.

SCALE 1" = 400'	DATE 2-25-63	
DRAWN BY	TRACED BY	CHECKED
J. E. W.	F. M. M.	J. T. W.
APPROVED WEE	APPROVED	

DRG. NO. EB 5042

Filed for record July 24 1963 at 3:25 P.M.
ROGER THOMSSEN, County Clerk
By M Cox Deputy

BOOK 492 PAGE 16 WA-60

10653

INDEXED

STATE OF OREGON,
County of Washington } ss

I, Roger Thomssen, County Clerk, and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book 492 in the Records of Deeds of said County.

Witness my hand and seal affixed.

ROGER THOMSSEN, County Clerk

NCop Deputy

JUL 24 3 25PM '63

RETURN TO:
Portland General Electric Co.
621 S. W. Alder Street
Portland 5, Oregon
ATTENTION: C. J. Irelan

59

AUDIT NO. 20624

DATE JULY 22, 1963

NAME DOTY, PAUL E. & GRACE E.

LOCATION SEC. 2, T. 35, R. 1W.

COUNTY WASHINGTON

DOCUMENT COVERS EASEMENT FOR McLOUGHLIN-ST. MARY'S TRANSMISSION LINE

RENTAL

EXPIRES

Portland General Electric
121 SW Salmon Street • Portland, OR 97204
portlandgeneral.com

To: City of Wilsonville – Planning and Land Development
From: Stafford DC LLC
Re: Tree Removal Authorization – 9685 SW Ridder Road
Date: January 22, 2026

RE: Authorization for Tree Removal and Fee in Lieu – 9685 SW Ridder Road

Dear City of Wilsonville Review Team,

Stafford DC LLC is the owner of the property located at 9685 SW Ridder Road, Wilsonville, OR 97070.

This letter serves as formal written authorization and confirmation of our position regarding the tree removal associated with Portland General Electric's (PGE) project on and adjacent to the above-referenced property.

For more than a year, Stafford DC LLC—through its Agent, Senior Property Manager, Rhonda Schlosser of Downtown Development Group LLC—has discussed the proposed tree removal with PGE. During those discussions, owner's agent on behalf of the owner, clearly and consistently expressed a strong preference that no replacement trees be planted on this property following removal.

Consistent with that position, Stafford DC LLC supports PGE's request to utilize the City of Wilsonville's Fee in Lieu process rather than replanting trees at this location/property. We believe this approach best aligns with the long-term use, management, and operational needs of the property.

Accordingly, Stafford DC LLC authorizes PGE to proceed with the tree removal and to remit the required Fee in Lieu of replanting, subject to City approval.

Please accept this letter as documentation of the property owner's consent and intent in support of PGE's application and proposed mitigation approach.

If you have any questions or require additional documentation, please feel free to contact us.

Sincerely,
Stafford DC LLC

By: Rhonda Schlosser.
Name: Rhonda Schlosser
Title: SR Prop Mgr.
Date: 2/25/26
As Agent for Owner

City of Wilsonville Planning and Land Development

Application For:

Class III Conditional Use Review, Site Design Review, and Type C Tree Removal Permit for

Portland General Electric (PGE) City of Wilsonville Pearl-Sherwood 230 kV Transmission Line Permitting

Prepared for:

Owner/Applicant:
Portland General Electric
121 SW Salmon Street
Portland, OR 97204

Prepared by:

David Evans and Associates, Inc.
2100 S River Parkway, Suite 100
Portland, OR 97201

October 2025

City of Wilsonville
Exhibit B2 DB25-0007

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A. Project Information

Development Team Members:

Listed below is a summary of the project team members for the ***PGE Pearl-Sherwood 230 kV Transmission Line Permitting*** development proposal.

Owner/Applicant:

Portland General Electric
121 SW Salmon Street
Portland, OR 97204
Contact: Laura Bishop
(Manager, Property Rights Organization)
Phone: 503.464.2328
Email: laura.bishop@pgn.com

Portland General Electric
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Portland, OR 97204
Contact: Kelsey Trostle
(Property Rights Specialist)
Phone: 503.464.2387
Email: kelsey.trostle@pgn.com

Planning:

David Evans and Associates, Inc.
2100 S River Parkway, Suite 100
Portland, OR 97201
Contact: Ethan Rosenthal (Project Manager)
Phone: 503.499.0572
Email: ejro@deainc.com

David Evans and Associates, Inc.
2100 S River Parkway, Suite 100
Portland, OR 97201
Contact: Jiin Brunke (Planner)
Phone: 503.499.0479
Email: jiin.brunke@deainc.com

Basic Application Information

Project Planning Timeline:

- PRE24-0008 (September 26, 2024): At this pre-application meeting, the City Planning Division (City Planning) initially informed PGE that no land use was required for the Project.
- Land Use Requirement Notice (May 27, 2025): The Applicant emailed the City Planning staff planner for a Land Use Compatibility Statement (LUCS) signature. City Planning subsequently notified the Applicant that the City now requires a Class III conditional use permit for the Project.
- Conditional Use Permit Discussion (June 6, 2025): At this meeting, details of the Project and expectations from the City of Wilsonville were discussed.
    - Attendees
        - City Planning:
            - Miranda Bateschell (City Planning Director), Daniel Pauly (City Planning Manager), Georgia McAlister (City Planning Planner)
        - PGE:
            - Meredith Armstrong (Sr. Manager, Local Government Affairs)
            - Cody Jura (Sr. Construction Project Manager)
            - Corey Carlson-Ham (Environmental Science Specialist)
            - Kelsey Trostle (Property Rights Specialist)
        - DEA:
            - Noah Herlocker (Senior Ecologist & Project Manager)
            - Jiin Brunke (Planner)

Project Action:

Class III Conditional Use Permit, Site Design Review, and Type C Tree Removal Permit for utility pole/tower maintenance and replacement in the City of Wilsonville

Land Use Districts:

Planned Development Industrial Zone (PDI)

Location:

Project work will occur within an existing utility corridor, see Appendix C (Vicinity Map). PGE has easements on the property on which the Project work will occur except that a portion of the line the crosses Ridder Road and Day Road,

Parcel Summary Information:

Structure Number	Taxlot Number
Tower 13/1	3S102CD00100
Tower 13/2	3S102CD00301
Tower 13/3	3S102CA00600
Tower 13/4	3S102B000601
C3102C-1	3S102CD00303
C3102C-3	3S102CD00600
C3102C-125	3S102CD00303
C3102C-126	3S102CD00600
C3102C-129	3S102CD00600
C3102C-130	3S102CD00600
C3111B-5	31W11 02200
C3111B-127	31W11 02200
C3111B-128	31W11 02100

Request

Portland General Electric Company (Applicant or PGE) is seeking approval from City of Wilsonville to upgrade existing lines with pole replacements and relocations:

- Class III Conditional Use Permit Review for development (utility pole/tower maintenance and replacement), Site Design Review, and Type C Tree Removal and Protection Plan

This Project narrative, along with its supporting plans and documentation, demonstrates compliance with all City of Wilsonville Planning and Land Development Code requirements for the proposed Project.

Project Overview

The Project proposes work on PGE's existing McLoughlin-Pearl-Sherwood line on the segment from BPA Pearl Substation to PGE Sherwood Substation, otherwise referred to as Pearl-Sherwood for the purposes of this filing. PGE needs to perform maintenance along their existing 230kV transmission line between the Pearl and Sherwood Substations . The 4.86-mile line extends through rural and urban properties, generally extending southeast from PGE's Sherwood Substation in the City of Sherwood through rural Washington County, the City of Tualatin, and the City of Wilsonville where it terminates at Bonneville Power Administration's (BPA) Pearl Substation. The transmission line crosses over the Tualatin River National Wildlife Refuge (Refuge) which is federal land, BPA lands (also federal lands), multiple stream corridors and floodplains, privately owned suburban and rural properties, and through active sand and gravel mining properties.

For purposes of this application, the City's review is for transmission line maintenance work (the Project) within an approximately one-mile existing utility corridor in the City of Wilsonville that is depicted in the Vicinity Map Appendix C) (the Project Area). The vast majority of the Project work

will occur on private or federal lands for which PGE has acquired an easement. The only portion of this work in the City right-of-way is for an ariel crossing at Ridder Road and Day Road.

The permits that will be acquired through this Project are Class III Conditional Use Permit Review for development and Site Design Review, and Type C Tree Removal and Protection Plan. Historical Research Associates, Inc. (HRA) conducted a cultural resources survey of the Project in areas of proposed Project-related disturbances and recommended 1 resource eligible for listing in the National Register of Historic Places (NRHP) – PGE Pearl-Sherwood Transmission Line. In their Historic-Period Architectural Resources Survey and Inventory for the Project (2025), HRA concluded the following:

> "PGE's Pearl–Sherwood Transmission Line's integrity of design and materials will be slightly diminished but will not constitute a complete loss of integrity, as the line will continue to retain the same termination points, the changes that will be made will continue or improve the essential function of the line, and over time, these changes may acquire significance in their own right. The line will continue to retain its integrity of workmanship and feeling, as named lines retain integrity of workmanship and feeling through the uniform elements such as conductor line, towers/structures, and attachments repeating along a defined, constructed corridor for a considerable distance, and the combination of and spatial relationships between the elements continue to reflect the historical functions and technologies that allowed for economic development of the region. Thus, the Project will not result in significant adverse effects to PGE's Pearl–Sherwood Transmission Line."

Project Schedule Summary

Civil, foundation, and electrical construction work on the transmission line in jurisdictions outside the City of Wilsonville will be occurring from October 2025 to February 2026. The work contemplated in this application in the City of Wilsonville is expected to begin in early February 2026, with the following general
timeline:



Purpose and Need

The existing 230kV Pearl-Sherwood transmission wire (i.e., conductor) is outdated and needs to be replaced (i.e., reconductored). The lattice towers were initially installed in 1967, and the steel poles were added in 1996. Due to rapid growth in electrical demand, dated conductors have become a "bottleneck" for the efficient and reliable transmission of electricity, both nationally, regionally, and locally. Based on year-over-year modelling by PGE's transmission planning group, which is reviewed by the Oregon Public Utilities Commission (OPUC), peak demands for electricity in the Clackamas

County and Washington County areas are expected to surpass the operational capacity of the current PGE Pearl-Sherwood conductor. Upon discovering this system constraint, PGE is obligated by national, regional, and local standards to improve conditions in order to maintain reliable electrical service. To address this, PGE needs to replace the existing conductor with a modern conductor. This replacement will not change the voltage of the conductor but will result in improved conductor capacity, longevity, and reliability. The existing conductor is supported by various structures, including wood H-frame pole structures, steel lattice towers, and steel monopole structures. Some of these structures have surpassed their design life and are insufficient to safely support the new conductor. As a result, some of the existing structures require maintenance to replace minor components that have deteriorated (e.g., a cross arm on a tower) while other structures have been determined as being structurally at risk. These structures require full replacement to achieve maintenance needs. The proposed maintenance is necessary to comply with North American Electric Reliability Corporation (NERC), Western Electricity Coordinating Council (WECC), and PGE design criteria. This includes NERC Standard TPL-001-5 (Transmission System Planning Performance Requirements), which governs reliable transmission system requirements for U.S. electric utilities.

In addition, resolving the bottleneck in Wilsonville requires that PGE split an existing "super-bundle" transmission line by tying one of the 230 kV transmission lines directly into the BPA Pearl Substation. "Super-bundle" is a high-density arrangement of wires per phase for high-voltage applications, and for this Project, the super bundling is limiting both capacity and operational flexibility. This requires a short segment of new line coming into the BPA Pearl Substation from current structure number C3102C-1, which is located approximately 700 feet north of the BPA Substation Property along SW Ridder Road (Appendix F: Photo Visualization). As a result, the Project will split one of the super bundle lines into two separate lines each terminating at the Pearl Substation (Pearl-Sherwood #3 and McLoughlin-Pearl). This split provides PGE with much greater operation capacity and switching ability, all of which greatly enhance PGE's ability to reliably meet projected demand and manage peak loads.

PGE understands that the City of Wilsonville prefers that utility poles and wires be installed underground within public ROW where feasible, as noted by Wilsonville Council's adoption of an official interpretation of Wilsonville Code (WC) Sections 3.340 and 4.300 through 4.320 on March 17, 2025. However, in this case undergrounding of the Project transmission lines is not feasible for several reasons.

- The segments within Wilsonville are very high voltage (230 kV), are located within an existing, occupied overhead utility corridor on property owned by BPA or private parties for which PGE has had long standing easement rights , and are part of a much larger transmission system. While the updates are necessary to ensure reliable power as required by NERC Standard TPL-001-5, undergrounding the line would require substantial cost, time, and approvals from BPA for extensive excavation adjacent to their critical infrastructure.
- BPA federal approvals would require substantial federal coordination, including for matters of cultural resource compliance under Section 106 of the national Historic Preservation Act. Undergrounding the very small portion of wire proposed to cross Wilsonville ROW would require enormous excavation areas to install the required 24'-26' long, 10'-12' wide, and 9'-10' tall underground vaults necessary for underground 230 kV transmission installation.

This large excavation would be difficult to place in an area already occupied by existing overhead transmission lines, which would remain in BPA's transmission corridor.

- Undergrounding the line would conflict with an existing water main under SW Ridder Road. Attempts to underground high voltage transmission line would jeopardize the larger system upgrades and, because of this, would not meet the project purpose and need, which includes addressing reliability concerns in a timely manner. PGE believes that, due to the high voltage of the proposed wires, the extensive, existing overhead transmission line uses in the project vicinity, and underground utility constraints, the transmission improvements would be deemed reasonably necessary to be placed above ground per WC 4.310 (Exceptions to Underground Utility Requirements).
- If lines are damaged or experience a fault, the process of identifying the issue, accessing it and repairing it requires more time, resources and heavy equipment, leading to longer outages.

Proposed Work

PGE's work contemplated in this application includes maintenance, reconductoring (pulling a replacement electrical line between towers), and replacement of specific existing transmission line support structures within an approximately one-mile area in the City of Wilsonville. Below is the work proposed at the locations that are subject to this application and shown on the site plans in Appendix D and E:

- Within UGB
  - **Tower 13/2 (Pole ID: C3102C-5266): Existing steel lattice tower**
    - General Description: This existing tower will be re-used. There will be minor modifications to existing tower.
    - Date Originally Installed: 1967
    - Current Height: 143 ft
    - New Height: 143 ft
  - **Tower 13/3 (Pole ID: C3102C-179): Replacement structure - New tubular steel pole after removing existing steel lattice tower**
    - General Description: This existing tower will be removed and replaced with a new deadend tubular steel pole structure. To reduce impacts to landowner/tenant operations, the new structure will be installed north of the location of the existing tower. There will be a drilled pier foundation.
    - Date Originally Installed: 1967
    - Current Height: 138 ft
    - New Height: 165 ft
    - Foundation Dimensions: 10'-0" diameter. 40 ft depth
  - **Tower 13/4 (Pole ID: C3102B-5261): Existing steel lattice tower being raised**
    - General Description: This existing tower will not be replaced. It will receive maintenance work including raising the height of the tower by 15 ft. Raising the height of a utility tower requires several steps. First, a construction crew climbs the tower to the waist and unbolts the steel members. The top of the tower is then picked up by a crane and moved out of the way. Another crane

inserts the new tower extension and the top of the tower is moved back into place and bolted to the new tower section. Please see Appendix I for an image and description of a tower being raised.
    - Date Originally Installed: 1967
    - Current Height: 145 ft
    - New Height (after being raised): 160 ft
- **Tower 13/1: Existing steel lattice tower**
    - General Description: This existing tower will be re-used. There will be minor modifications to existing tower.
    - Date Originally Installed: 197
    - Current Height: 185 ft
    - New Height: 185 ft
- **C3102C-1: Existing tubular steel pole**
    - General Description: Re-use existing transmission structure. There will be no modification
    - Date Originally Installed: 1996
    - Current Height: 110 ft
    - New Height: 110 ft
- **C3102C-3: Existing tubular steel pole**
    - General Description: Re-use existing transmission structure. Minor modification to remove jumper arms and install post jumpers on opposite side
    - Date Originally Installed: 1996
    - Current Height: 117.5 ft
    - New Height: 117.5 ft
- **C3102C-125: New tubular steel pole**
    - General Description: Install new deadend structure with cantilever arms on drilled pier foundation. This structure is a new 3-terminal structure with spans in each direction to existing lattice towers.
    - Date Originally Installed: Not Applicable
    - Current Height: Not Applicable
    - New Height (height of C3102C-125): 125 ft
    - Foundation Dimensions: 9'-6" diameter. 29 ft depth
- **C3102C-126: New tubular steel pole**
    - General Description: Install new deadend structure with cantilever arms on drilled pier foundation adjacent to C3102C-3. Vacant arms will be installed with weights for possible future second circuit.
    - Date Originally Installed: Not Applicable
    - Current Height: Not Applicable
    - New Height (height of C3102C-126): 125 ft
    - Foundation Dimensions: 8'-6" dia. 29 ft depth
- **C3102C-129: New tubular steel pole**

        - General Description: Install new structure mid-span. Direct embedded tangent structure with braced posts. Structure required for crossing clearance over PGE 115 kV transmission lines with the new conductor.
        - Date Originally Installed: Not Applicable
        - Current Height: Not Applicable
        - New Height (height of C3102C-129): 122 ft
        - Foundation Dimensions: Direct Embed of 23 ft
    - **C3111B-5: Existing tubular steel pole**
        - General Description: The existing transmission structure will be re-used. There will be no modifications.
        - Date Originally Installed: 1996
        - Current Height: 115 ft
        - New Height: 115 ft
    - **C3111B-127: New tubular steel pole**
        - General Description: Install new tubular steel pole with cantilever arms on drilled pier foundation. Structure located on BPA property. Vacant arms will be installed with weights for possible future second circuit.
        - Date Originally Installed: Not Applicable
        - Current Height: Not Applicable
        - New Height (height of C3111B-127): 125 ft
        - Foundation Dimensions: 9'-6" dia. 29 ft depth
    - **C3111B-128: New tubular steel pole**
        - General Description: Install new deadend structure on drilled pier foundation (no arms). Structure located on BPA property.
        - Date Originally Installed: Not Applicable
        - Current Height: Not Applicable
        - New Height (height of C3111B-128): 125 ft
        - Foundation Dimensions: 9'-0" dia. 27 ft depth
    - **C3102C-130: New tubular steel pole**
        - General Description: Install new structure, adjacent to C3102C-129. Direct embedded tangent structure with braced posts. Structure required for crossing clearance over PGE 115 kV transmission lines with the new conductor.
        - Date Originally Installed: Not Applicable
        - Current Height: Not Applicable
        - New Height (height of C3102C-130): 126 ft
        - Foundation Dimensions: 24 ft (Direct embed)

Work will require construction access through an existing utility corridor on which PGE has had long standing easement rights Work will primarily occur from existing paved and gravel surfaces, and no new access roads are needed or proposed.

The following types of heavy equipment will be used to conduct this work:

- Cranes
- Excavators

- Concrete trucks
- Auger drill rig
- Lowboy trailer trucks for monopole delivery

Work areas typically include a 50-foot radius or similar sized footprint around existing towers for material staging and construction. In sensitive areas, matting is typically used to preserve vegetation and avoid soil disturbance. After construction, incidental soil disturbance areas (e.g., tire ruts) are graded to match surrounding contours and reseeded with an erosion control seed mix and straw mulch or similar seed protection/erosion control material. Within the PGE easement areas, PGE has authority to maintain or keep vegetation trimmed. The only trees that will be impacted by the Project are proposed for removal due to their proximity to the proposed work area. Other than those trees for removal, there are no existing trees or shrubs in the project area that will be disturbed.

B. Applicable City of Wilsonville Narrative

City of Wilsonville Planning and Land Development Code

I. Conditional Use Permit

SECTION 4.184. – CONDITIONAL USE PERMITS – AUTHORIZATION

(.01) Conditional Use of property may be granted by the Development Review Board (DRB) after concluding a public hearing as provided in Section 4.013. A land use that is "conditional" is one that is generally not compatible with surrounding uses unless mitigating conditions of approval are established. In acting on applications for Conditional Use Permits, the DRB may establish conditions of approval that are found to be necessary to implement the Comprehensive Plan or to assure compliance with the standards of this Code, based on information in the record.

A. Authorization to Grant or Deny Conditional Uses: A conditional use listed in this ordinance shall be permitted, altered, or denied in accordance with the standards and procedures of this Section. In judging whether a conditional use permit shall be approved, or determining appropriate conditions of approval, the Development Review Board shall weigh the proposal's positive and negative features that would result from authorizing the particular development at a location proposed, and to approve such use, shall find that the following criteria are either met, can be met by observance of conditions, or are not applicable:

1. The proposal will be consistent with the provisions of the Comprehensive Plan and the requirements of Chapter 4 of the Wilsonville Code and other applicable policies of the City.

Applicant's Response: The Project will be consistent with the provisions of the Comprehensive Plan and the requirements of Chapter 4 of the Wilsonville Code and other applicable policies of the City.

2. The characteristics of the site are suitable for the proposed use considering size, shape, design, location, topography, existence of improvements and natural features.

Applicant's Response: The vast majority of Project Area is on property that PGE has secured easements which permit PGE to use the area to maintain, repair, replace, operate, and enlarge one or more electrical systems. Poles, towers, and transmission lines already exist in the Project Area, and the Project will not change the characteristics of the site. There are two ariel crossings (one over Day Road; the other over Ridder Road) which currently exist. The characteristics of the site are suitable for the Project.

3. All required public facilities and services exist, or will be provided, to adequately meet the needs of the proposed development.

Applicant's Response: The poles and transmission lines do not need any public facilities or services. Access for maintenance will be via nearby roadways including SW Grahams Ferry Road, SW Day Road, SW Ridder Road, SW Boones Ferry Road, and SW 95th Avenue.

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, or precludes the use of surrounding properties for the uses listed as permitted in the zone.

Applicant's Response: Project Area Poles, towers, and transmission lines already exist within the Project Area. Therefore, it will not alter the character of the surrounding area in a manner which substantially limits or precludes the use of surrounding properties for the uses listed as permitted in the zone.

(.06) Conditional Use Regulations—Public Utility Structures.

A. Except as provided in this Section and Section 4.800, all transmission and public utility structures, including, but not limited to, distribution lines and poles, sub-transmission structures, lines and poles, double poles and steel towers for transmission lines, substations, automatic telephone exchanges, relay stations, microwave towers, satellite antennas, pumping stations and treatment plants shall be regulated as conditional uses in all zones.

B. Underground pipes and conduits as provided in Sections 4.300 to 4.320 and any existing above ground electric distribution, sub-transmission and transmission, communication and signal lines and poles of a single pole system and existing above ground transformers which are not in violation of Sections 4.300 to 4.320 and any current or future applicable franchise agreement shall be a permitted use in any zone. This section shall not be construed as permitting any substantial intensification of use.

Applicant's Response: The transmission line and poles as they exist today are a permitted use (except for the ariel crossings at Ridder Road and Day Road). The Project includes maintenance, reconductoring of electrical transmission lines, and replacement and addition of several utility poles and towers. These modifications are regulated as a conditional use

II. Planned Development Industrial (PDI) Zone

SECTION 4.135. – PDI – PLANNED DEVELOPMENT INDUSTRIAL ZONE

(.05) *Performance Standards*. The following performance standards apply to all industrial properties and sites within the PDI Zone, and are intended to minimize the potential adverse impacts of industrial activities on the general public and on other land uses or activities. They are not intended to prevent conflicts between different uses or activities that may occur on the same property.

A. All uses and operations except storage, off-street parking, loading and unloading shall be confined, contained, and conducted wholly within completely enclosed buildings, unless outdoor activities have been approved as part of Stage II, Site Design or Administrative Review.

Applicant's Response: The Project cannot be confined, contained, and conducted wholly within completely enclosed buildings. Appendix F (Photo Visualization) shows a short segment of new line coming into the BPA Pearl Substation from current structure number C3102C-1, which is located approximately 700 feet north of the BPA Substation Property along SW Ridder Road. Appendix F is the only photo visualization prepared for this application as the location depicted in Appendix F is the only part of the line that has visual impacts that are easily accessible or viewed by the public. While "outdoor activity" is not defined in this section of the code, presumably the construction of utility lines and their existence was not what was contemplated. Therefore, the above provision is not applicable. Per City Planning's Conditional Use Permit Follow Up Notes (Appendix A), Applicant is seeking approval from the City of Wilsonville through a conditional use permit, site design review, and Type C tree removal permit.

B. *Vibration*. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any boundary line of the property on which the use is located.

Applicant's Response: There will be temporary vibrations from equipment during the construction. However, all work will be conducted in accordance with the City codes and best management practices to ensure that any vibration levels remain within acceptable limits and are not perceptible at the property boundary. Therefore, the above provision is met.

C. Emission of odorous gases or other odorous matter in quantities as detectable at any point on any boundary line of the property on which the use is located shall be prohibited.

Applicant's Response: The Project does not create odorous gases or other odorous matter. Therefore, the above provision is met.

D. Any open storage shall comply with the provisions of Section 4.176, and this Section.

Applicant's Response: No open storage is involved in the Project. Therefore, the above provision is not applicable.

E. No building customarily used for night operation, such as a baker or bottling and distribution station, shall have any opening, other than stationary windows or required fire exits, within 100 feet of any residential district and any space used for loading or unloading commercial vehicles in connection with such an operation shall not be within 100 feet of any residential district.

Applicant's Response: No building customarily used for night operation is involved in the Project. Therefore, the above provision is not applicable.

F. *Heat and Glare:*

1. Operations producing heat or glare shall be conducted entirely within an enclosed building.

2. Exterior lighting on private property shall be screened, baffled, or directed away from adjacent residential properties. This is not intended to apply to street lighting.

Applicant's Response: The Project does not create heat and glare as the poles and towers will not have lights on them. PGE is not planning for any evening construction activities. Therefore, the above provision is not applicable.

F. *Dangerous Substances.* Any use which involves the presence, storage or handling of any explosive, nuclear waste product, or any other substance in a manner which would cause a health or safety hazard for any adjacent land use or site shall be prohibited.

Applicant's Response: No dangerous substances are involved in the Project. The Project does not use any substance that can create a health or safety hazard. Therefore, the above provision is met.

H. *Liquid and Solid Wastes:*

1. Any storage of wastes which would attract insects or rodents or otherwise create a health hazard shall be prohibited.

2. Waste products which are stored outside shall be concealed from view from any property line by a sight-obscuring fence or planting as required in Section 4.176.

3. No connection with any public sewer shall be made or maintained in violation of applicable City or State standards.

4. No wastes conveyed shall be allowed to or permitted, caused to enter, or allowed to flow into any public sewer in violation of applicable City or State standards.

5. All drainage permitted to discharge into a street gutter, caused to enter or allowed to flow into any pond, lake, stream, or other natural water course shall be limited to

surface waters or waters having similar characteristics as determined by the City, County, and State Department of Environmental Quality.

6. All operations shall be conducted in conformance with the City's standards and ordinances applying to sanitary and storm sewer discharges.

Applicant's Response: The operation of the Project does not create liquid and solid wastes. The poles that will be replaced will be disposed by the Applicant. Therefore, the above provision is met.

I. *Noise.* Noise generated by the use, with the exception of traffic noises from automobiles, trucks, and trains, shall not violate any applicable standards adopted by the Oregon Department of Environmental Quality and W.C. 6.204 governing noise control in the same or similar locations.

Applicant's Response: There will be temporary noise generated from the construction, but it is going to be temporary and will not violate any applicable standards adopted by the Oregon Department of Environmental Quality and other regulations. The City Ordinance 631 states that "*the construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 9:00 p.m., on weekdays, Pacific Daylight Time, and 9:00 am and 7:00 pm on Saturdays, Pacific Daylight Time, and 7:00 am to 8:00 pm, on weekdays, Pacific Standard Time, and 9:00 am to 6:00 pm, on Saturdays, Pacific Standard time*." The planned construction hours are between 7:00 am and 5:00 pm and there may be weekend activities if required. Applicant will comply with the noise ordinance. Therefore, the above provision is met.

J. *Electrical Disturbances.* Except for electrical facilities wherein the City is preempted by other governmental entities, electrical disturbances generated by uses within the PDI zone which interfere with the normal operation of equipment or instruments within the PDI Zone are prohibited. Electrical disturbances which routinely cause interference with normal activity in abutting residential use areas are also prohibited.

Applicant's Response: The Project is electrical facilities. Therefore, the above provision is not applicable.

K. *Discharge Standards.* There shall be no emission of smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Plans of construction and operation shall be subject to the recommendations and regulations of the State Department of Environmental Quality. All measurements of air pollution shall be by the procedures and with equipment approved by the State Department of Environmental Quality or equivalent and acceptable methods of measurement approved by the City. Persons responsible for a suspected source of air pollution upon the request of the City shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions.

Applicant's Response: The Project does not emit smoke, fallout, fly ash, dust, vapor, gases, or other forms of air pollution that may cause a nuisance or injury to human, plant, or animal life, or to property. Therefore, the above provision is not applicable.

L. Open burning is prohibited.

Applicant's Response: The Project does not involve open burning. Therefore, the above provision is not applicable.

M. *Storage:*

1. Outdoor storage must be maintained in an orderly manner at all times.

2. Outdoor storage area shall be gravel surface or better and shall be suitable for the materials being handled and stored. If a gravel surface is not sufficient to meet the performance standards for the use, the area shall be suitably paved.

3. Any open storage that would otherwise be visible at the property line shall be concealed from view at the abutting property line by a sight obscuring fence or planting not less than six feet in height.

Applicant's Response: The Project does not involve storage. Therefore, the above provision is not applicable.

N. *Landscaping:*

1. Unused property, or property designated for expansion or other future use, shall be landscaped and maintained as approved by the Development Review Board. Landscaping for unused property disturbed during construction shall include such things as plantings of ornamental shrubs, lawns, native plants, and mowed, seeded fieldgrass.

2. Contiguous unused areas of undisturbed fieldgrass may be maintained in their existing state. Large stands of invasive weeds such as Himalayan blackberries, English ivy, cherry Laurel, reed canary grass or other identified invasive plants shall be removed and/or mowed at least annually to reduce fire hazard. These unused areas, located within a phased development project or a future expansion cannot be included in the area calculated to meet the landscape requirements for the initial phase(s) of the development.

3. Unused property shall not be left with disturbed soils that are subject to siltation and erosion. Any disturbed soil shall be seeded for complete erosion cover germination and shall be subject to applicable erosion control standards.

Applicant's Response: The proposal will not leave any unused property. No landscaping is planned for the Project. Therefore, the above provision is not applicable.

Planned Development Standards and Regulations for All Planned Development (PD) Zones

SECTION 4.118. – STANDARDS APPLYING TO ALL PLANNED DEVELOPMENT ZONES

(.01) Height Guidelines. In "S" overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:

Applicant's Response: The Project Area does not have any "S" overlay zones. Therefore, the above provision is not applicable.

(.02) Underground Utilities shall be governed by Sections 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

Applicant's Response: The Project Area has been occupied to electrical facilities since1950s and this Project continues that use. The Oregon City Substation was in place by 1952, and the BPA transmission line and a "microwave tower" were built and plotted by 1954. The Pearl Substation was in place at least since 1970 and expanded repeatedly through 2000. The Project Area slowly developed due to urbanization, with more structures and roads appearing as well. The Project does not add any adverse impacts on the site and neighboring properties. Within the Project Area, PGE has easements which grant PGE the right to use given easement areas to construct, use and maintain, its electrical systems. The Project area is located in the City's industrial areas where two BPA Substations (Oregon City Substation and Pearl Substation), various industrial and manufacturing businesses (e.g., Delta Logistics, Rockmore International, and OptiMIM Metal Injection Molding) are located. Therefore, the above provision is met.

(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement the purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:

A. Waive the following typical development standards:

...

Applicant's Response: Applicant understands the above provision.

B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:

1. Open space requirements in residential areas, except that the Board may waive or reduce open space requirements in the Residential Neighborhood zone. Waivers in compliance with [Section] 4.127(.08)(B)(2)(d);

2. Minimum density standards of residential zones. The required minimum density may be reduced by the Board in the Residential Neighborhood zone in compliance with [Section] 4.127(.06) B; and

3. Minimum landscape, buffering, and screening standards.

Applicant's Response: The Project Area does not involve any residential areas and is not in a residential zone. There is no landscaping, buffering, or screening proposed for the Project. As mentioned above, the Project Area has been occupied to electrical facilities since 1950s and this Project continues that use. Applicant's operations have been part of the local landscape for decades and the character and the use of the properties have remained consistent over that time. Applicant has been maintaining and operating their facilities responsibly and in harmony with surrounding development. This Project is aligned with the same functional and visual standards that have long been part of the area. Landscaping, buffering, and screening are not suitable for utility poles and structures in private or public utility easements for several reasons:

1) **Access Requirements: Utilities require 24/7 access for maintenance, repair, and emergencies. Landscaping elements such as trees, shrubs, or berms can block or slow down PGE's access to their poles and wires. In case of emergency, emergency crews may need immediate access and any obstructions could delay response times.**
2) **Damage and Safety Risks: Falling branches can interfere with overhead transmission lines, potentially causing fire hazards or outages. Large landscaping features could fall or pushed into utility poles or structures during storms or high winds.**
3) **Conflicts with Routine Maintenance: PGE may need to perform several routine maintenance practices and landscaping within the Project Area that conflict with buffering and screening practices.**
4) **Regulatory and Legal Compliance: The National Electric Safety Code (NESC) requires utilities to trim and remove trees near power lines to prevent outages and electrical hazards. The Oregon Public Utility Commission (OPUC) establishes minimum vegetation clearance requirements that vary depending on the amount of voltage a line carries (see OAR 860-024-0016)**

Therefore, the above provisions are not applicable.

C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:

1. Maximum number of parking spaces;

2. Standards for mitigation of trees that are removed;

3. Standards for mitigation of wetlands that are filled or damaged; and

4. Trails or pathways shown in the Parks and Recreation Master Plan.

Applicant's Response: The Project does not require an on-going need for parking spaces. Information regarding mitigation for the removal of trees can be found in Appendix H (Type C Tree Removal Permit Memo). The Project does not involve creation of parking spaces, impacts on any wetlands, and trails or pathways. There are no trails within the Project Area that are shown in the Parks and Recreation Master Plan. Any pathways, whether shown in the Parks

and Recreation Master Plan, will remain untouched and unaffected by the Project. Similarly, Wetland 6, near Tower 13/1, will not be impacted or altered by the Project as no work is proposed within the wetland or its buffer. Any equipment required for work on Tower 13/1 will be brought to and parked in the adjacent parking lot. Please see Appendix G (Wetland Delineation Report) for more details.

D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines; and

Applicant's Response: The Project does not involve any building, off-street parking and loading facilities, open space or landscaping and screening. Only replacement trees will be planted, as described in the response to C., above. See Appendix H (Type C Tree Removal Permit Memo) for more details. Therefore, the above provision is not applicable.

E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following, except that no additional requirements or restrictions can conflict with established clear and objective standards for residential development or be grounds for denying a residential development proposal when the applicant has selected the clear and objective path for approval:

...

Applicant's Response: Applicant understands the above provision.

(.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.

Applicant's Response: Applicant understands the above provision.

(.05) The Planning Director, Development Review Board, or on appeal, the City Council, may as a condition of approval for any development for which an application is submitted, require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:

...

Applicant's Response: Applicant understands the above provision.

(.06) Nothing in this Code shall prevent the owner of a site that is less than two acres in size from filing an application to rezone and develop the site as a Planned Development. Smaller properties may or may not be suitable for such development, depending upon their particular sizes, shapes, locations, and the nature of the proposed development, but Planned Developments shall be encouraged at any appropriate location.

Applicant's Response: The Project is not proposing to rezone and/or develop the site as a Planned Development.

(.07) *Density Transfers.* In order to protect significant open space or resource areas, the Development Review Board may authorize the transfer of development densities from one portion of a proposed development to another. Such transfers may go to adjoining properties, provided that those properties are considered to be part of the total development under consideration as a unit.

Applicant's Response: The Project is not proposing to transfer development densities. Therefore, the above provision is not applicable.

(.08) Wetland Mitigation and other mitigation for lost or damaged resources. The Development Review Board may, after considering the testimony of experts in the field, allow for the replacement of resource areas with newly created or enhanced resource areas. The Board may specify the ratio of lost to created and/or enhanced areas after making findings based on information in the record. As much as possible, mitigation areas shall replicate the beneficial values of the lost or damaged resource areas.

Applicant's Response: The Project will not impact any wetland. As explained above, the Project will not impact Wetland 6 as it will avoid both the wetland and its buffer. Please see Appendix G (Wetland Delineation Report) for more details. Therefore, the above provision is not applicable.

(.09) *Habitat-Friendly Development Practices.* To the extent practicable, development and construction activities of any lot shall consider the use of habitat-friendly development practices, which include:

A. Minimizing grading, removal of native vegetation, disturbance and removal of native soils, and impervious area;

B. Minimizing adverse hydrological impacts on water resources, such as using the practices described in Part (a) of Table NR-2 in Section 4.139.03, unless their use is prohibited by an applicable and required state or federal permit, such as a permit required under the federal Clean Water Act, 33 U.S.C. §§ 1251 et seq., or the federal Safe Drinking Water Act, 42 U.S.C. §§ 300f et seq., and including conditions or plans required by such permit;

C. Minimizing impacts on wildlife corridors and fish passage, such as by using the practices described in Part (b) of Table NR-2 in Section 4.139.03; and

D. Using the practices described in Part (c) of Table NR-2 in Section 4.139.03.

Part (C) Miscellaneous Other Habitat Friendly Design and Construction Practices
1. Use native vegetation throughout the development.
2. Locate landscaping adjacent to SROZ.
3. Reduce light spill-off into SROZ areas from development.
4. Preserve and maintain existing trees and tree canopy coverage, and plant trees, where appropriate, to maximize future tree canopy coverage.

Applicant's Response: Applicant understands the above provisions. The Project will minimize grading and does not involve any water resources, and wildlife corridors and fish passage. See the responses in Section III, Significant Resource Overlay Zone (SROZ) requirements (below). Therefore, the above provisions are met.

SECTION 4.140. – PLANNED DEVELOPMENT REGULATIONS.

(.01) *Purpose:*

A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.

...

Applicant's Response: Applicant understands the above provisions.

III. Significant Resource Overlay Zone (SROZ)

Applicant's Response: There is no SROZ in the Project Area. The area where Pole 13/3 is located is labelled SROZ on the Wilsonville GIS Map 2025. However, the area is paved and is used for parking and loading. This matter was discussed with Kerry Rappold (City of Wilsonville Natural Resource Manager). Per City of Wilsonville Conditional Use Permit Follow Up (Appendix A) received by the Applicant on June 10, 2025, Kerry Rappold stated "does not feel a formal map verification or SRIR is necessary for these updates." Therefore, the City's SROZ code sections are not applicable .

IV. General Development Regulations and Standards

SECTION 4.171. – GENERAL REGULATIONS – PROTECTION OF NATURAL FEATURES AND OTHER RESOURCES

(.01) *Purpose.* It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:

A. To protect the natural environmental and scenic features of the City of Wilsonville.

B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.

C. To provide ample open space and to create a constructed environment capable and harmonious with the natural environment.

Applicant's Response: Applicant understands the above provisions.

(.02) *General Terrain Preparation:*

A. All developments shall be planned, designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant landforms.

B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code.

C. In addition to any permits required under the Uniform Building Code, all developments shall be planned, designed, constructed and maintained so as to:

1. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.

2. Avoid substantial probabilities of: (l) accelerated erosion; (2) pollution, contamination, or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.

3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.

Applicant's Response: Applicant understands the above general terrain preparation provisions. Applicant will comply with the Uniform Building Code and the relevant City development codes.

(.03) *Hillsides.* All developments proposed on slopes greater than 25 percent shall be limited to the extent that:

A. An engineering geologic study approved by the City, establishes that the site is stable for the proposed development, and any conditions and recommendations based on the study are incorporated into the plans and construction of the development. The study shall include items specified under subsection 4.171(.07)A.2.a—j:

B. Slope stabilization and re-vegetation plans shall be included as part of the applicant's landscape plans.

C. Buildings shall be clustered to reduce alteration of terrain and provide for preservation of natural features.

D. Creation of building sites through mass pad grading and successive padding or terracing of building sites shall be avoided where feasible.

E. Roads shall be of minimum width, with grades consistent with the City's Public Works Standards.

F. Maintenance, including re-vegetation, of all grading areas is the responsibility of the developer, and shall occur through October 1 of the second growing season following

receipt of Certificates of Occupancy unless a longer period is approved by the Development Review Board.

G. The applicant shall obtain an erosion and sediment control permit from the City's Building and Environmental Services Division's.

Applicant's Response: The Project Area does not involve any slopes greater than 25 percent. Therefore, the above provisions are not applicable.

(.04) *Trees and Wooded Areas:*

A. All developments shall be planned, designed, constructed and maintained so that:

1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.

2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.

3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.

B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:

1. Avoiding disturbance of the roots by grading and/or compacting activity.

2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.

3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.

4. Requiring, if necessary, a special maintenance, Management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Applicant's Response: The Project is planned, designed, and will be constructed and maintained in compliance with the City development standards. Most of the Project Area is already cleared due to its current use and to comply with NESC and OPUC requirements. Some parts of the Project Area have trees near the subject towers/poles. In connection with those trees that will be removed as a result of this Project, the Applicant will implement tree protection plans during construction.

(.05) *High Voltage Powerline Easements and Right-of-Way and Petroleum Pipeline Easements:*

A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights-of-way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage

powerline easements and rights-of-way and petroleum pipeline easements shall be carefully reviewed.

B. Any proposed non-residential development within high voltage powerline easements and rights-of-way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right-of-way ownership.

Applicant's Response: Applicant is Portland General Electric Company and the Project is not a residential development. Therefore, the above provisions are not applicable.

(.06) *Hazards to Safety: Purpose.*

A. To protect lives and property from natural or human-induced geologic or hydrologic hazards and disasters.

B. To protect lives and property from damage due to soil hazards.

C. To protect lives and property from forest and brush fires.

D. To avoid financial loss resulting from development in hazard areas.

Applicant's Response: Applicant understands the above provisions.

(.07) *Standards for Earth Movement Hazard Areas:*

Applicant's Response: There are no Earth Movement Hazard Areas within the Project area. Therefore, the above provisions are not applicable.

(.08) *Standards for Soil Hazard Areas:*

Applicant's Response: There are no Soil Hazard Areas within the project area. Therefore, the above provisions are not applicable.

(.09) *Historic Protection: Purpose.*

Applicant's Response: There are no Historic Protection areas within the project area. Therefore, the above provisions are not applicable.

(.10) *Alteration and Development Criteria.*

A. Demolition or alteration of any structure, or any change in any site or object which has been designated as a cultural resource, is prohibited unless it is determined:

Applicant's Response: The Project does not involve demolition or alteration of any structure, or any change in any site or object which has been designated as a cultural resource. Therefore, the above provisions are not applicable.

(.11) *Cultural Resource Designation Criteria.* A cultural resource may be designated and placed on the Cultural Resources Inventory if it meets the following criteria:

A. It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering or architectural history; or

B. It is identified with persons or events significant in local, state, or national history; or

C. It embodies distinctive characteristics of a style, type, period, or method of construction, or it is a valuable example of the use of indigenous materials or craftsmanship; or

D. It is representative of the notable work of a builder, designer, or architect.

Applicant's Response: Applicant understands the above provisions. As discussed in page 6 of this narrative, Historical Research Associates, Inc. (HRA) conducted a cultural resources survey of the Project in areas of proposed Project-related disturbances and recommended 1 resource eligible for listing in the National Register of Historic Places (NRHP) – PGE Pearl-Sherwood Transmission Line. HRA concluded that the Project will not result in significant adverse effects and a finding of no adverse effects to historic properties. SECTION 4.175. – PUBLIC SAFETY AND CRIME PREVENTION

(.01) All developments shall be designed to deter crime and insure public safety.

(.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.

(.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.

(.04) Exterior lighting shall be designed and oriented to discourage crime.

Applicant's Response: Applicant understands the above provisions. The Project will not cause crime.

SECTION 4.199. ~ 4.199.60. - OUTDOOR LIGHTING

Applicant's Response: There are no existing lights on any of the structures and there is no lighting proposed by this Project. There is also no night-time construction planned for this Project. Therefore, the outdoor lighting provisions are not applicable.

SECTION 4.300. ~ 320. - UNDERGROUND UTILITIES

SECTION 4.300. – General.

(.01) The City Council deems it reasonable and necessary in order to accomplish the orderly and desirable development of land within the corporate limits of the City, to require the underground installation of utilities in all new developments.

(.02) After the effective date of this Code, the approval of any development of land within the City will be upon the express condition that all new utility lines, including but not limited to those required for power, communication, street lighting, gas, cable television services and related facilities, shall be placed underground.

(.03) The construction of underground utilities shall be subject to the City's Public Works Standards and shall meet applicable requirements for erosion control and other environmental protection.

SECTION 4.310. – Exceptions.

Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.

Applicant's Response: The Project includes maintenance, line reconfiguration north of BPA's Pearl Substation, and reconductoring a 230 kV (230,000 volts) transmission line between towers, and replacement of an existing transmission line and support structures (e.g., utility pole/tower). On July 15, 2025, PGE met with the City of Wilsonville Planning staff to discuss several issues including the underground utilities requirement. At the meeting, it was determined that the above underground utilities provisions are not applicable to this Project because they are reasonably necessary to be placed above ground being of high voltage and located within an existing, occupied high voltage overhead transmission line corridor, a portion of which is on federal property.

Therefore, the Project should be deemed an exceptions to Section 4.300 and Section 4.310 and no undergrounding should be required.

V. Site Design Review

SECTION 4.035. – SITE DEVELOPMENT PERMITS

(.04) Site Development Permit Application.

A. An application for a Site Development Permit shall consist of the materials specified as follows, plus any other materials required by this Code.

1. A completed Permit application form, including identification of the project coordinator, or professional design team.

2. An explanation of intent, stating the nature of the proposed development, reasons for the Permit request, pertinent background information, information required by the development standards and other information specified by the Director as required by other sections of this Code because of the type of development proposal or the area involved or that may have a bearing in determining the action to be taken. As noted in Section 4.014, the applicant bears the burden of proving that the application meets all requirements of this Code.

3. Proof that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has the consent of all individuals or partners in ownership of the affected property.

4. Legal description of the property affected by the application.

5. The application shall include conceptual and quantitatively accurate representations of the entire development sufficient to judge the scope, size and impact of the development on the community, public facilities and adjacent

properties; and except as otherwise specified in this Code, shall be accompanied by the following information,

6. Unless specifically waived by the Director, the submittal shall include: ten copies folded to 9" × 12" or (one set of full-sized scaled drawings and nine 8½" × 11" reductions of larger drawings) of the proposed Site Development Plan, including a small scale vicinity map and showing:

a. Streets, private drives, driveways, sidewalks, pedestrian ways, off-street parking, loading areas, garbage and recycling storage areas, power lines and railroad tracks, and shall indicate the direction of traffic flow into and out of off-street parking and loading areas, the location of each parking space and each loading berth and areas of turning and maneuvering vehicles.

Applicant's Response: The above provision is not applicable as it is not relevant to the scope of this Project.

b. The Site Plan shall indicate how utility service, including sanitary sewer, water and storm drainage, are to be provided. The Site Plan shall also show the following off-site features: distances from the subject property to any structures on adjacent properties and the locations and uses of streets, private drives, or driveways on adjacent properties.

Applicant's Response: The above provision is not applicable as it is not relevant to the scope of this Project and sanitary sewer, water, and storm drainage are not provided.

c. Location and dimensions of structures, utilization of structures, including activities and the number of living units.

Applicant's Response: Please see pages 8-10 of this narrative, Appendix D (Site Development Plan Overview), and Appendix E (ESCP Served As Site Plan).d. Major existing landscaping features including trees to be saved, and existing and proposed contours.

Applicant's Response: Please see Appendix E (ESCP Served As Site Plan) and Appendix H (Type C Tree Removal Permit Memo).

e. Relevant operational data, drawings and/or elevations clearly establishing the scale, character and relationship of buildings, streets, private drives, and open space.

Applicant's Response: Please see pages 8-10 of this narrative, Appendix D (Site Development Plan Overview), and Appendix E (ESCP Served As Site Plan).

f. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, e.g., flood plain, forested areas, steep slopes or adjacent to stream banks, the elevations of all points used to determine contours shall be indicated and said points shall be given to true elevation above mean sea level as

determined by the City Engineer. The base data shall be clearly indicated and shall be compatible to City datum, if bench marks are not adjacent. The following intervals shall be shown:

i. One foot contours for slopes of up to five percent;

ii. Two foot contours for slopes of from six percent to 12 percent;

iii. Five foot contours for slopes of from 12 percent to 20 percent. These slopes shall be clearly identified, and

iv. Ten foot contours for slopes exceeding 20 percent.

Applicant's Response: Please see Appendix E (ESCP Served As Site Plan).

g. A tabulation of land area, in square feet, devoted to various uses such as building area (gross and net rentable), parking and paving coverage, landscaped area coverage and average residential density per net acre.

Applicant's Response: The above provision is not applicable as this Project is limited to utility and the provision is not relevant to the scope of this Project.

h. An application fee as set by the City Council.

Applicant's Response: An application fee set by the City Council will be paid upon receipt of the invoice.

i. If there are trees in the development area, an arborist's report, as required in Section 4.600. This report shall also show the impacts of grading on the trees.

Applicant's Response: For this Project, a Type C Tree Removal Permit is required, and the Applicant is submitting the information required by the code Section 4.610.40.02 of the City's Planning and Land Development Code. Please see Appendix H (Type C Tree Removal Permit Memo) for more details.

j. A list of all owners of property within 250 feet of the subject property, printed on label format. The list is to be based on the latest available information from the County Assessor.

Applicant's Response: All required submittal materials are included as appendices and exhibits. Per email communication with Georgia McAlister (City Planner) on July 9, 2025, the City will create the list of all owners of property within 250 feet of the subject Property. The above provision is met.

SECTION 4.400. – SITE DESIGN REVIEW PURPOSE

(.02) The City Council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

...

Applicant's Response: Applicant understands the above purposes and objectives.

SECTION 4.421. – CRITERIA AND APPLICATION OF DESIGN STANDARDS

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

A. *Preservation of Landscape.* The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Applicant's Response: The Project will not interrupt the landscape and the general appearance of neighboring developed areas. Total of twelve trees are proposed for removal. The twelve trees proposed for removal are as follows:

Tree #	Species	DBH	Health	Structure	Canopy	Height	Age Class
726	Douglas Fir (*Pseudotsuga menziesii*)	22	4	4	28	87	Mature
727	Douglas Fir (*Pseudotsuga menziesii*)	23	4	4	29	92	Mature
728	Maple (*Acer spp.*)	14	4	3	18	32	Mature
729	Pear (*Pyrus calleryana*)	12	3	3	15	15	Mature
730	Maple (*Acer spp.*)	12	3	3	15	24	Mature
731	Sweet Cherry (*Prunus avium*)	20	3	4	25	40	Mature
732	Douglas Fir (*Pseudotsuga menziesii*)	23	4	3	29	65	Semi-Mature
733	Pin Oak (*Querceus palustrus*)	28	4	3	36	65	Mature
734	Douglas Fir (*Pseudotsuga menziesii*)	24	4	3	30	65	Mature
735	Douglas Fir (*Pseudotsuga menziesii*)	20	4	3	25	65	Semi-Mature
736	Douglas Fir (*Pseudotsuga menziesii*)	22	4	3	28	65	Semi-Mature
737	Douglas Fir (*Pseudotsuga menziesii*)	26	4	3	33	65	Mature

The location of the trees for removal are shown below:

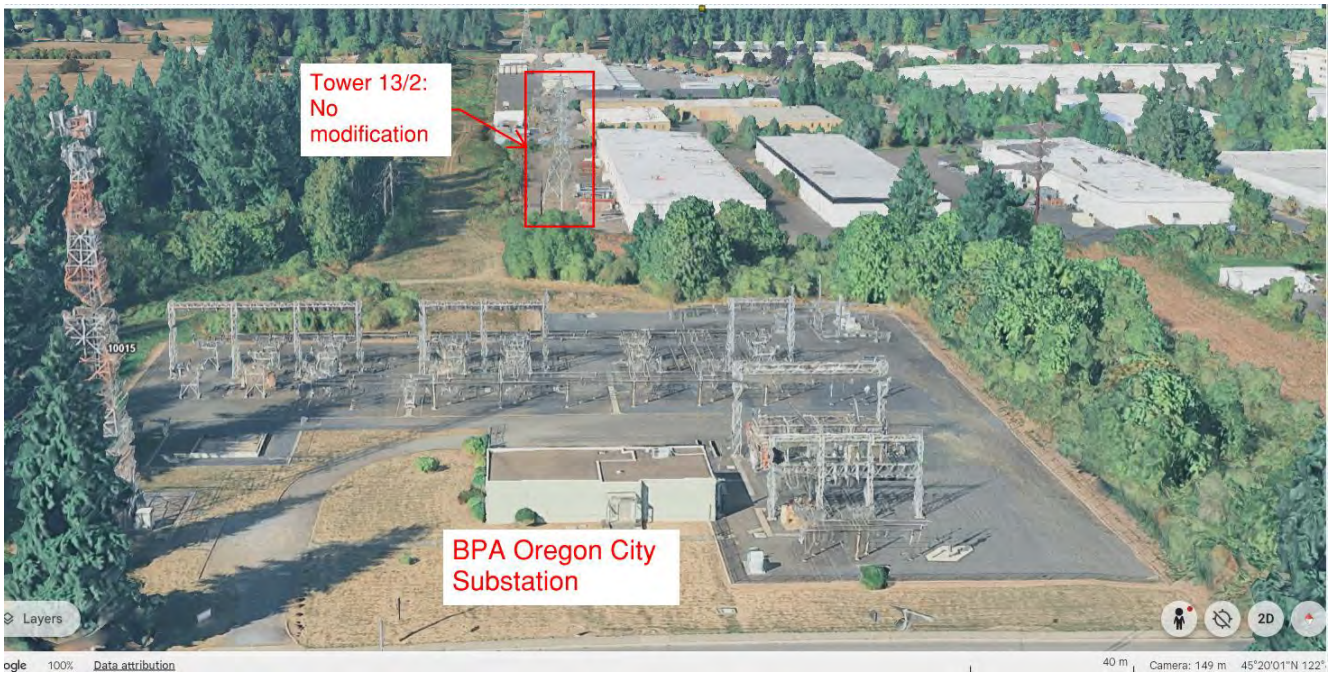


A Type C Tree Removal Permit is being submitted separately to comply with the City. Please see Appendix H (Type C Tree Removal Permit Memo) for more details. Therefore, the above provision is met.

B. *Relation of Proposed Buildings to Environment.* Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Applicant's Response: New poles will be weathering steel poles. Weathering steel is used for utility poles due to its corrosion resistance and aesthetic appeal. This specific type of steel has natural, earthy color which allows them to blend into the environment, making them a practical and visually appealing alternative to traditional wooden or galvanized steel poles. The new poles will also match with existing line. Below is the analysis of how each pole in this Project will assure harmony with the nearby environment.

- **Tower 13/2: The existing tower will be re-used. There will be no modifications.**



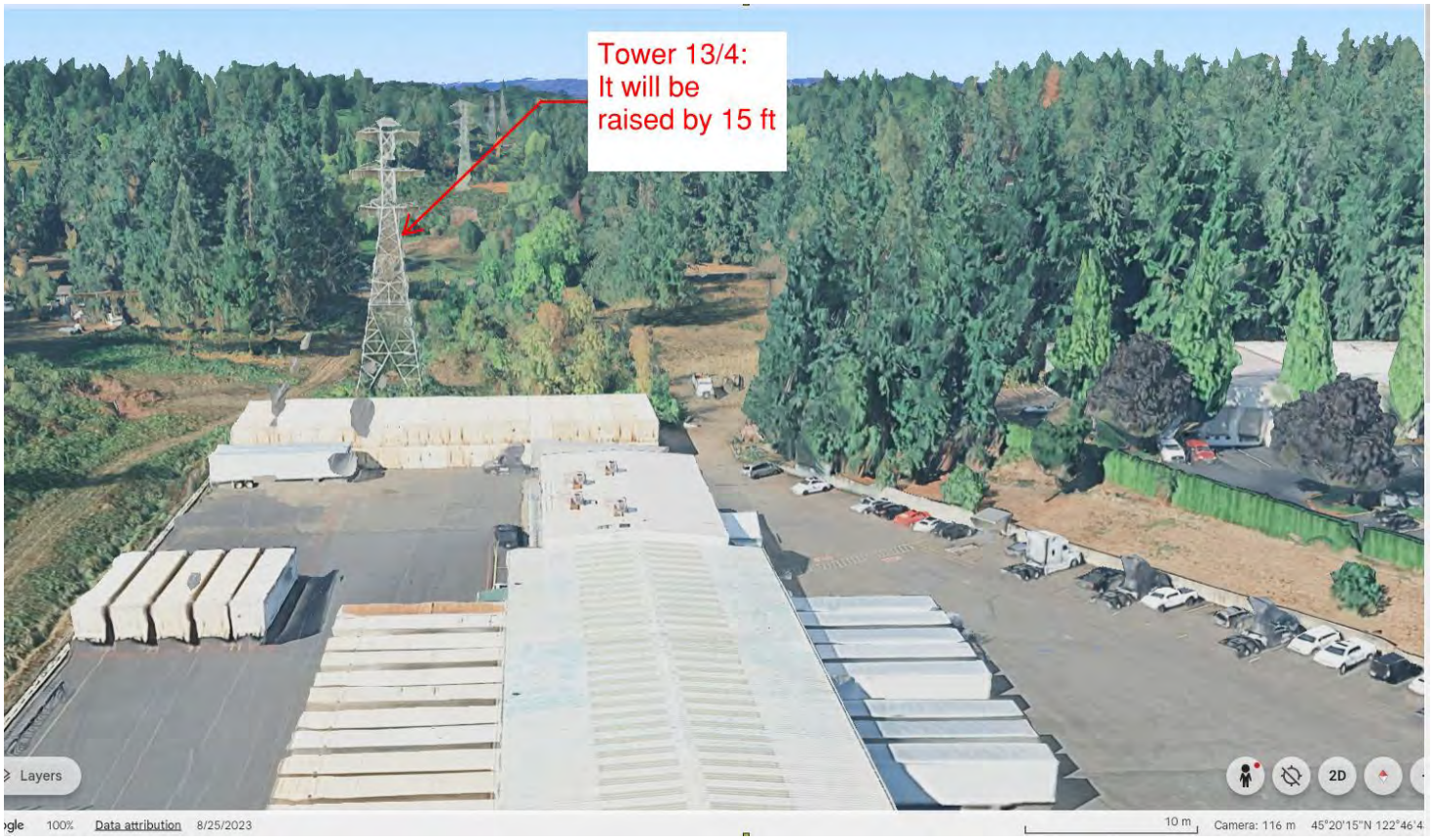
Tower 13/2 will not affect harmony with the natural environment as it will not be replaced with a new structure and no modifications will be made to the existing tower.

- **Tower 13/3: The existing tower will be removed and replaced with a steel monopole structure.**



A steel monopole structure (Tower 13/3) will simply replace the existing steel lattice tower and blend well in the industrial area being less obtrusive than the existing lattice tower. The buildings east of Tower 13/3 are owned and operated by Delta Logistics and Fujimi. Delta Logistics is a transportation service company and the outside of their building is surrounded by many decommissioned containers. Fujimi is a synthetic precision abrasives manufacturer and it appears that the area between the Fujimi building and where Tower 13/3 will be installed is currently used as general outdoor storage by the company. The grassy area west of Tower 13/3 will not be affected at all by the Project. The relationship of Tower 13/3 to surrounding environmental will remain the same.

- **Tower 13/4: The existing tower will not be replaced. It will receive maintenance work including raising the height of the tower by 15 ft.**



South of Tower 13/4 is where the industrial buildings are located (e.g., Delta Logistics). As seen in the picture above, the parcel where Delta Logistics is located has decommissioned container boxes, cars, and other vehicles. The 15-ft increase of the tower will not affect the environment near the tower.

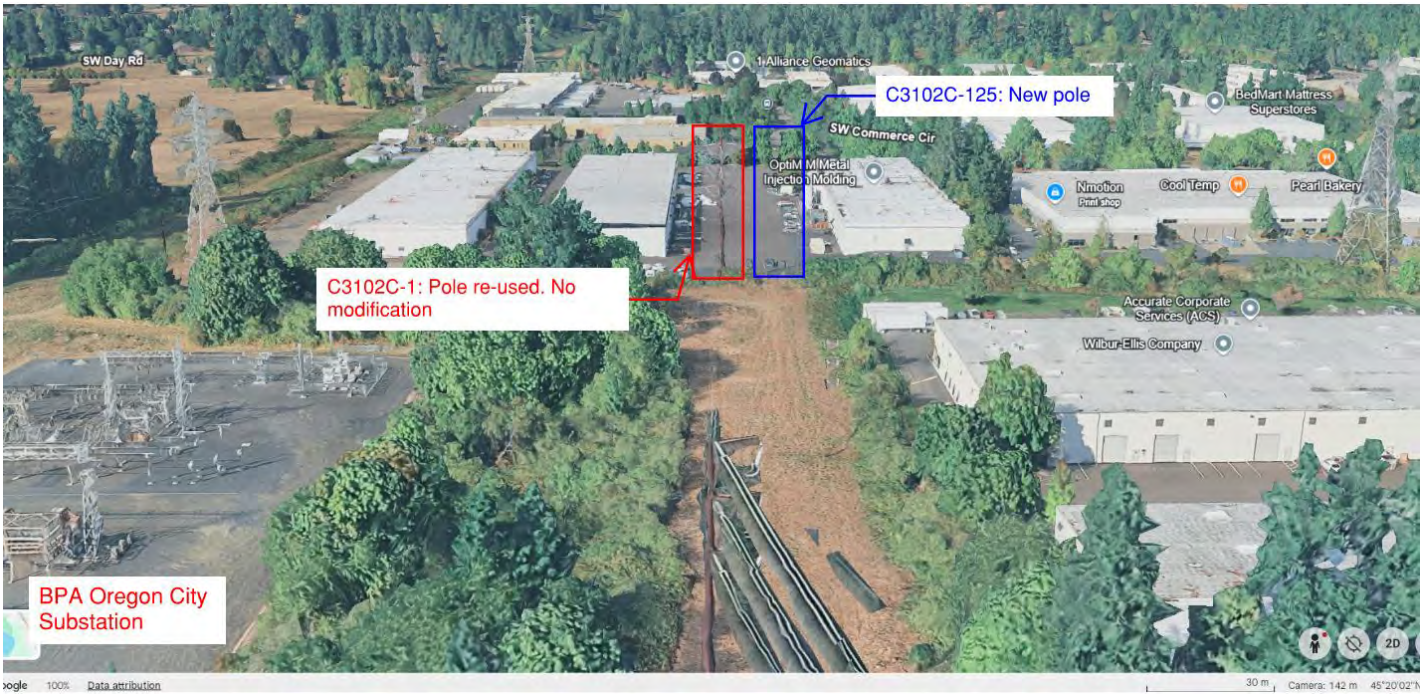
The Google Image below shows Tower 13/4 from SW Day Road (Washington County). SW Day Road is a busy two-way road, and it is about 500 ft north of Tower 13/4. The 15-ft increase of the tower will not be noticeable.



13/1: The existing tower will not be replaced and will be reused.

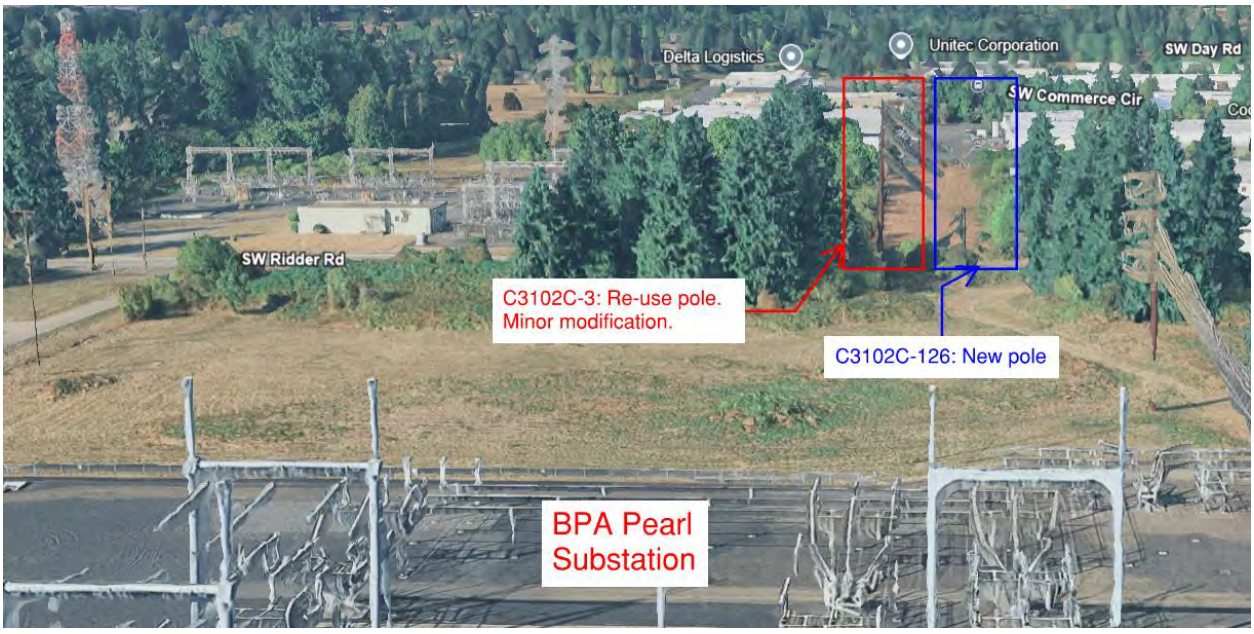


- **C3102C-125: New pole.**



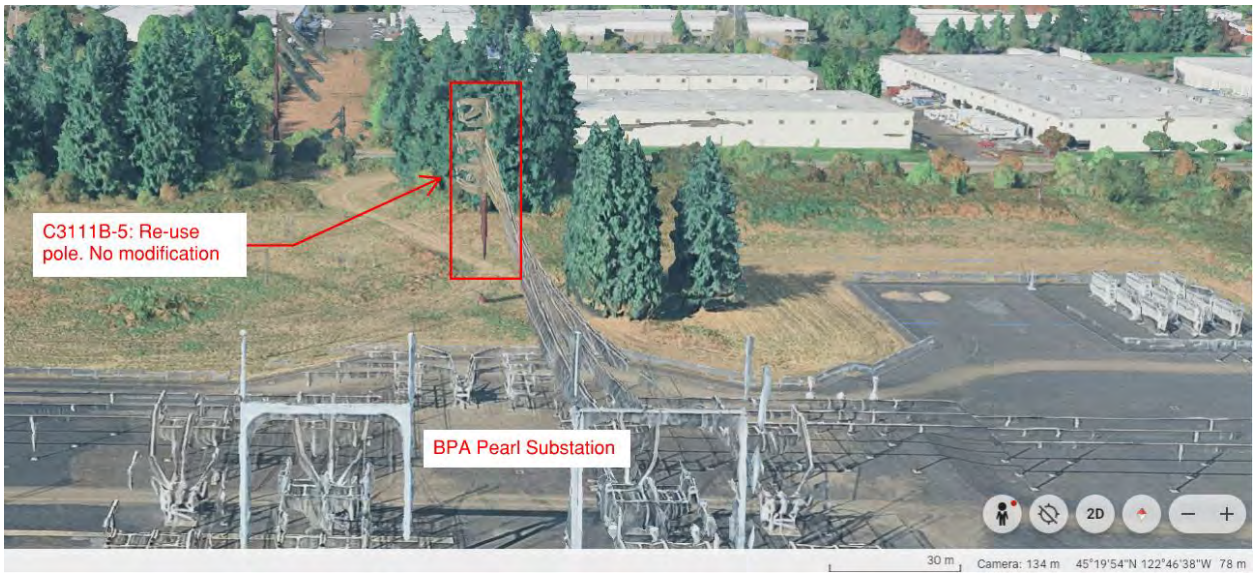
C3102C-125 and C3102C-1 will be re-used and will not receive any modification or work. They look very similar in design. As seen in the Google Image above, there are already several utility towers/poles in the project area near the BPA Oregon City Substation. The entire Project corridor is flat and no wetland or wildlife habitat will be affected by the Project. Natural features and the general environment near the new pole will not be affected by the Project.

- **C3102C-126: New pole.**



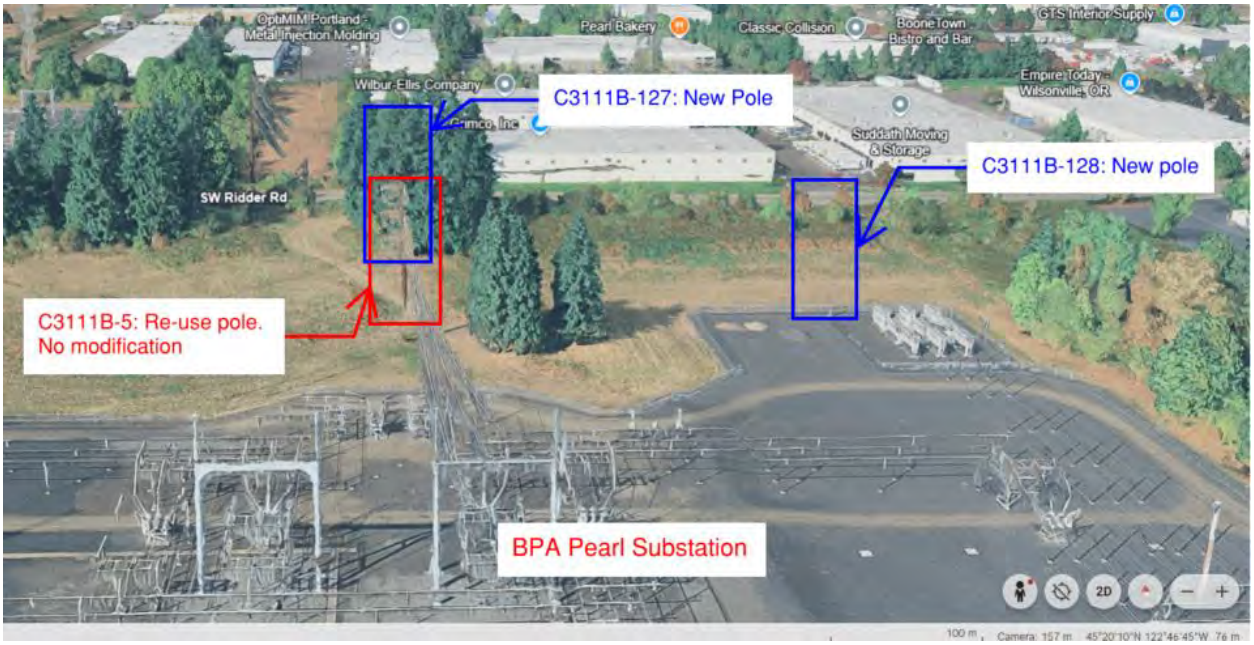
C3102C-126 will be installed near C3102C-3 which will only receive minor modifications (removing jumper arms and installing post jumpers on opposite side). Both C3102C-126 and C3102C-3 look similar and are located very close to BPA Pearl Substation. As seen in the Google Image above, there are already several utility towers/poles in the project area. The entire Project corridor is flat and no wetland or wildlife habitat will be affected by the Project. No impact to the natural features and the general environment near the new pole is anticipated.

- **C3111B-5: Re-use existing transmission structure. No modification.**



C3111B-5 will maintain harmony with the natural environment as it will not be replaced with a new structure and no modifications will be made to the tower.

- **C3111B-127: New pole.**



C3111B-127 will be placed north of the existing pole C3111B-5. It will not disrupt the harmony of the surrounding environment, as there are already existing poles and BPA Pearl Substation nearby in the industrial zone.

- **C3111B-128: New pole.**

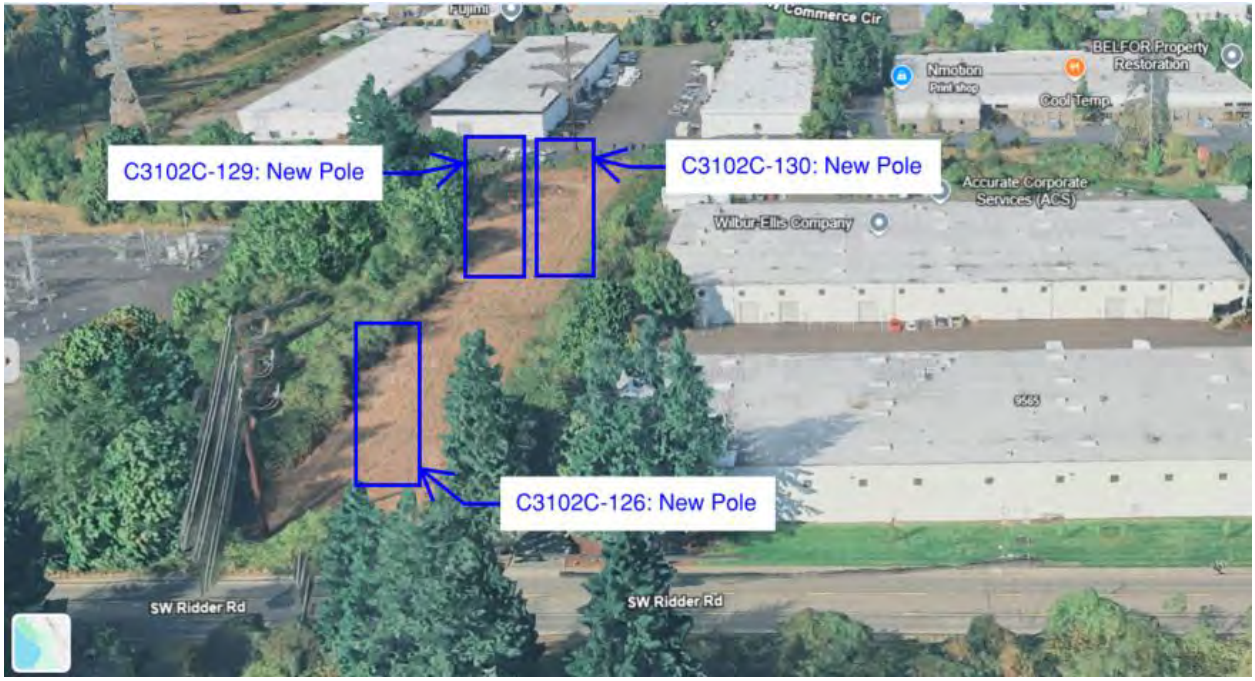
As portrayed in the image above, C3111B-128 will be situated to the east of the existing pole C3111B-5. Its placement is not expected to impact the visual or environmental harmony of the area, given the presence of existing industrial facilities, including existing poles and BPA Pearl Substation within the designated industrial zone.

- **C3102C-129: New pole.**

As the image below shows, existing poles are already present along the corridor. With BPA Oregon City Substation located to the left and industrial buildings to the right, the addition of the new pole C3102C-129 is not expected to disrupt the existing environment or visual harmony of the area.

- **C3102C-130: New pole.**

Similar to C3102C-129, there are existing poles already present along the corridor. With BPA Oregon City Substation located to the left and industrial buildings to the right, the addition of the new pole C3102C-130 is not expected to disrupt the existing environment or visual harmony of the area.



C. *Drives, Parking and Circulation*. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Applicant's Response: The Project does not involve any access points, interior circulation, separation of pedestrian and vehicular traffic, or parking areas. Therefore, the above provision is not applicable.

D. *Surface Water Drainage*. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Applicant's Response: There will be no removal of surface waters caused by any of the poles or towers of this project. Therefore, the above provision is not applicable.

E. *Utility Service*. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Applicant's Response: The Project will retain harmonious relationships with neighboring properties and sites. . No sanitary and storm sewage disposal is involved with the proposed structures. Therefore, the above provision is not applicable.

G. *Advertising Features*. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting

and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Applicant's Response: No advertising features including exterior signs and outdoor advertising structures are involved in this project. Therefore, the above provision is not applicable.

G. *Special Features.* Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Applicant's Response: Setback standards are not applicable to this Project as the Wilsonville Development Code (WDC) defines setback as the distance between a reference line (usually a property line) and the nearest point of a building (WDC 4.001.272). The Project includes only utility poles and transmission lines, not buildings. WDC defines a building as "any structure built for the support, shelter or enclosure of any persons, animals, chattels, or property of any kind which requires location on the ground or is attached to something having a location on the ground," (WDC 4.001.38). Utility poles and towers are open-air structures that do not contain interior space, are not enclosed, and provide no shelter or protection from environmental factors. They do not meet the definition of "building" as they are not constructed for the purpose of shelter or enclosure. It could be argued that utility poles and towers "support" transmission lines. However, the term "support" in the definition must be interpreted in context with "shelter" and "enclosure." All three terms refer to habitable and protective uses. The type of "support" contemplated is structural support of people, animals, or property. Utility poles and towers do not support property in a way that involves containment or protection. Their role is to hold up transmission lines, not to serve any purpose that is typical of a "building." Therefore, setback standards are not applicable.

There is no landscaping, buffering, or screening proposed for the Project. As mentioned above, the Project Area has been occupied to electrical facilities since 1950s and this Project continues that use. Applicant's operations have been part of the local landscape for decades and the character and the use of the properties have remained consistent over that time. Applicant has been maintaining and operating their facilities responsibly and in harmony with surrounding development. This Project is aligned with the same functional and visual standards that have long been part of the area. Landscaping, buffering, and screening are not suitable for utility poles and structures in private or public utility easements for several reasons:

1) **Access Requirements: Utilities require 24/7 access for maintenance, repair, and emergencies. Landscaping elements such as trees, shrubs, or berms can block or slow down PGE's access to their poles and wires. In case of emergency, emergency crews may need immediate access and any obstructions could delay response times.**

2) **Damage and Safety Risks: Falling branches can interfere with overhead transmission lines, potentially causing fire hazards or outages. Large landscaping features could fall or pushed into utility poles or structures during storms or high winds.**
3) **Conflicts with Routine Maintenance: PGE may need to perform several routine maintenance practices and landscaping within the Project Area that conflict with buffering and screening practices.**
4) **Regulatory and Legal Compliance: The National Electric Safety Code (NESC) requires utilities to trim and remove trees near power lines to prevent outages and electrical hazards. The Oregon Public Utility Commission (OPUC) establishes minimum vegetation clearance requirements that vary depending on the amount of voltage a line carries (see OAR 860-024-0016)**

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

Applicant's Response: Applicant understands the above provision.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

Applicant's Response: Applicant understands the above provision.

(.04) Conditional application. The Planning Director, Planning Commission, Development Review Board or City Council may, as a Condition of Approval for a zone change, subdivision, land partition, variance, conditional use, or other land use action, require conformance to the site development standards set forth in this Section.

Applicant's Response: Applicant understands the above provision.

(.05) The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code. In making this determination of compliance and attaching conditions, the Board shall, however, consider the effects of this action on the availability and cost of needed housing. The provisions of this section shall not be used in such a manner that additional conditions either singularly or accumulatively have the effect of unnecessarily increasing the cost of housing or effectively excluding a needed housing type.

Applicant's Response: Applicant understands the above provision.

(.06) The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.

A. Where the conditions of approval for a development permit specify that certain paints or colors of materials be used, the use of those paints or colors shall be binding upon the applicant. No Certificate of Occupancy shall be granted until compliance with such conditions has been verified.

B. Subsequent changes to the color of a structure shall not be subject to City review unless the conditions of approval under which the original colors were set included a condition requiring a subsequent review before the colors could be changed.

Applicant's Response: Applicant understands the above provision.

VI. Tree Removal Permit

SECTION 4.610.40. – TYPE C PERMIT

(.01) Approval to remove any trees on property as part of a site development application may be granted in a Type C permit. A Type C permit application shall be reviewed by the standards of this subchapter and all applicable review criteria of Chapter 4. Application of the standards of this section shall not result in a reduction of square footage or loss of density, but may require an applicant to modify plans to allow for buildings of greater height. If an applicant proposes to remove trees and submits a landscaping plan as part of a site development application, an application for a Tree Removal Permit shall be included. The Tree Removal Permit application will be reviewed in the Stage II development review process. The DRB shall review all Type C permits, with the exception of Class II development review applications located within the Coffee Creek Industrial Design Overlay District, where the Planning Director shall have review authority. Any plan changes made that affect trees after Stage II review of a development application shall be subject to review by the original approval authority. Where mitigation is required for tree removal, such mitigation may be considered as part of the landscaping requirements as set forth in this Chapter. Tree removal shall not commence until approval of the required Stage II application and the expiration of the appeal period following that decision. If a decision approving a Type C permit is appealed, no trees shall be removed until the appeal has been settled.

(.02) The applicant must provide ten copies of a Tree Maintenance and Protection Plan completed by an arborist that contains the following information:

A. A plan, including a topographical survey bearing the stamp and signature of a qualified, registered professional containing all the following information:

1. *Property Dimensions*. The shape and dimensions of the property, and the location of any existing and proposed structure or improvement.

2. *Tree survey.* The survey must include:

a. An accurate drawing of the site based on accurate survey techniques at a minimum scale of one inch equals 100 feet and which provides a) the location of all trees having six inches or greater d.b.h. likely to be impacted, b) the spread of canopy of those trees, (c) the common and botanical name of those trees, and d) the approximate location and name of any other trees on the property.

b. A description of the health and condition of all trees likely to be impacted on the site property. In addition, for trees in a present or proposed public

street or road right-of-way that are described as unhealthy, the description shall include recommended actions to restore such trees to full health. Trees proposed to remain, to be transplanted or to be removed shall be so designated. All trees to remain on the site are to be designated with metal tags that are to remain in place throughout the development. Those tags shall be numbered, with the numbers keyed to the tree survey map that is provided with the application.

c. Where a stand of 20 or more contiguous trees exist on a site and the applicant does not propose to remove any of those trees, the required tree survey may be simplified to accurately show only the perimeter area of that stand of trees, including its drip line. Only those trees on the perimeter of the stand shall be tagged, as provided in "b," above.

d. All Oregon white oaks, native yews, and any species listed by either the state or federal government as rare or endangered shall be shown in the tree survey.

3. *Tree Protection*. A statement describing how trees intended to remain will be protected during development, and where protective barriers are necessary, that they will be erected before work starts. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers."

4. *Easements and Setbacks.* Location and dimension of existing and proposed easements, as well as all setbacks required by existing zoning requirements.

5. *Grade Changes.* Designation of grade changes proposed for the property that may impact trees.

6. *Cost of Replacement*. A cost estimate for the proposed tree replacement program with a detailed explanation including the number, size and species.

7. *Tree Identification.* A statement that all trees being retained will be identified by numbered metal tags, as specified in subsection "A," above in addition to clear identification on construction documents.

(Ord. No. 812, 2-22-2018)

Applicant's Response: A Type C Tree Removal Permit application is being submitted for concurrent review as required by the Site Design Review guidelines (See Appendix H: Type C Tree Removal Permit Memo). In this application, the above standards regarding a Tree Protection and Maintenance plan are addressed as not applicable to this Project, as the only trees that will be impacted by the Project are proposed for removal due to their proximity to the proposed work area, and their determination as "hazard trees" per NESC and OPUC guidelines, as well as determined as necessary for removal based on the criteria of City of Wilsonville Code Section 4.610.10 (.01) H, which states that:

Tree removal or transplanting is necessary based on the criteria of this subsection.

1. Necessary For Construction. Where the applicant has shown to the satisfaction of the reviewing authority that removal or transplanting is necessary for the construction of a building, structure or other site improvement, and that there is no feasible and reasonable location alternative or design option on-site for a proposed building, structure or other site improvement; or a tree is located too close to existing or proposed buildings or structures, or creates unsafe vision clearance.

2. Disease, Damage, or Nuisance, or Hazard. Where the tree is diseased, damaged, or in danger of falling, or presents a hazard as defined in WC 6.208, or is a nuisance as defined in WC 6.200 et seq., or creates unsafe vision clearance as defined in this Code.

(a) As a condition of approval of Stage II development, filbert trees must be removed if they are no longer commercially grown or maintained.

3. Interference. Where the tree interferes with the healthy growth of other trees, existing utility service or drainage, or utility work in a previously dedicated right-of-way, and it is not feasible to preserve the tree on site.

4. Other. Where the applicant shows that tree removal or transplanting is reasonable under the circumstances.

These removals are necessary for the construction of the Project, and there is no feasible and reasonable design alternative that would negate the need for the removal of these trees. Using the existing PGE easements minimizes the number of trees to be removed as compared with an alternative design outside of the existing easements, which would not be practicable. These trees also meet criterion (2), (3) and (4) above, as the trees are considered hazards according to the definition in Wilsonville Code Section 6.208; they interfere with utility work and it is not feasible to preserve these trees on site. Applicant has shown that tree removal is reasonable under the circumstances of working within an existing utility easement that involves high voltage overhead transmission lines.

Further, possible locations for tree mitigation replanting are discussed in the Type C Tree Removal Permit application, and determined not to be feasible due to the nature of the safety requirements of a utility easement with overhead transmission lines. Applicant has provided an arborist's proposed tree mitigation plan as part of the Type C Tree Removal Permit, if the City can provide an off-site preferred locations for this replanting effort. As an alternative, Applicant has also provided an arborist's tree replacement value estimate as a possible contribution to the City Tree Fund in lieu of a 2:1 tree planting replacement. Therefore, this provision is met.

SECTION 4.620.10. – TREE PROTECTION DURING CONSTRUCTION

(.01) Where tree protection is required by a condition of development under Chapter 4 or by a Tree Maintenance and Protection Plan approved under this subchapter, the following standards apply:

A. All trees required to be protected must be clearly labeled as such.

B. Placing Construction Materials Near Tree. No person may conduct any construction activity likely to be injurious to a tree designated to remain, including, but not limited to, placing solvents, building material, construction equipment, or depositing soil, or placing irrigated landscaping, within the drip line, unless a plan for such construction activity has been approved by the Planning Director or Development Review Board based upon the recommendations of an arborist.

C. Attachments to Trees During Construction. Notwithstanding the requirement of WC 4.620.10(1)(A), no person shall attach any device or wire to any protected tree unless needed for tree protection.

D. Protective Barrier. Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the developer shall erect and maintain suitable barriers as identified by an arborist to protect remaining trees. Protective barriers shall remain in place until the City authorizes their removal or issues a final certificate of occupancy, whichever occurs first. Barriers shall be sufficiently substantial to withstand nearby construction activities. Plastic tape or similar forms of markers do not constitute "barriers." The most appropriate and protective barrier shall be utilized. Barriers are required for all trees designated to remain, except in the following cases:

1. Rights-of-Way and Easements. Street right-of-way and utility easements may be cordoned by placing stakes a minimum of 50 feet apart and tying ribbon, plastic tape, rope, etc., from stake to stake along the outside perimeters of areas to be cleared.

2. Any property area separate from the construction or land clearing area onto which no equipment will venture may also be cordoned off as described in paragraph (D) of this subsection, or by other reasonable means as approved by the reviewing authority.

Applicant's Response: The only trees to be impacted by the Project will require removal to ensure the safe construction of the new poles, reconductoring of existing poles, as well as the safe operation and maintenance of the overhead transmission lines through the utility corridor. No trees will require protection because of this Project, therefore this standard does not apply. Further, no construction materials will be placed near trees, and no attachments will be made to any trees as part of this project; rather, the existing cleared areas of the Project Area will be used to stage needed materials.

Work areas proposed for this Project will be staked and cordoned off according to City standards as in D.1. above. No tree removal will occur without the City's authorization through an approved Type C Tree Removal Permit and associated approval through this Site Design Review process.

C. APPENDICES

A: City Planning's Conditional Use Permit Follow Up Notes
B: PGE Memo (No Property Owners Signatures Required)
C: Vicinity Map
D: Site Development Plan Overview
E: Erosion & Sediment Control Plan (Served as site plan for the purpose of this land use review)
F: Photo Visualization (Showing existing and proposed viewpoint views)
G: Wetland Delineation Report
H: Type C Tree Removal Permit Memo
I: Procedure for Raising Height of Existing Lattice Tower

DAVID EVANS
AND ASSOCIATES INC.

MEMORANDUM

DATE: April 21, 2026

TO: Sarah Pearlman, Assistant Planner
City of Wilsonville Planning Department

FROM: Meredith Jordan, David Evans and Associates, Inc. (DEA)

SUBJECT: Type C Tree Removal Permit for Portland General Electric (PGE) Pearl-Sherwood 230 kV Transmission Line Project

CC: Izzy Weaver, PGE; Cody Jura, PGE; Corey Carlson-Ham, PGE; Meredith Armstrong, PGE; Jiin Brunke, DEA; Ethan Rosenthal, DEA

1. Project Overview and Background

Portland General Electric (PGE) is proposing maintenance along their existing 230kV transmission line between their Pearl and Sherwood Substations. This maintenance work will involve reconductoring existing poles, as well as the installation of new poles and new transmission lines within existing PGE utility easements. The 4.86-mile corridor extends through rural and urban properties, generally extending southeast from PGE's Sherwood Substation in the City of Sherwood through rural Washington County, the City of Tualatin, and the City of Wilsonville where it terminates at Bonneville Power Administration's (BPA) Pearl Substation.

This Type C Tree Removal Permit narrative is intended as a concurrent submittal in support of a Site Design Review for this maintenance project, as required by the City of Wilsonville. Additional details on the purpose and need for this project can be found in the Site Design Review and Conditional Use Review applications recently submitted.

The initial submittal of this Type C Tree Removal Permit application, included as part of the submittal dated October 31, 2025, proposed the removal of 12 trees in total. However, upon further review, and to balance the strong desire to preserve trees with safety considerations of the proposed line replacement, it was determined that the originally proposed 12 trees to be removed could be reduced to just six trees. The six trees previously proposed for removal that will now be retained will require pruning. This updated memo therefore reflects this reduction in tree impacts and addresses the comments from the City of Wilsonville for additional information following the October 2025 submittal.

McLoughlin-Pearl-Sherwood 230 kV and Sherwood-Wilsonville 115 kV Line Locations:

The proposed PGE McLoughlin-Pearl-Sherwood 230 kV new poles and wire path has been developed in coordination with the Bonneville Power Administration (BPA) to align with their property boundaries and electrical grid requirements, as well as to maintain required electrical clearances to adjacent PGE facilities. Adjacent facilities include the PGE Sherwood-Wilsonville 115 kV transmission line and the existing 230 kV line that will become the PGE Pearl-Sherwood #3 transmission line. These required electrical clearances are established in the National Electric Safety Code (NESC), specifically Rule 233 "Clearances Between Wires,

2100 S River Parkway Suite 100 Portland Oregon 97201 Telephone: 503.223.6663 Facsimile: 503.223.2701

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Conductors, and Cables Carried on Different Support Structures", as well as in PGE's Transmission Line Design standards. PGE's Transmission Line Design standards dictate that a minimum vertical clearance of 11.5 feet must be maintained while the conductors are operating at maximum temperature and at rest from a 230 kV line to a 115 kV line, and 10.5 feet (230 kV to 115 kV) and 13 feet (230 kV to 230 kV) while the conductors are horizontally displaced due to wind (typically a 50 mph wind). The proposed new pole locations have been selected to comply with the NESC and PGE Transmission Line Design standards, as the new McLoughlin-Pearl-Sherwood pole locations and wire path are positioned between the existing PGE 230 kV and 115 kV transmission lines and thus the relative electrical clearance requirements must be adhered to for all operating and weather conditions.

Trees in Proximity to 230 kV and 115 kV Lines:

Six (6) existing trees (tree numbers 726 through 731) are within approximately 30 feet of the center of the proposed McLoughlin-Pearl-Sherwood 230 kV transmission line and fall within the PGE defined "Wire Zone" where vegetation height is restricted to a maximum height of 15 feet (Exhibit A, Tree Removal Plan). These specific trees in the "Wire Zone" and "Border Zone" are positioned at distances that do not comply with PGE's vegetation management policy and ANSI Part 7 standards (see Figure 1, below).

The remaining six (6) trees (tree numbers 732 through 737) are approximately 65-foot-tall Douglas Fir trees within 60 – 100 feet from the center of the McLoughlin-Pearl-Sherwood transmission line. Targeted pruning and height reduction will be performed on these six trees in accordance with ANSI A300 (Part 7) and PGE policy to achieve the required clearance, eliminate danger-tree risk, and maintain long-term tree health and stability. This includes directional pruning and crown reduction to restrict mature height to no more than 35 ft while preserving structural integrity and aesthetic value. These measures are anticipated to adequately mitigate any potential for windthrow or encroachment at this time (Exhibit B, Arborist Report).

2. Tree Removals

The necessary tree removals are focused on the six trees on tax lot 3S102CD00500 located at 9445 SW Ridder Road, where three new poles are proposed for installation as part of this project, as indicated in the image below and in Exhibit A, Tree Removal Plan. The new poles proposed for installation, 3102C-126 and 130, require tree removal, as the related transmission lines will be located within the wire zone of the McLoughlin-Pearl-Sherwood 230 kV transmission line, which is defined as follows, and per the graphic below from PGE's Transmission Vegetation Management Policy:

> Wire zone: the area within 30 feet of either side of the center of the transmission line. Depending on required ground clearances, vegetation in the wire zone is restricted to a maximum height of 15 feet at maturity. The position of the wires is continuously changing due to weather and operating conditions, and at no time will vegetation encroach within 10 feet of the wires.

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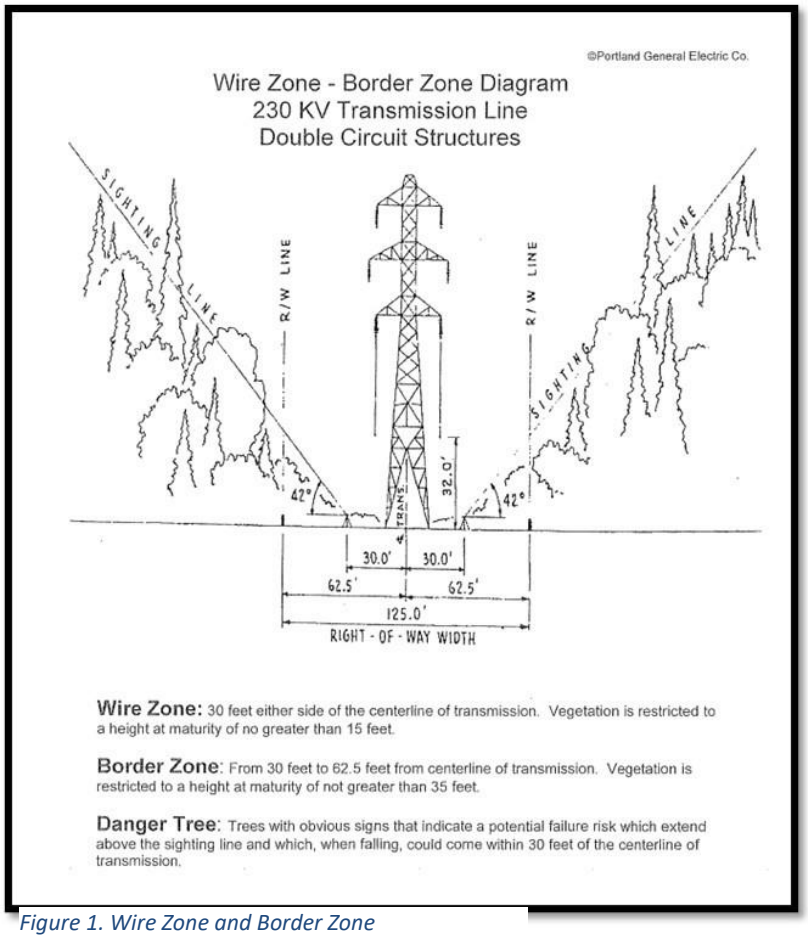


Figure 1. Wire Zone and Border Zone

An important consideration with transmission lines is the potential for horizontal conductor displacement, which occurs during wind events, and essentially means that the transmission lines can swing outward on a horizontal path due to increased sag in the lines (as lines sag more in warmer summer conditions) as well as in winter, when ice can weigh down the conductors and, when paired with wind, causes significant horizonal displacement of these transmission lines, which then become a serious hazard when vegetation encroaches into the utility corridor. PGE's vegetation management standards are consistent with the National Electric Safety Code (NESC) Rule 218 (Vegetation Management) that requires that vegetation capable of damaging supply conductors be pruned or removed, considering line voltage class, growth rates, failure potential, conductor movement, and site-specific conditions. Further, American National Standards Institute (ANSI) A300 Part 7, mandates that vegetation be cleared from the transmission path to ensure safety and reliability. Last, these trees' position in the wire zone necessitates removal to comply with Wilsonville Code Section 4.610.10 (.01) H

DATE: April 21, 2026

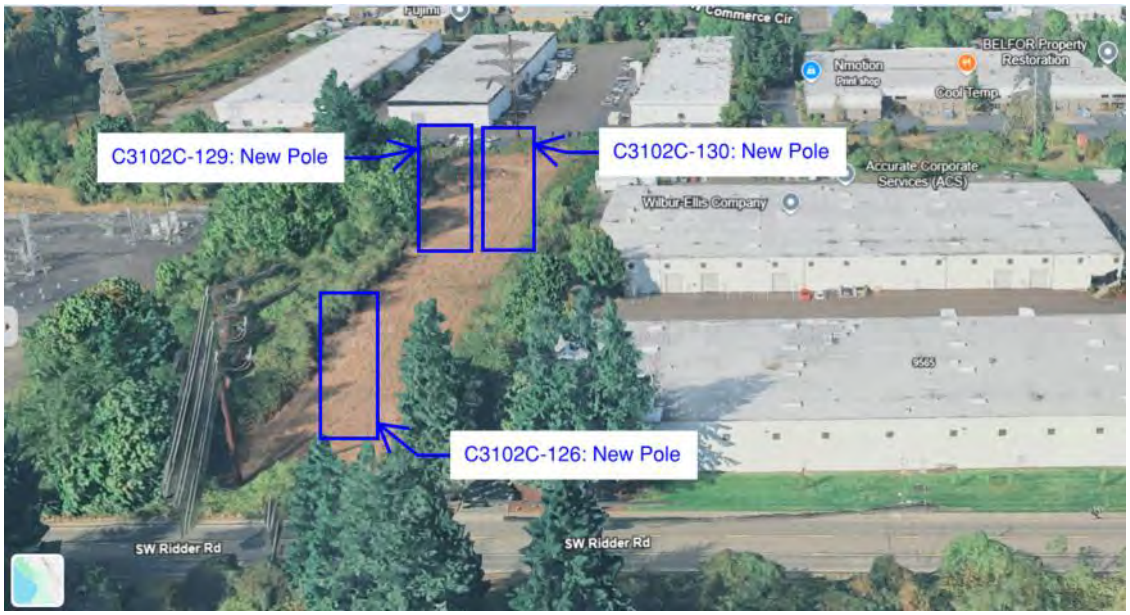
FROM: Meredith Jordan, David Evans and Associates, Inc. (DEA)

TO: Sarah Pearlman

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(*interference with utility work in a previously dedicated right-of-way*). Trees 726 through 731 Trees 726–731 appear to satisfy the City's removal criteria under WMC 4.610.10.01.H.3. (Interference).

These existing transmission poles and proposed new poles and their associated lines are located adjacent to established PGE transmission easements, as attached (Exhibit D, Easements). Per the easement language, PGE has the right to "top, limb or fell all growing and dead trees and snags located on land owned by the Grantors, *adjacent* to the above-described right of way…In addition the Grantee shall have the future right top, limb or fell all growing and dead trees and snags which shall in Grantee's estimation become danger trees in the future."



The six trees proposed for removal are as follows:

Tree #	Species	DBH	Health	Structure	Canopy	Height	Age Class
726	Douglas Fir (*Pseudotsuga menziesii*)	22	4	4	28	87	Mature
727	Douglas Fir (*Pseudotsuga menziesii*)	23	4	4	29	92	Mature
728	Maple (*Acer spp.)*	14	4	3	18	32	Mature
729	Pear (*Pyrus calleryana*)	12	3	3	15	15	Mature
730	Maple (*Acer spp.)*	12	3	3	15	24	Mature
731	Sweet Cherry (*Prunus avium*)	20	3	4	25	40	Mature

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SUBJECT: Type C Tree Removal Permit for Portland General Electric (PGE) Pearl-Sherwood 230 kV Transmission Line Project

3. Tree Protection

This project will not require tree protection within the City of Wilsonville, as the proposed work areas, as indicated on Exhibit A, will require complete tree removal in order to comply both with Wilsonville Code Section 4.610.10 (01) H, but also to meet NESC and ANSI Tree Care Standards. The primary hazard stems from the trees' close proximity to the new transmission lines. According to ANSI A300 Part 7 standards, trees located within certain zones around utility lines must be managed to ensure safety and reliability of electrical service. The trees in question are positioned within the aforementioned wire and border zones that do not comply with these clearance standards, potentially leading to:

- *Electrical Hazards*: Branches or entire trees falling onto power lines could cause short circuits, power outages, or even fires, especially during high winds or storms.
- *Safety Concerns for Maintenance Personnel:* The need for regular maintenance of the lines would require personnel to work in close proximity to these trees, increasing the risk of accidents due to falling limbs or branches.

As further detailed in the Arborist Report (Exhibit B), trees 732–737 (Border Zone) will be retained, and their critical root zones will not be impacted by this maintenance work, nor by the other tree removals described above. Therefore, this requirement of the Type C Permit is met.

4. Tree Mitigation

Due to the aforementioned safety and code standards, replanting of trees within or along PGE's easement is not possible. While PGE has identified a southern portion of tax lot 3S102CD00500 along SW Ridder Road that could be used to partially mitigate for the proposed removal of the six trees (identified on Exhibit A), the property owner of this tax lot has stated that they do not support the replanting of any trees at this location, therefore this location is not ideal due to lack of property owner support, as documented in Exhibit C, Property Owner Communication. Similarly, replanting trees within the Bonneville Power Administration (BPA) easement is likewise not supported by the easement holder (and for the same reasons that PGE cannot safely replant trees within and alongside its own easements).

As mitigation requires a 2:1 replacement, PGE proposes a contribution to the City Tree Fund in accordance with Wilsonville Code Section *4.620.00.06 – City Tree Fund* that could meet mitigation requirements at a proposed contribution of $12,000.

Please let us know if any further information is needed in support of this Type C Tree Removal Permit, and of the City's determination regarding tree removal mitigation.

Sincerely,

DATE:	April 21, 2026	FROM:	Meredith Jordan, David Evans and Associates, Inc. (DEA)
TO:	Sarah Pearlman	SUBJECT:	Type C Tree Removal Permit for Portland General Electric (PGE) Pearl-Sherwood 230 kV Transmission Line Project

Meredith Jordan, Environmental Specialist, DEA

Meredith.Jordan@deainc.com | 503.927-1779

Attachments/Enclosures: Exhibit A, Tree Removal Plan; Exhibit B, Arborist Report; Exhibit C, Property Owner Communication; Exhibit D, Easement; Exhibit E, Mitigation Fee in Lieu Request

EXHIBIT A: TREE REMOVAL AND REPLANTING PLAN

EXHIBIT B: ARBORIST REPORT

EXHIBIT C: PROPERTY OWNER COMMUNICATION

EXHIBIT D: EASEMENT

EXHIBIT E: MITIGATION FEE IN LIEU REQUEST

Memorandum May 22, 2026

To:

City of Wilsonville Planning Division
City Hall - 1st Floor
29799 SW Town Center Loop E
Wilsonville, OR 97070

From:

Integrated Arboricultural Solutions
P.O.Box 68012
Portland, OR 97267

RE: Arborist Response - (PGE Pearl-Sherwood 230kV)

Dear Planning Staff,

Thank you for the additional feedback provided through Portland General Electric (PGE). This letter and the attached table provide the data and assessment information requested under Item 5 of the incomplete-application notice.

1. Critical Root Zones and Tree Distances

The table attached to this letter presents the 12 inventoried trees. Critical Root Zone (CRZ) radius follows ANSI standards (1 foot of radius per inch of DBH) and ISA best management practices. While the City of Wilsonville generally references the drip line as a CRZ marker, our assessment applies the enhanced functional root zone approach that better reflects actual root distribution and tree stability.

Vegetation management and utility clearance work proposed involve very minimal excavation at pole sites only. All preserved trees are located outside the project work zone. For the six trees proposed for removal (Trees 726–731), the CRZ remains non-factor because no excavation, grading, or construction activity will occur within or near their root zones. For the six retained trees (Trees 732–737), the CRZ is sufficiently outside any impacted area.

Distances to the proposed 230 kV centerline are being finalized by overlaying the PGE linework KMZ onto GIS; those precise measurements will be provided upon completion of that step.

2. Hazard-Tree Determination

Although the current health ratings are predominantly “4 = Good,” the trees qualify as danger trees / hazard trees under the National Electrical Safety Code (NESC Rule 218), ANSI A300 (Part 7), PGE's Transmission Vegetation Management Policy, and the Oregon Public Utilities Commission (OPUC) vegetation-management expectations.

Key standards

1. ANSI A300 (Part 7) Integrated Vegetation Management and ISA Best Management Practices for Utility Arboriculture and Tree Risk Assessment serve as the primary guiding standards for our analysis. These require systematic evaluation of tree location, species failure characteristics, structural defects, and potential for encroachment or windthrow in relation to energized conductors.
2. NESC Rule 218 (Vegetation Management) requires that vegetation capable of damaging supply conductors be pruned or removed, taking into account line voltage class, growth rates, failure potential, conductor movement, and site-specific conditions.
3. PGE Transmission Vegetation Management Policy aligns with NESC Rule 218 and applies the following standards:
    - **Wire Zone** (<30 ft from centerline): Vegetation height is restricted; any tree capable of encroachment must be removed.
    - **Border Zone** (30–62.5 ft): Height is restricted; danger trees outside the cleared ROW that could fall within 30 ft of centerline must be mitigated.
    - **Danger Tree definition**: Any tree, or significant part, with indicators of potential failure that could reach within 30 ft of the centerline.

Wilsonville Municipal Code 4.610.10.01.H.3

Trees 726–731 appear to satisfy the City's removal criteria under WMC 4.610.10.01.H.3 (Interference).

These six trees are located in the Wire Zone and directly interfere with utility work in a *previously dedicated right-of-way*. Preservation on site is not feasible.

Trees 732–737 (Border Zone) will be retained. Targeted pruning and height reduction will be performed in accordance with ANSI A300 (Part 7) and PGE policy to achieve the required clearance, eliminate danger-tree risk, and maintain long-term tree health and stability. This includes directional pruning and crown reduction to restrict mature height and spread to no more than 20 ft from the lowest conductor,while preserving structural integrity and aesthetic value. These measures are anticipated to adequately mitigate any potential for windthrow or encroachment at this time.

Risk Factors

1. Mature Douglas-firs in the Wire Zone have high windthrow potential under high winds or ice loading and are located in the direct wire path.
2. The area is prone to a wind tunnel effect, increasing stress placed on the trees in extreme weather events.
3. Targeted pruning and height reduction on Trees 732–737 will bring them into compliance with Border Zone height restrictions and reduce future hazard conditions.
4. For the trees proposed for removal (726–731), any attempt at preservation would require excessive crown reduction that would cause tree mortality.

Conclusion

Removal of Trees 726–731 is the only feasible option to ensure public safety, grid reliability, and compliance with NESC, ANSI, PGE, and WMC. Trees 732–737 will be retained with targeted pruning and height reduction to achieve full clearance and hazard mitigation. PGE continues to propose fee-in-lieu mitigation to the City Tree Fund, now calculated at $12,000 for 2:1 replacement on the six trees proposed for removal.

Sincerely,



Chris Whitman

Board Certified Master Arborist

ISA # WE-10291BU, TRAQ

Member, ASCA

Memorandum

April 19, 2026

To:

City of Wilsonville Planning Division
City Hall - 1st Floor
29799 SW Town Center Loop E
Wilsonville, OR 97070

From:

Integrated Arboricultural Solutions
P.O.Box 68012
Portland, OR 97267

RE: Request for Fee in Lieu of Mitigation for Tree Removal at 9685 SW Ridder Road

Dear Planner,

In relation to the arborist report for the property at 9685 SW Ridder Road (PGE Pearl-Sherwood 230 kV), Portland General Electric (PGE) requests to fulfill the tree mitigation requirements by paying a fee in lieu of direct mitigation for the removal of trees (Tree IDs 726-731). This request is made in accordance with Wilsonville Code section 4.620.00.06 - City Tree Fund, which allows for such an approach when on-site replacement is not feasible due to operational constraints of the 115 kV and 230 kV transmission line corridor.

PGE proposes a contribution of $12,000 to the City Tree Fund to support broader ecological efforts, based on a 2:1 replacement ratio for the six trees (12 trees total), with an estimated replacement value of $10,000–$12,000 for evergreens at a minimum 6-foot height and deciduous trees at a 2-inch caliper, including procurement, installation, and aftercare. Alternatively, if on-site or off-site planting is required, PGE is willing to plant 12 trees. Site limitations allow for up to three small to medium sized trees outside the wire and border zones at 9685 SW Ridder Road. The remainder (up to nine 6-foot Douglas firs and/or 2-inch caliper native deciduous species) could be planted at a city-approved off-site location.

Thank you for your consideration.

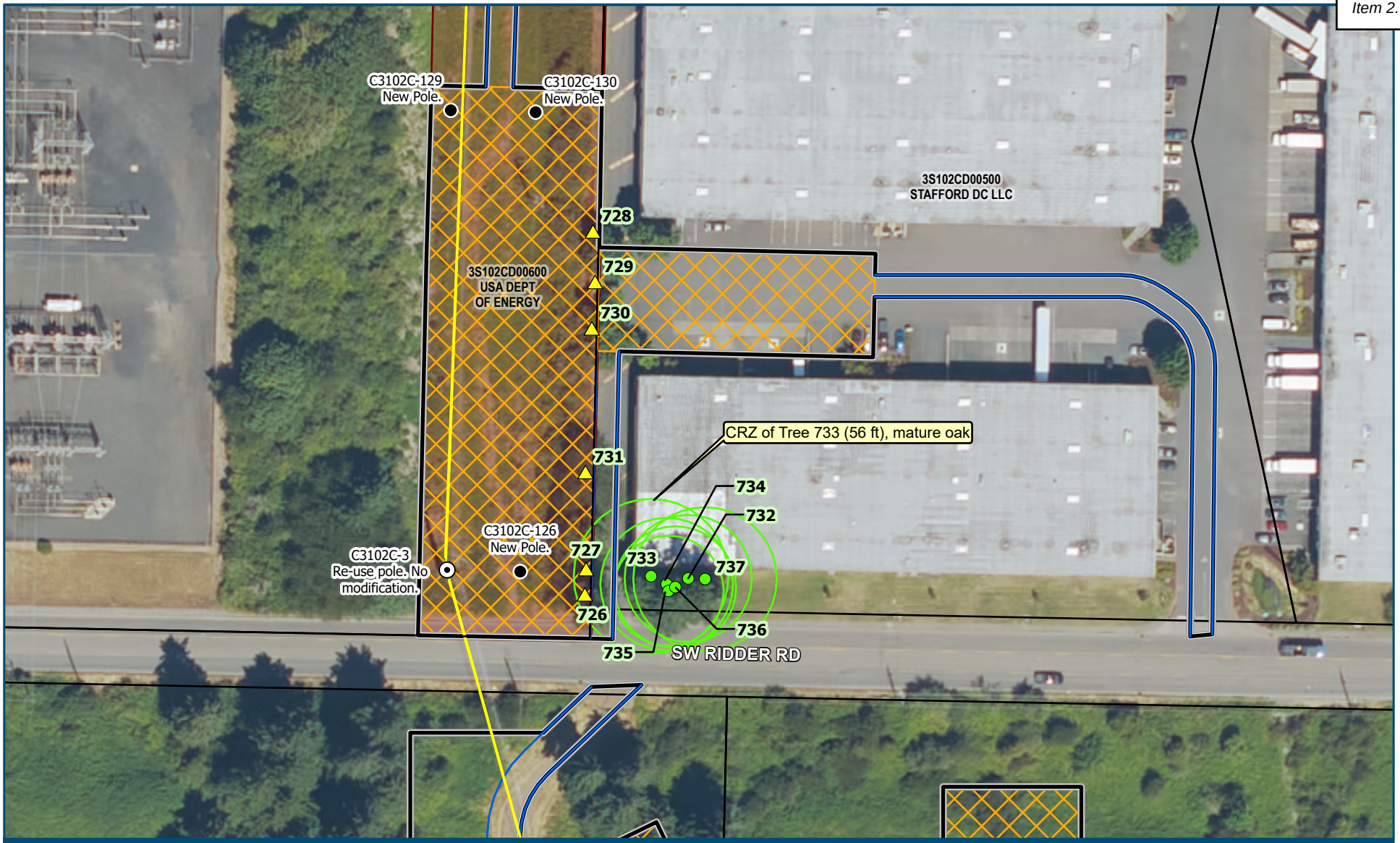


Chris Whitman

Board Certified Master Arborist

ISA # WE-10291BU, TRAQ

Member, ASCA



Portland General Electric (PGE) Pearl-Sherwood 230 kV Transmission Line Project

Exhibit A, Tree Removal and Replanting Plan

- Study Area
- Pearl-Sherwood 230kV Transmission Line
- New Pole
- Re-use Pole; No Modification
- Work Area
- Access Route
- Tree to be Retained
- Tree to be Removed
- Critical Root Zone (CRZ)
- Easement
- Tax Lot

0 75 150
Feet

4/27/2026

Sarah Pearlman

From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Tuesday, April 28, 2026 1:04 PM
To: Sarah Pearlman
Cc: Ethan Rosenthal
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Sarah,

We certainly can. I will ask my team member to start working on that shortly. In the meantime, the table below contains the distances (in feet) from the tress to the lines (yellow highlights). Thank you!

Tree	Pole C3102C-126	Pole C3102C-130	Pole C3102C-129	Distance to Lines
726	49	350	363	36
727	47	332	346	37
728	253	95	135	33
729	217	130	162	36
730	184	161	187	35
731	87	262	279	34

Sincerely,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Tuesday, April 28, 2026 12:58 PM
To: Jiin Brunke <Jiin.Brunke@deainc.com>

Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thank you so much! Could you share the distances for the trees proposed for retention as well? It could just be from Pole C3102C-126 and from the wires for the retained trees.

I am planning to send out the completeness notice this afternoon.

Thank you again,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Tuesday, April 28, 2026 11:17 AM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Sarah,

The table below shows the distances (**in feet**) from the poles to the trees. Currently, our team is still working on the distances from the lines to the trees. I will email them to you as soon as they are available. Definitely today. Thank you very much!

Tree #	Pole C3102C-126	Pole C3102C-130	Pole C3102C-129
726	49	350	363
727	47	332	346
728	253	95	135
729	217	130	162
730	184	161	187
731	87	262	279

Sincerely,

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Monday, April 27, 2026 2:21 PM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Thank you Jiin!

I'll look at times for myself and our Senior Planner to meet to discuss the remaining 6 trees. That won't be a completeness item, so we can do that after the application is complete. Did you have those distances of the trees to the lines handy by chance or would it be best to measure from the updated plan?

Thank you!
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Monday, April 27, 2026 2:06 PM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Sarah,

You are right about the scale. My apologies! We just updated the Exhibit A and the revised version is attached in this email.

We would like to meet with you and talk about the remaining 6 trees. When are you available? Please let me know. Thank you!

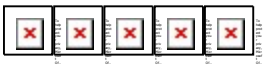
Sincerely,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Monday, April 27, 2026 11:55 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thanks again for your work to get this resubmitted. I have a hopefully quick question as I'm wrapping up my review for completeness. Do you have the distances of the trees proposed for removal from the new poles and lines?

I saw the arborist's report mentioned that was still in progress and I see the Tree Removal Plan (Exhibit A) shows the trees in relation to the easement, but it seems like the scale may be off since it's showing over 100' to the closest Doug fir and know they're closer than that. This info would really help me make the necessary findings in the staff report for the tree removal, especially related to the helpful information provided about wire and border zone widths. I am planning to issue completeness tomorrow, so if you could send over that information today/tomorrow that would be very helpful.

I also wanted to see about setting up a time to talk about the proposed crown/height reduction on the remaining 6 trees so staff can better understand what is proposed.

Thank you,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Sarah Pearlman
Sent: Thursday, April 23, 2026 10:30 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Thank you Jiin,

It looks like those came through.

Thank you again,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Wednesday, April 22, 2026 12:57 PM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Sarah,

I just uploaded the easement documents discussed and shared between Miranda and Meredith. Please let me know if you can see them on the portal. Thank you!

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com
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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Wednesday, April 22, 2026 9:58 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thank you! We'll finish our review in the next week, but I did have a quick question as I start to look over the submittal. A while back you shared an email from Meredith Armstrong with various easements attached. Did you intend to include these easements with your resubmittal? Or maybe I just haven't gotten to that document yet?

Thank you!
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Wednesday, April 22, 2026 9:30 AM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Sarah,

(Welcome back!)
That's awesome. Thanks for the confirmation! Is there anything else we/applicant need to do?

Thank you,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Wednesday, April 22, 2026 9:17 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>; Planning <planning@wilsonvilleoregon.gov>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thank you so much for getting those materials resubmitted. It looks like 11 files were uploaded yesterday.

Thank you again,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Wednesday, April 22, 2026 9:09 AM
To: Planning <planning@wilsonvilleoregon.gov>
Subject: FW: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Wilsonville Planning Division,

Could you please let me know whether all the incompleteness items I uploaded yesterday were received by your team? Thank you!

Sincerely,

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Jiin Brunke
Sent: Tuesday, April 21, 2026 1:51 PM
To: 'rybold@wilsonvilleoregon.gov' <rybold@wilsonvilleoregon.gov>; 'cmyers@wilsonvilleoregon.gov' <cmyers@wilsonvilleoregon.gov>
Subject: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Kim and Chris,

I just resubmitted the required incompleteness materials through the City Portal and wanted to confirm that all files were successfully uploaded and received on your end. There should be a total of 11 files uploaded. Please let me know if you are seeing all of them. I just want to make sure everything came through correctly. Thank you in advance for your help.

Sincerely,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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Sarah Pearlman

From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Tuesday, April 28, 2026 1:27 PM
To: Sarah Pearlman
Cc: Ethan Rosenthal
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Sarah,

Here are the distances from the retained tress. Thank you for reviewing our materials!

Tree	Distance to Pole C3102C-126	Distance to Lines
732	122	111
733	95	84
734	106	95
735	108	97
736	113	102
737	134	123

Sincerely,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Tuesday, April 28, 2026 12:58 PM
To: Jiin Brunke <Jiin.Brunke@deainc.com>

Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thank you so much! Could you share the distances for the trees proposed for retention as well? It could just be from Pole C3102C-126 and from the wires for the retained trees.

I am planning to send out the completeness notice this afternoon.

Thank you again,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

WILSONVILLE
OREGON

29799 SW Town Center Loop East, Wilsonville, OR 97070

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Please update your bookmarks to this URL: **https://www.wilsonvilleoregon.gov/Online-Portal**

From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Tuesday, April 28, 2026 11:17 AM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Sarah,

The table below shows the distances (**in feet**) from the poles to the trees. Currently, our team is still working on the distances from the lines to the trees. I will email them to you as soon as they are available. Definitely today. Thank you very much!

Tree #	Pole C3102C-126	Pole C3102C-130	Pole C3102C-129
726	49	350	363
727	47	332	346
728	253	95	135
729	217	130	162
730	184	161	187
731	87	262	279

Sincerely,

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Monday, April 27, 2026 2:21 PM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Thank you Jiin!

I'll look at times for myself and our Senior Planner to meet to discuss the remaining 6 trees. That won't be a completeness item, so we can do that after the application is complete. Did you have those distances of the trees to the lines handy by chance or would it be best to measure from the updated plan?

Thank you!
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Monday, April 27, 2026 2:06 PM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Cc: Ethan Rosenthal <Ethan.Rosenthal@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Sarah,

You are right about the scale. My apologies! We just updated the Exhibit A and the revised version is attached in this email.

We would like to meet with you and talk about the remaining 6 trees. When are you available? Please let me know. Thank you!

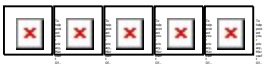
Sincerely,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Monday, April 27, 2026 11:55 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thanks again for your work to get this resubmitted. I have a hopefully quick question as I'm wrapping up my review for completeness. Do you have the distances of the trees proposed for removal from the new poles and lines?

I saw the arborist's report mentioned that was still in progress and I see the Tree Removal Plan (Exhibit A) shows the trees in relation to the easement, but it seems like the scale may be off since it's showing over 100' to the closest Doug fir and know they're closer than that. This info would really help me make the necessary findings in the staff report for the tree removal, especially related to the helpful information provided about wire and border zone widths. I am planning to issue completeness tomorrow, so if you could send over that information today/tomorrow that would be very helpful.

I also wanted to see about setting up a time to talk about the proposed crown/height reduction on the remaining 6 trees so staff can better understand what is proposed.

Thank you,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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Please update your bookmarks to this URL: **https://www.wilsonvilleoregon.gov/Online-Portal**

From: Sarah Pearlman
Sent: Thursday, April 23, 2026 10:30 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Thank you Jiin,

It looks like those came through.

Thank you again,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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Please update your bookmarks to this URL: **https://www.wilsonvilleoregon.gov/Online-Portal**

From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Wednesday, April 22, 2026 12:57 PM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Sarah,

I just uploaded the easement documents discussed and shared between Miranda and Meredith. Please let me know if you can see them on the portal. Thank you!

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com
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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Wednesday, April 22, 2026 9:58 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thank you! We'll finish our review in the next week, but I did have a quick question as I start to look over the submittal. A while back you shared an email from Meredith Armstrong with various easements attached. Did you intend to include these easements with your resubmittal? Or maybe I just haven't gotten to that document yet?

Thank you!
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Wednesday, April 22, 2026 9:30 AM
To: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Sarah,

(Welcome back!)
That's awesome. Thanks for the confirmation! Is there anything else we/applicant need to do?

Thank you,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Sarah Pearlman <spearlman@wilsonvilleoregon.gov>
Sent: Wednesday, April 22, 2026 9:17 AM
To: Jiin Brunke <Jiin.Brunke@deainc.com>; Planning <planning@wilsonvilleoregon.gov>
Subject: RE: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hi Jiin,

Thank you so much for getting those materials resubmitted. It looks like 11 files were uploaded yesterday.

Thank you again,
Sarah Pearlman *(she/her/ella)*
Associate Planner
City of Wilsonville
Office: 503.570.1573
spearlman@wilsonvilleoregon.gov
www.wilsonvilleoregon.gov

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Please update your bookmarks to this URL: **https://www.wilsonvilleoregon.gov/Online-Portal**

From: Jiin Brunke <Jiin.Brunke@deainc.com>
Sent: Wednesday, April 22, 2026 9:09 AM
To: Planning <planning@wilsonvilleoregon.gov>
Subject: FW: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Wilsonville Planning Division,

Could you please let me know whether all the incompleteness items I uploaded yesterday were received by your team? Thank you!

Sincerely,

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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From: Jiin Brunke
Sent: Tuesday, April 21, 2026 1:51 PM
To: 'rybold@wilsonvilleoregon.gov' <rybold@wilsonvilleoregon.gov>; 'cmyers@wilsonvilleoregon.gov' <cmyers@wilsonvilleoregon.gov>
Subject: (DB25-0007) PGE Pearl-Sherwood: Confirmation of Incompleteness Items Upload

Hello Kim and Chris,

I just resubmitted the required incompleteness materials through the City Portal and wanted to confirm that all files were successfully uploaded and received on your end. There should be a total of 11 files uploaded. Please let me know if you are seeing all of them. I just want to make sure everything came through correctly. Thank you in advance for your help.

Sincerely,
Jiin

Jiin Brunke, J.D. | Land Use / Environmental Planner, Water and Environment
David Evans and Associates, Inc.
2100 S River Parkway, Suite 100 | Portland, OR 97201 | www.deainc.com
d: 503.499.0479 | Cisco: 10479 | jiin.brunke@deainc.com

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Oregon
Tina Kotek, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 986-5200
FAX (503) 378-4844
www.oregon.gov/dsl

State Land Board

Tina Kotek
Governor

Tobias Read
Secretary of State

Elizabeth Steiner
State Treasurer

April 13, 2025

Portland General Electric
ATTN: Meredith Armstrong
121 SW Salmon Street
Portland OR 97204

Re: WD # 2024-0561 **Approved**
Wetland Delineation Report for PGE Pearl to Sherwood 230 kV Transmission Line Project, Washington County;
Many Tax Lots – See attached TLID Table; APP # 65478
Wilsonville Local Wetlands Inventory (W 3.02)

Dear Meredith Armstrong:

The Department of State Lands has reviewed the wetland delineation report prepared by David Evans and Associates. Inc. for the site referenced above. Please note that the study areas include only a portion of the tax lots described in the TLID Table (see the attached maps). Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in Figure 6, Sheets 1 - 15 of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study areas, six wetlands (Wetland 1 - 6) and two waterways (Rock Creek and Tapman Creek) were identified. Wetlands 1, 5, and 6 (totaling approximately 13.62 acres), Rock Creek and Tapman Creek are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

However, Rock Creek is an essential salmonid stream; therefore, fill or removal of any amount of material within the OHWL and the hydrologically-connected wetland (Wetland 1) may require a state permit. Wetlands 2, 3, and 4 are exempt per OAR 141-085-0515(7) and therefore, are not subject to current state Removal-Fill requirements.

This concurrence is for purposes of the state Removal-Fill Law only. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Wetland Ecologist for Washington County, Trevor Griffiths, at (971) 375-8886.

Sincerely,

Daniel Evans Digitally signed by Daniel Evans
Date: 2025.05.13 13:40:07
-07'00'

Daniel Evans, PWS
Wetland Ecology Specialist

Enclosures

ec: Phil Rickus, David Evans and Associates. Inc.
Washington County Planning Department
City of Sherwood Planning Department (Maps enclosed for refining LWI)
City of Wilsonville Planning Department (Maps enclosed for refining LWI)
Brittney Campos, Corps of Engineers
Mike DeBlasi, DSL
Lindsey Obermiller, Clean Water Services

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with applicable review fee, are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- **Under 50MB** - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov
- **50MB or larger** - A single unlocked PDF can be uploaded to DSL's Box.com website. After upload notify DSL by email at: wetland.delineation@dsl.oregon.gov.
- OR a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- By credit card on DSL's epayment portal after receiving the unique file number from DSL's emailed confirmation.
- By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy OR attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:

Meredith Armstrong
Portland General Electric
121 SW Salmon Street
Portland, OR 97204

Business phone # (503) 816-8823
Mobile phone # (optional)
E-mail: meredith.armstrong@pgn.com

☐ Authorized Legal Agent, Name and Address (if different):

Business phone #
Mobile phone # (optional)
E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: Meredith Armstrong **Signature:** Meredith Armstrong Digitally signed by Meredith Armstrong Date: 2024.10.08 14:08:10 -07'00'

Date: 10/08/2024 Special instructions regarding site access:

Project and Site Information

Project Name: PGE Pearl to Sherwood 230 kV Transmission Line Project

Latitude: 45.369264, 45.330673 Longitude: -122.836367,-122.77

decimal degree - centroid of site or start & end points of linear project

Proposed Use:
Power line maintenance project with the goal to improve safety and performance

Tax Map # See attached
Tax Lot(s) See attached

Tax Map # See attached
Tax Lot(s) See attached

Project Street Address (or other descriptive location):
Linear project through Wilsonville, Tualatin, Sherwood, and rural Washington County

Township 2S Range 1W Section 29 QQ

Use separate sheet for additional tax and location information

City: Portland County: WA

Waterway: Mainly Rock Creek River Mile: N/A

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:

Phil Rickus, David Evans and Associates, Inc.
2100 S. River Parkway, Suite 100
Portland, Oregon 97210

Phone # (503) 407-8442
Mobile phone # (if applicable)
E-mail: prr@deainc.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.

Consultant Signature: Phil Rickus Date: 10/08/2024

Primary Contact for report review and site access is ☒ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present? ☒ Yes ☐ No Study Area size: 69.31 Total Wetland Acreage: 13.9000

Check Applicable Boxes Below

☐ R-F permit application submitted
☐ Mitigation bank site
☐ EFSC/ODOE Proj. Mgr:
☐ Wetland restoration/enhancement project (not mitigation)
☐ Previous delineation/application on parcel
If known, previous DSL # none

☒ Fee payment submitted $ 559
☐ Resubmittal of rejected report ($100)
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # Expiration date
☐ LWI shows wetlands or waters on parcel
Wetland ID code R2UBH, PEM1A, P

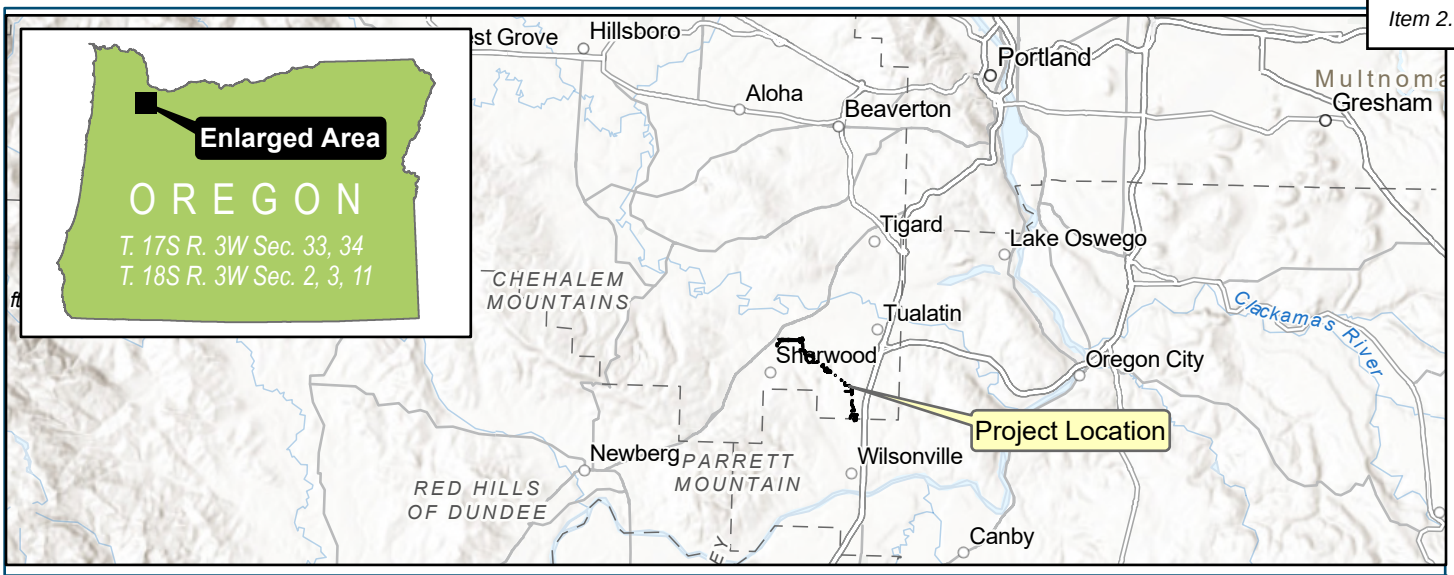
For Office Use Only

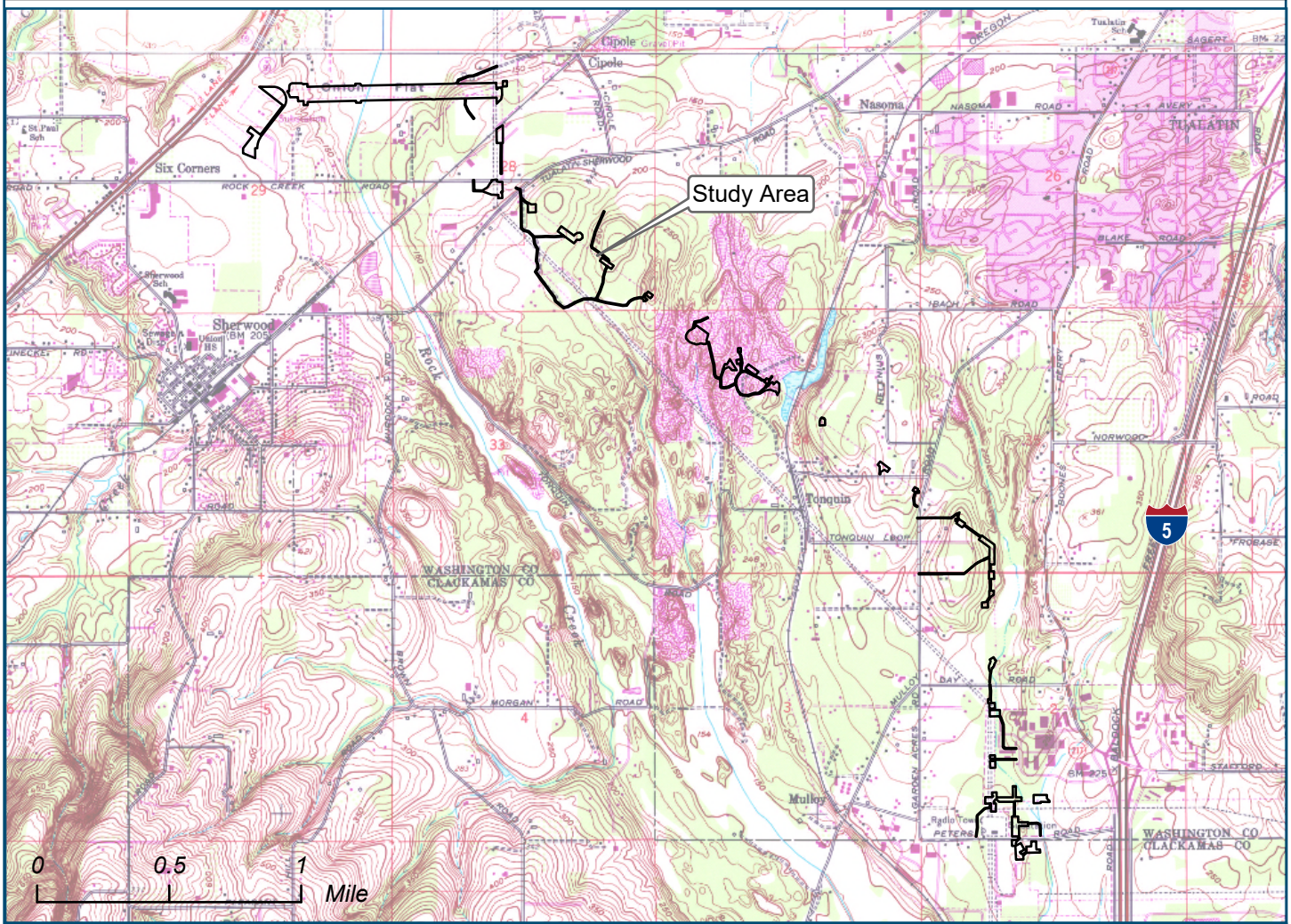
DSL Reviewer: CS Fee Paid Date: / / DSL WD # 2024-0561

Date Delineation Received: 10/ 11/ 2024 DSL App.#

TLID
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2S128D001100
2S128D001200
2S134DA00800
3S102B000790
3S102CD00600
3S102CD00700
31W11 02100
31W11 02200
2S128B000103
2S129A000100
2S134B000150
2S134B000200
2S134B000400
2S134B000850
3S102B001300
3S102B001500
3S102CD00500
2S128B001100
2S128BA00101
2S128BA00200
2S135CC00700
3S102B000104
2S129B000900
3S102B000102
2S128D000700
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3S102B000105
2S128D000602
2S128BA00100
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2S128B000101
2S128B000102
2S135CC00100
2S128C000801
2S134DA00300
2S128B000851
2S128B000900
2S135CC00500
2S128D000300
2S128D000500
3S102CD00303
3S102CD00304
3S102B000601
3S102CA00400
2S128C000701
3S102B001400
3S102CA00600
2S128BD00600
3S102B000106
2S135CD00300





Portland General Electric Pearl to Sherwood 230 kV Transmission Line

ESRI ArcGIS Online, USGS Historical Topographic Maps

Vicinity Map
Figure 1

9/24/2024

Path: P:\P\PGEX00008088\0600INFO\GS\PGEX8088 Pearl-Sherwood.aprx

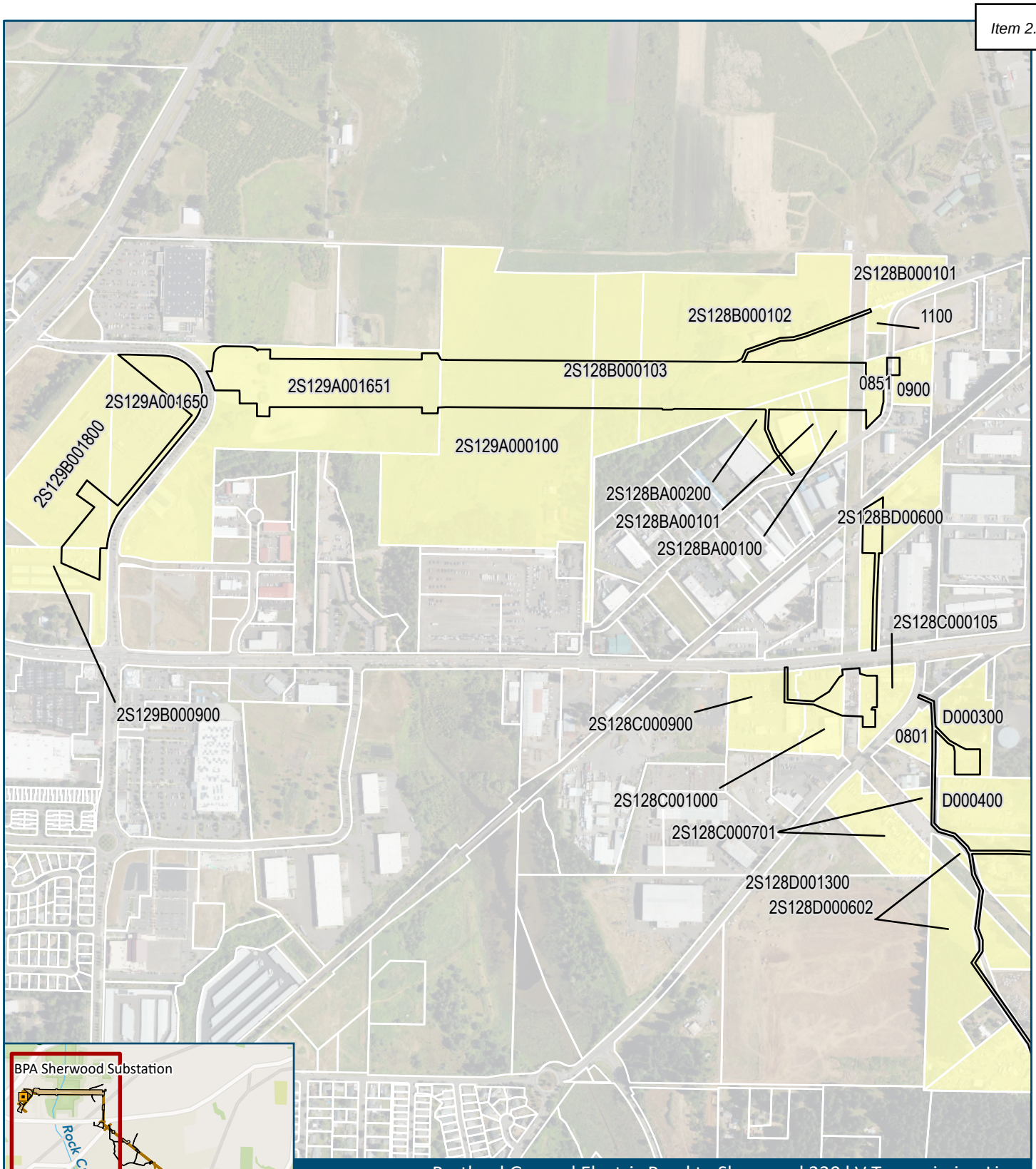
Table 1. Wetland Summary

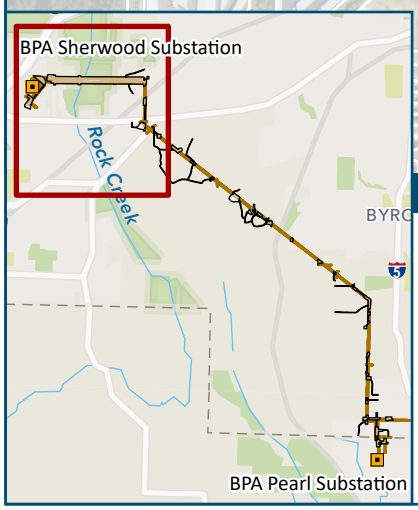
Wetland ID	Figure 6 Sheet #	Size in Study Area[1]	Cowardin Class[2]	HGM Class[3]	Sample Plots	Photo Points	Additional Information for JD
1	2	13.45	PEM	Slope/ DEP	W1-1, W1-3, W1-5	1 and 2	Large, generally level, reed canarygrass wetland within the TRNWR, drains to Rock Creek. Jurisdictional to DSL and USACE.
2	8	0.24	PEM	Slope/ DEP	W2-1	5	Wetland in a gravel mine, situated along a hillside cut by an old vegetated dirt/gravel access road. Non-jurisdictional to DSL; isolated and therefore potentially non-jurisdictional for USACE.
3	8	0.01	PEM	Slope/ DEP	W3-1	none	Wetland in a gravel mine, situated along a hillside cut along an old vegetated dirt/gravel access road. Non-jurisdictional to DSL; isolated and therefore potentially non-jurisdictional for USACE.
4	8	0.02	PEM	Slope/ DEP	W4-1	6	Wetland in a disturbed a gravel mine, situated at the base of a slope. Non-jurisdictional to DSL; isolated and therefore potentially non-jurisdictional for USACE.
5	12	0.08	PEM	Slope/ DEP	W5-1	8 and 9	A portion of the southern extent of a large wetland north of SW Day Road that forms the headwaters of Tapman Creek. Jurisdictional to DSL and USACE.
6	13, 14	0.09	PEM/ PSS	Slope/ DEP	W6-1	11 and 12	Wetland 6 lies at the base of fill slopes and connects to Tapman Creek by long culverts. Jurisdictional to DSL and USACE.
Total		**13.90**					

1-Size in study area is given in acres

2-Cowardin Class: PEM = palustrine emergent, PSS = palustrine scrub-shrub, (Cowardin et al. 1979)

3-HGM Class: DEP = depressional. A slash means that the wetland contains characteristics of multiple classes





Portland General Electric Pearl to Sherwood 230 kV Transmission Line

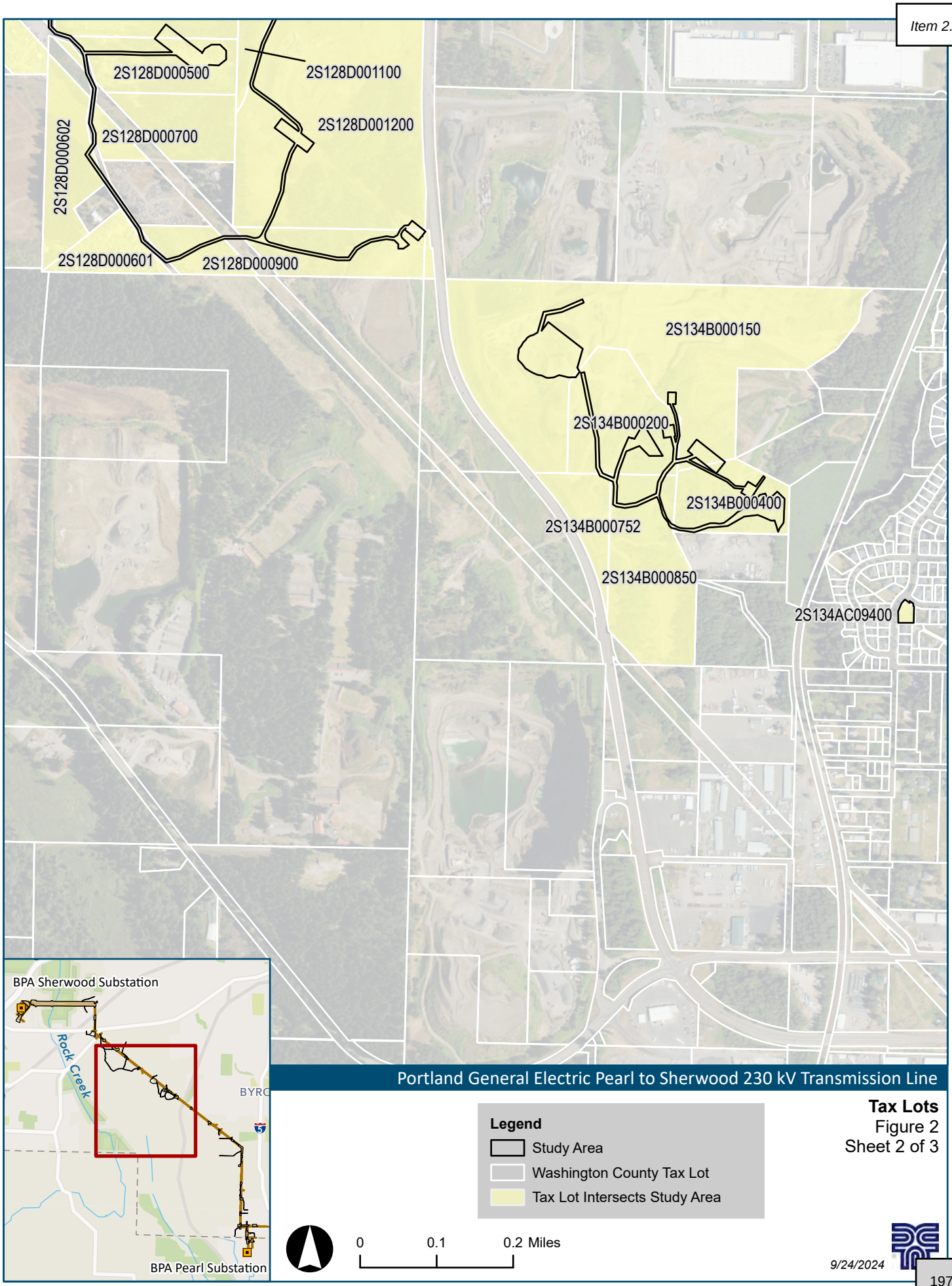
Legend
- Study Area
- Washington County Tax Lot
- Tax Lot Intersects Study Area

0 0.1 0.2 Miles

Tax Lots
Figure 2
Sheet 1 of 3

9/24/2024

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Portland General Electric Pearl to Sherwood 230 kV Transmission Line

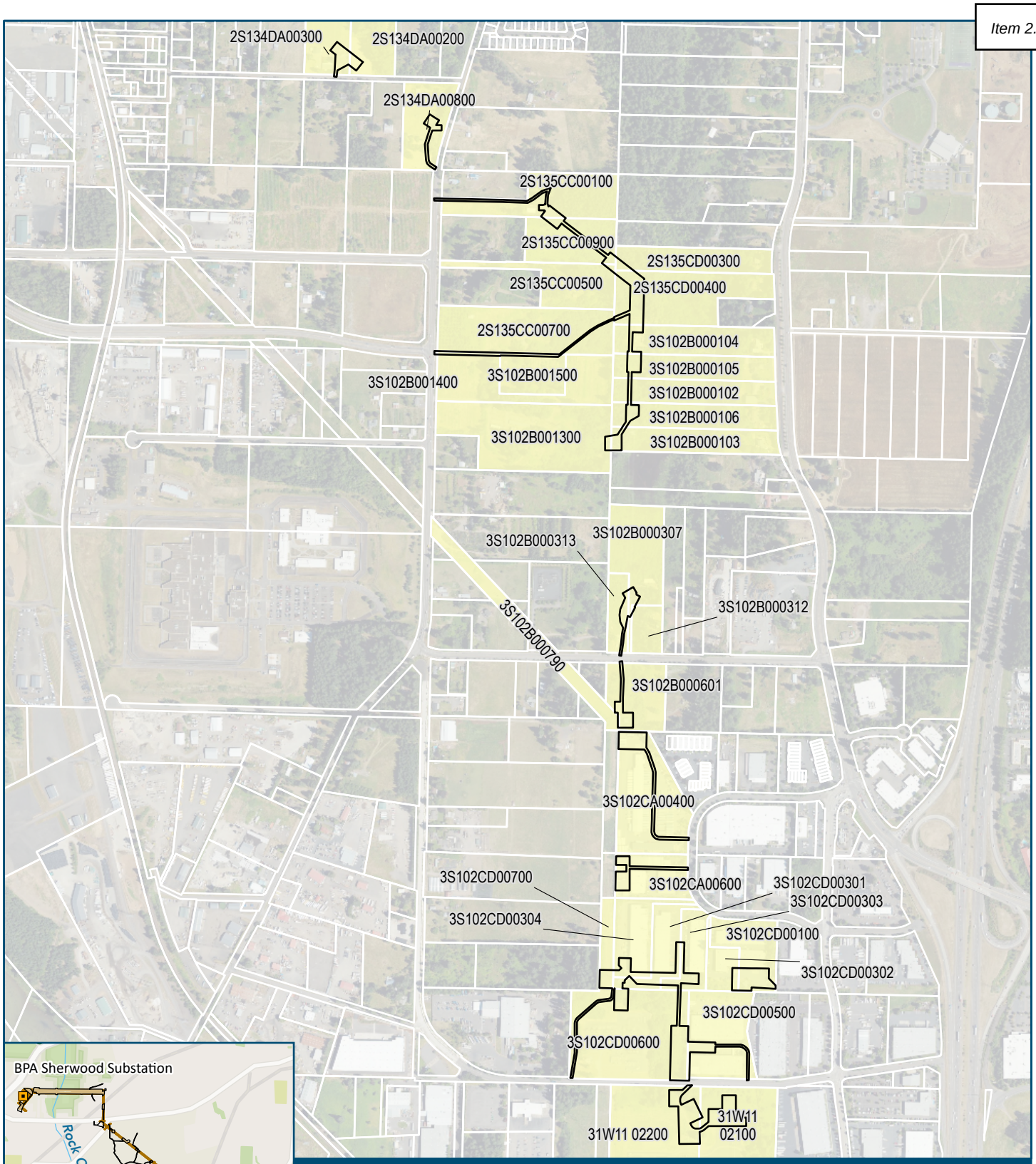
Legend
- Study Area
- Washington County Tax Lot
- Tax Lot Intersects Study Area

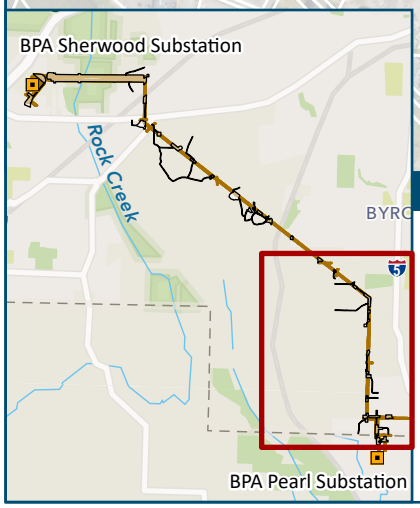
0 0.1 0.2 Miles

Tax Lots
Figure 2
Sheet 2 of 3

9/24/2024

Path: P:\P\PGEX00008088\0600INFO\GS\PGEX8088 Pearl-Sherwood.aprx





Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Legend
- Study Area
- Washington County Tax Lot
- Tax Lot Intersects Study Area

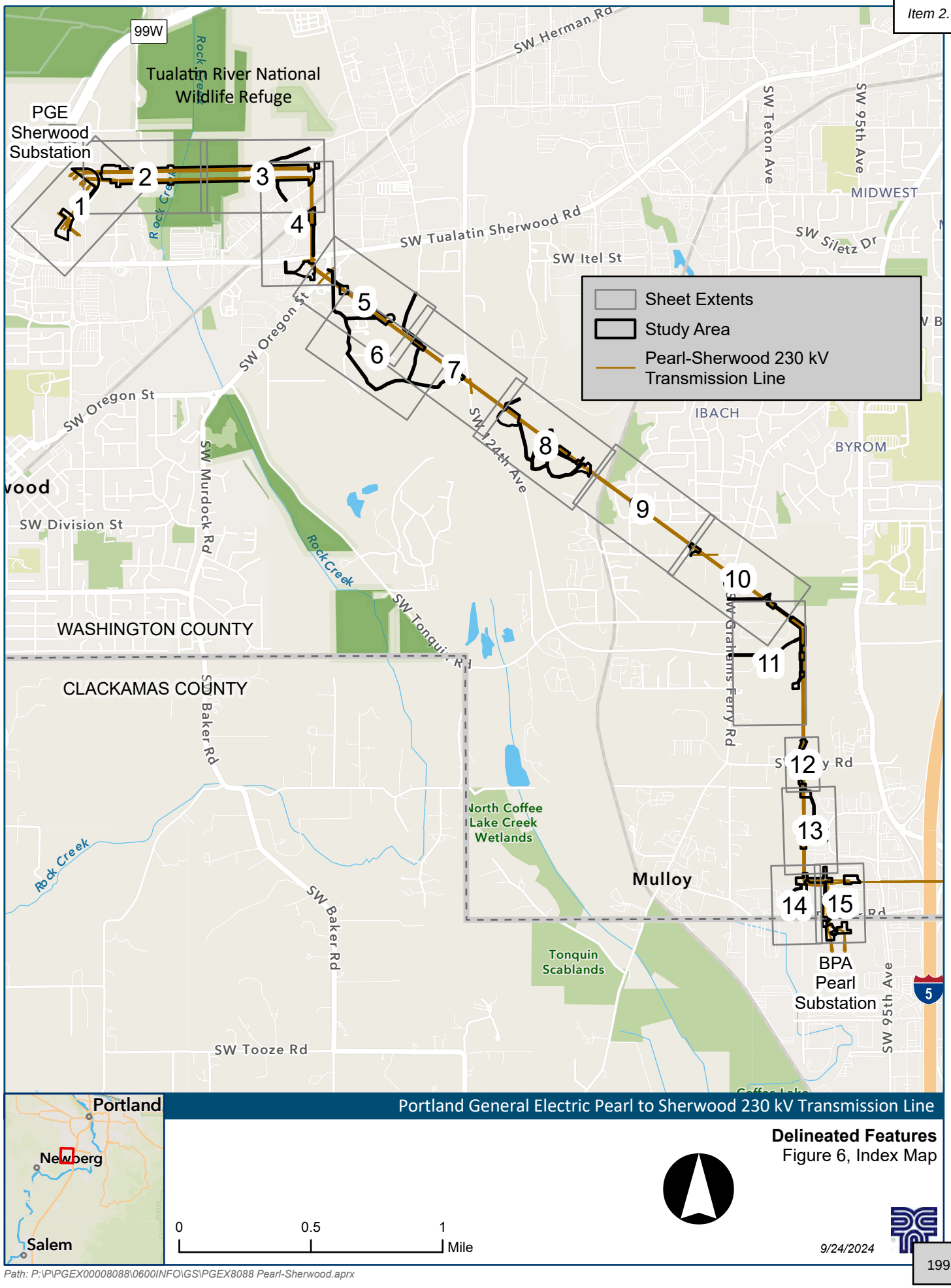
0 0.1 0.2 Miles

Tax Lots
Figure 2
Sheet 3 of 3

9/24/2024

Path: P:\P\PGEX00008088\0600INFO\GS\PGEX8088 Pearl-Sherwood.aprx

NOTICE: REPORTS ARE CONSIDERED DRAFT DOCUMENTS UNTIL REVIEW IS COMPLETED BY DSL. WETLAND MAPS MAY CHANGE AS A RESULT OF DSL REVIEW.



Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Delineated Features
Figure 6, Index Map

0 0.5 1 Mile

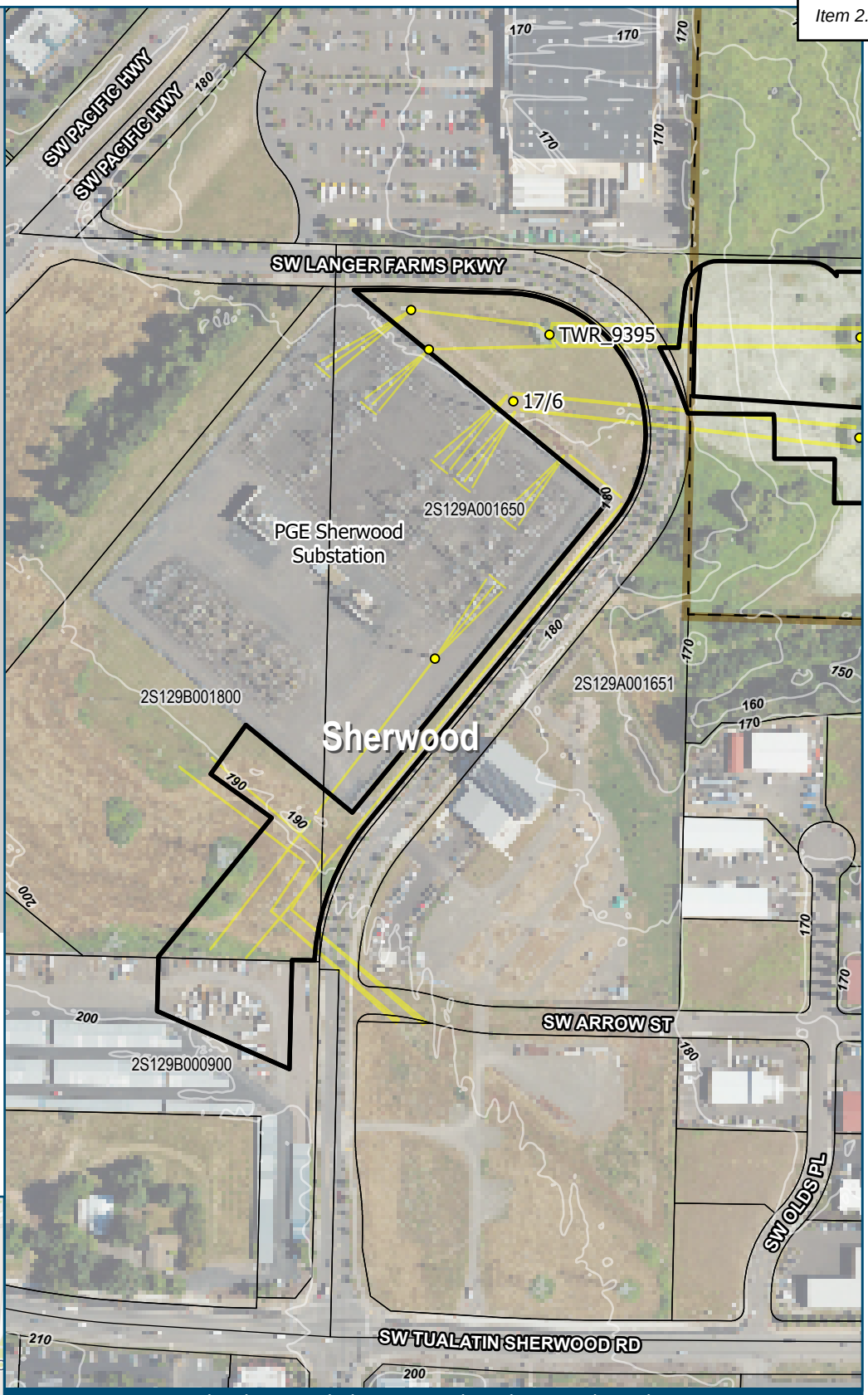
9/24/2024

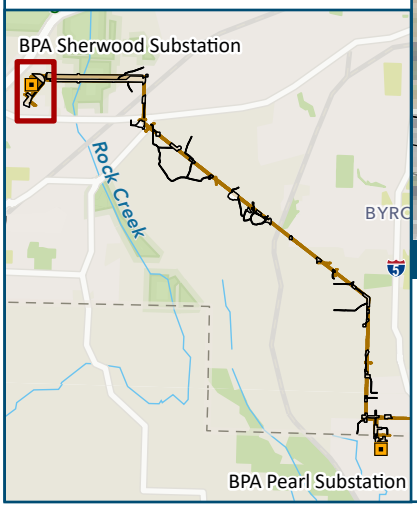
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Legend

- Study Area
- Pearl-Sherwood 230 kV Transmission Line
- Pole/Tower
- Tualatin River National Wildlife Refuge
- Ordinary High Water (OHW)
- Wetland
- Upland Data Plot
- Wetland Data Plot
- Culvert
- Photo Direction and Location
- Flow Direction
- Feature continues beyond Study Area
- CWS Service Area Boundary
- City Limits
- Washington County Tax Lot
- Major Contour (10' intervals)

0 250 500
Feet





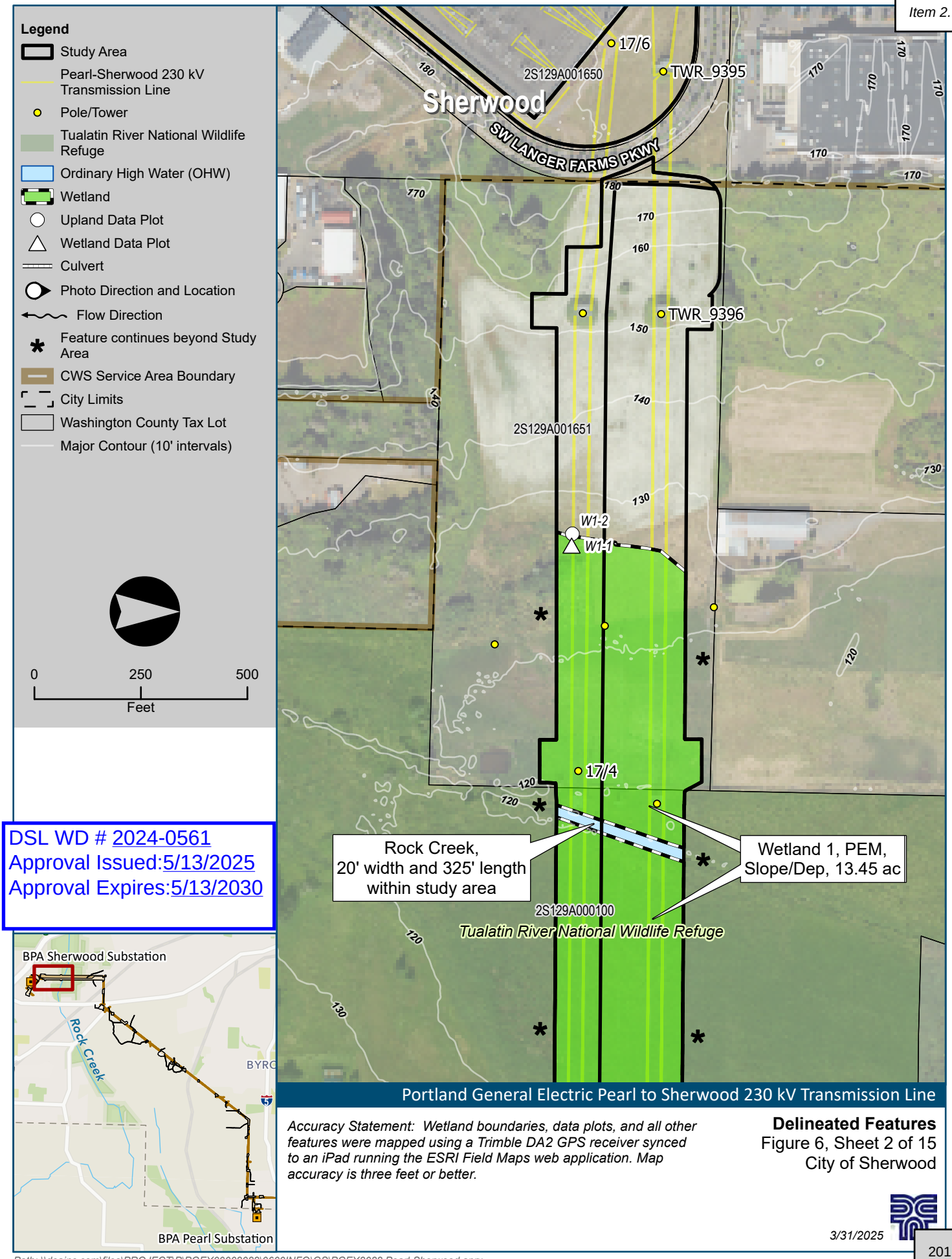
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 1 of 15
City of Sherwood

3/31/2025

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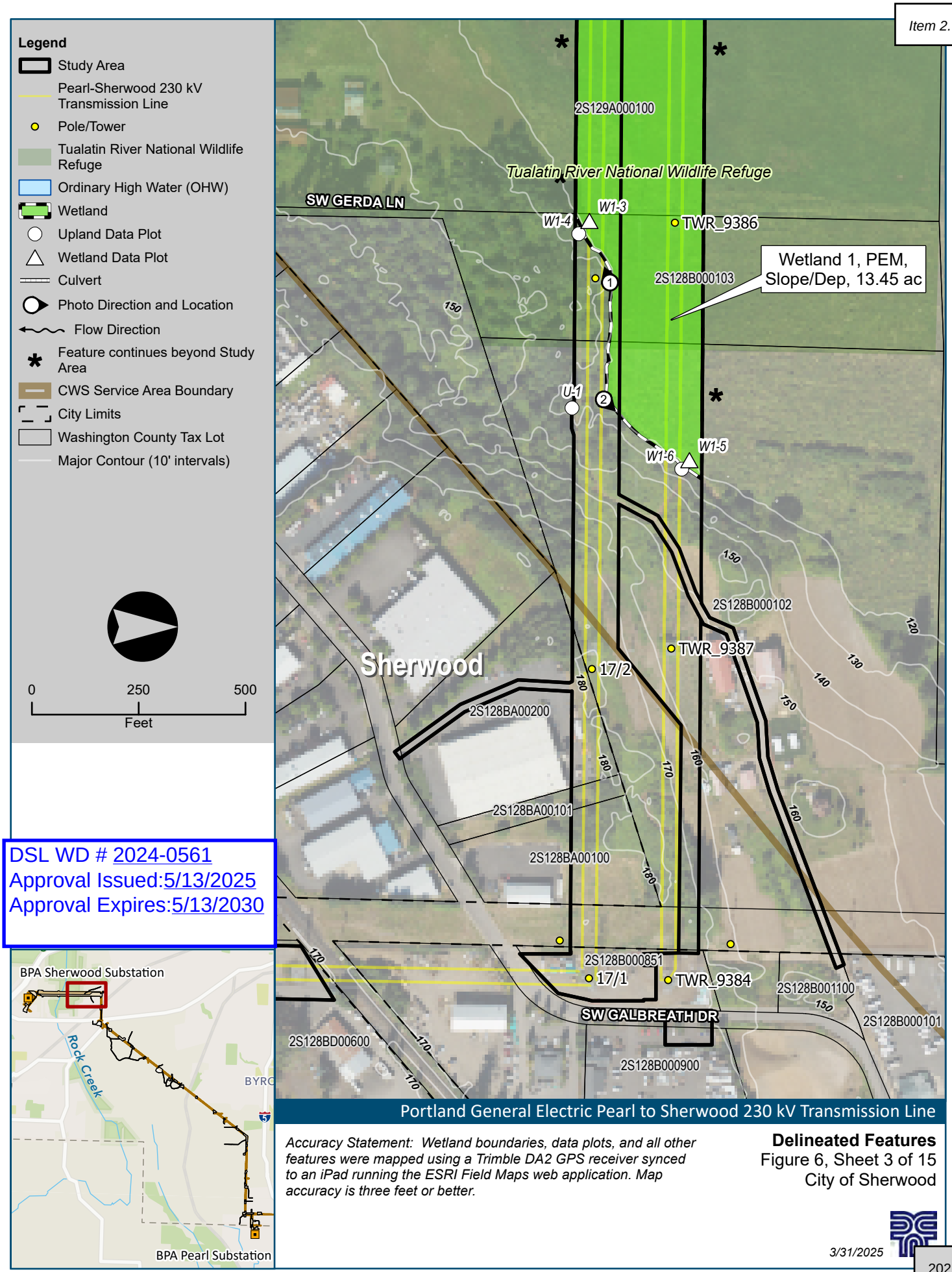
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 2 of 15
City of Sherwood

3/31/2025

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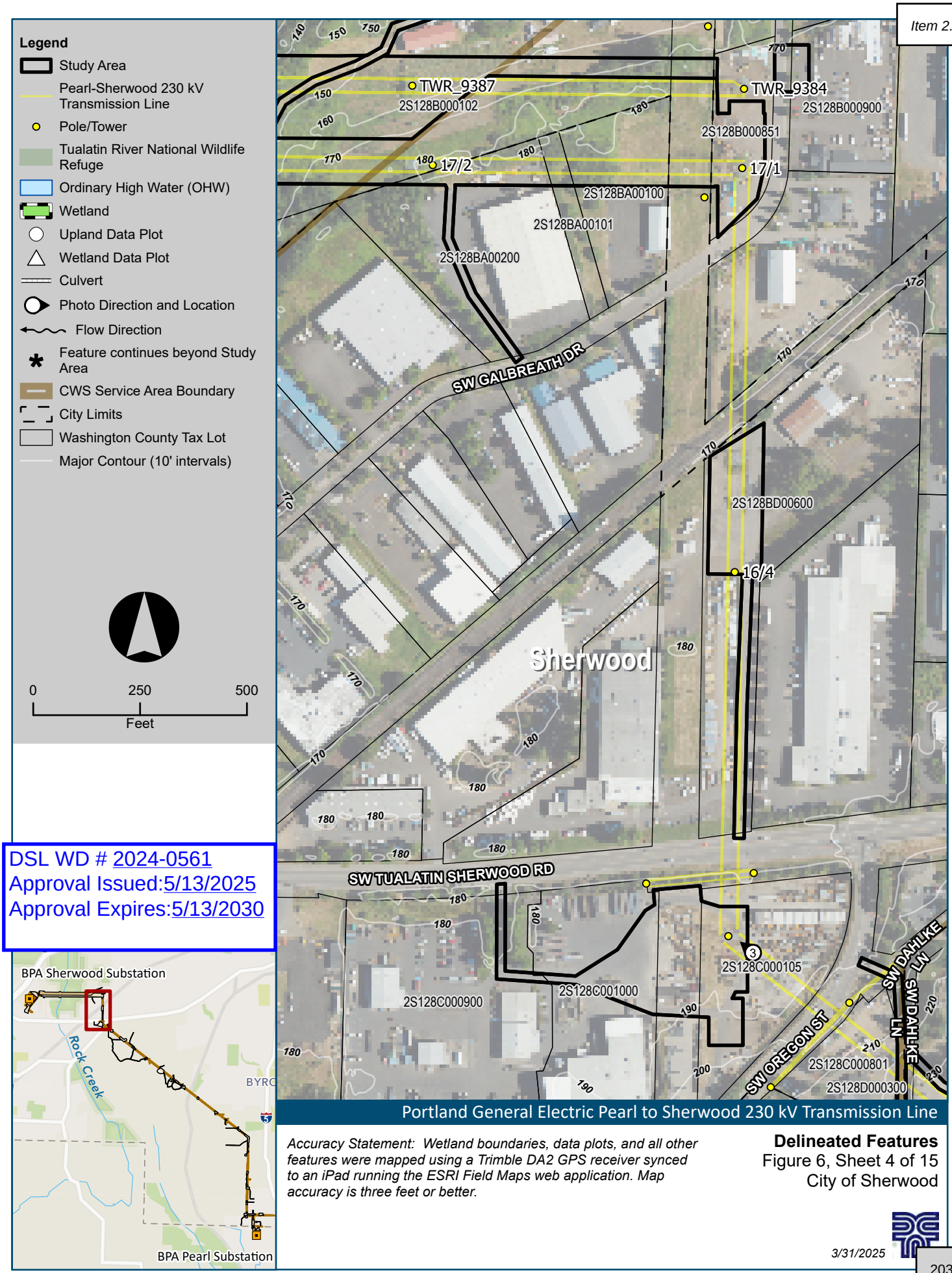
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 3 of 15
City of Sherwood

3/31/2025

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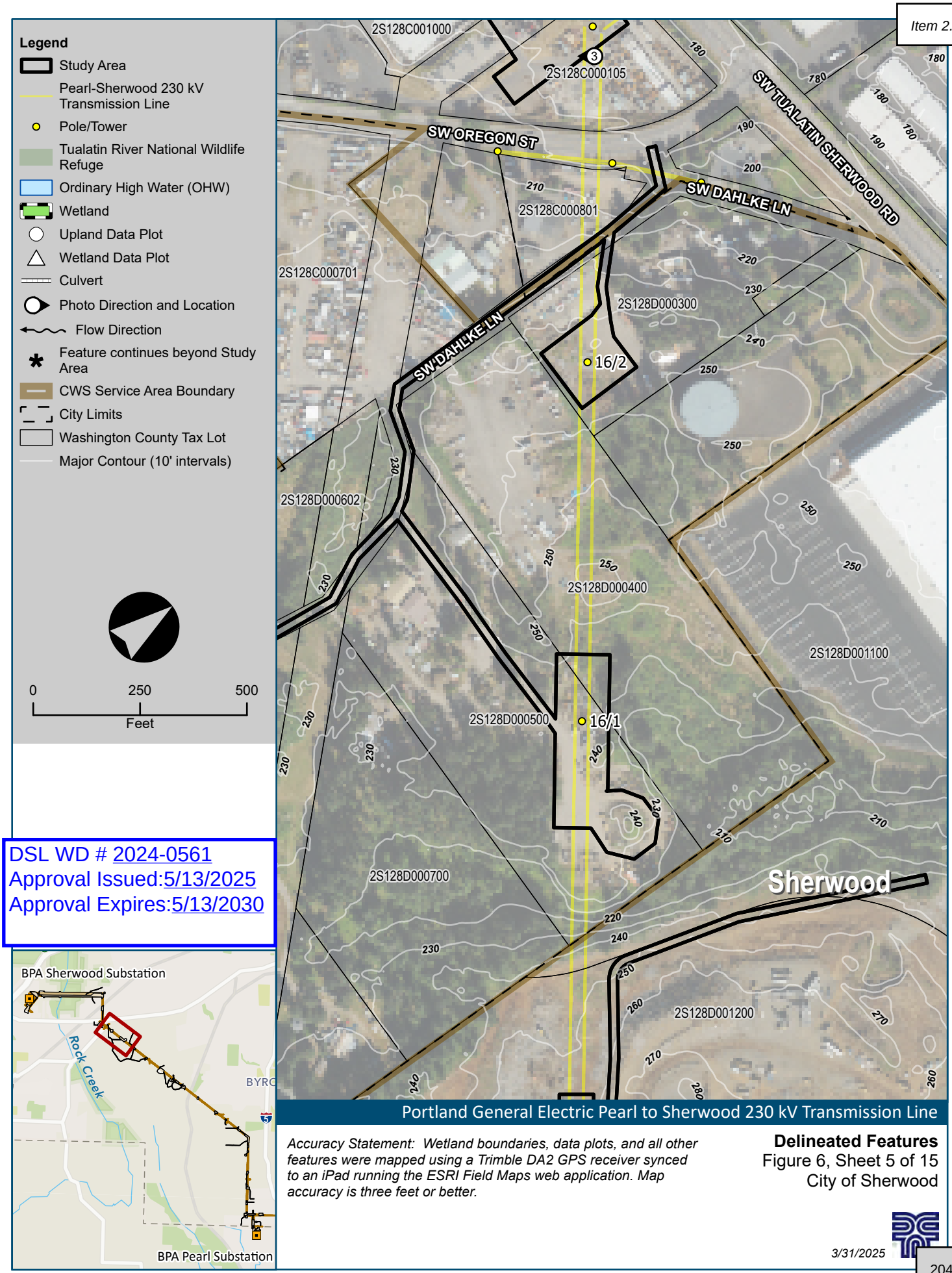
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 4 of 15
City of Sherwood

3/31/2025

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Portland General Electric Pearl to Sherwood 230 kV Transmission Line

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Delineated Features
Figure 6, Sheet 5 of 15
City of Sherwood

3/31/2025

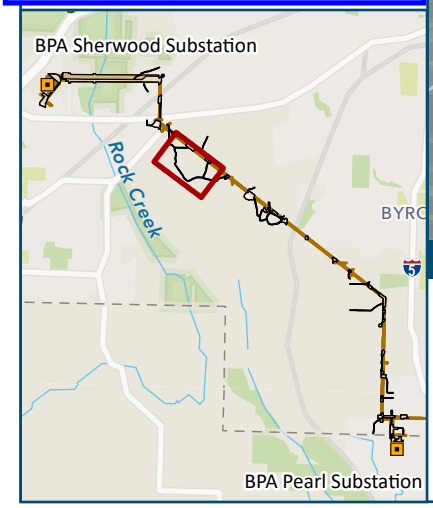
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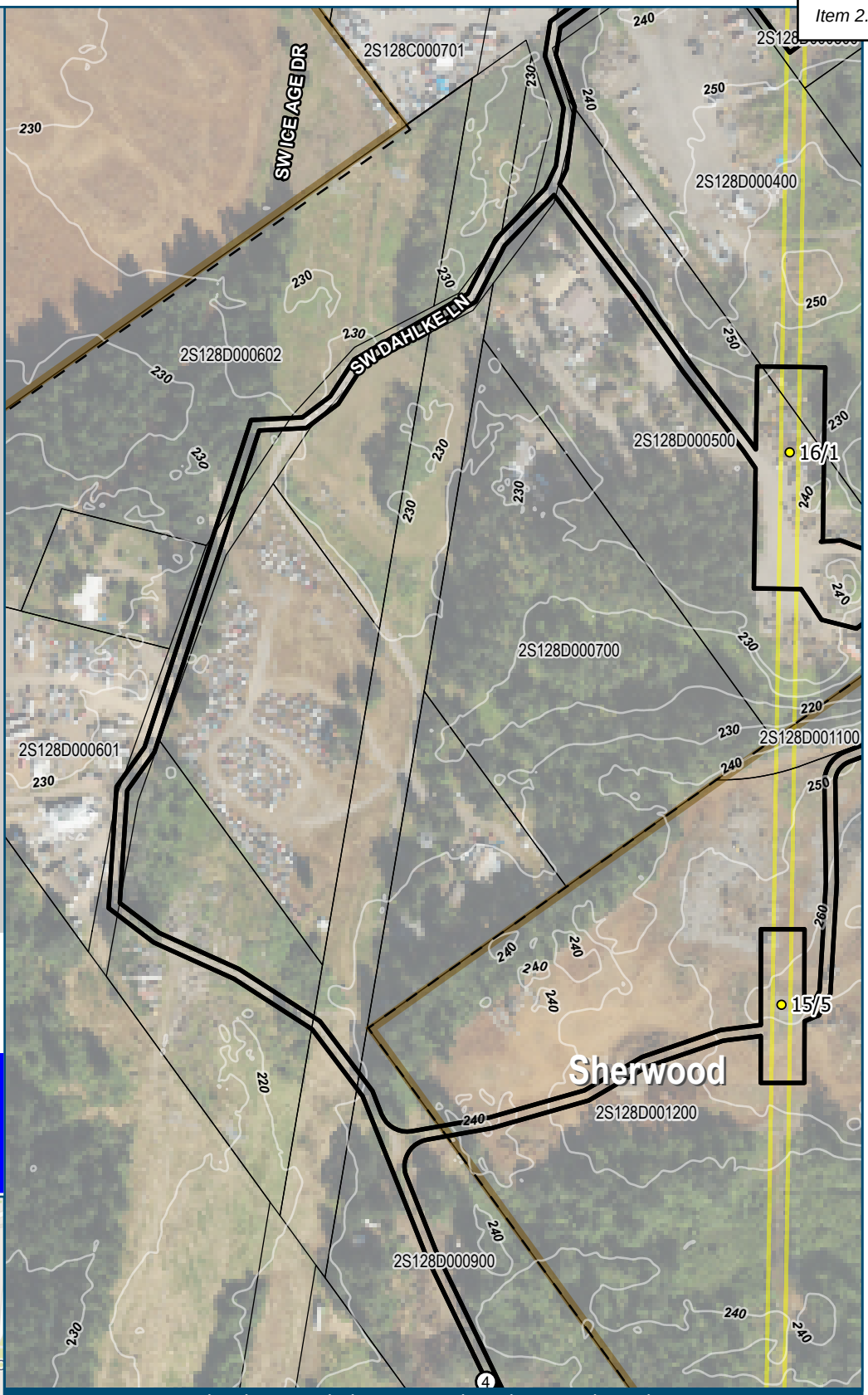
Legend

- Study Area
- Pearl-Sherwood 230 kV Transmission Line
- Pole/Tower
- Tualatin River National Wildlife Refuge
- Ordinary High Water (OHW)
- Wetland
- Upland Data Plot
- Wetland Data Plot
- Culvert
- Photo Direction and Location
- Flow Direction
- Feature continues beyond Study Area
- CWS Service Area Boundary
- City Limits
- Washington County Tax Lot
- Major Contour (10' intervals)

0 250 500
Feet

DSL WD # 2024-0561
Approval Issued:5/13/2025
Approval Expires:5/13/2030





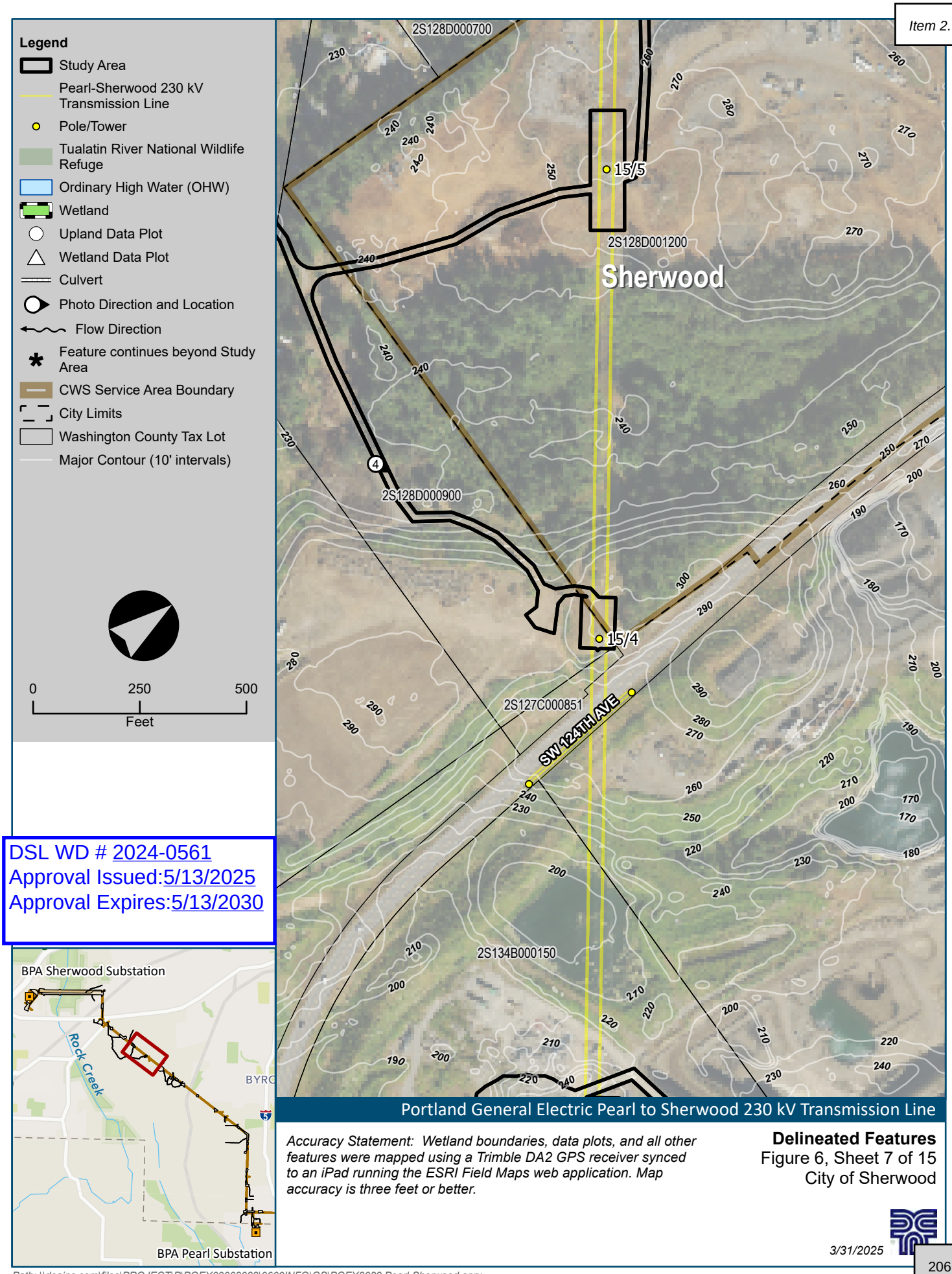
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 6 of 15
City of Sherwood

3/31/2025

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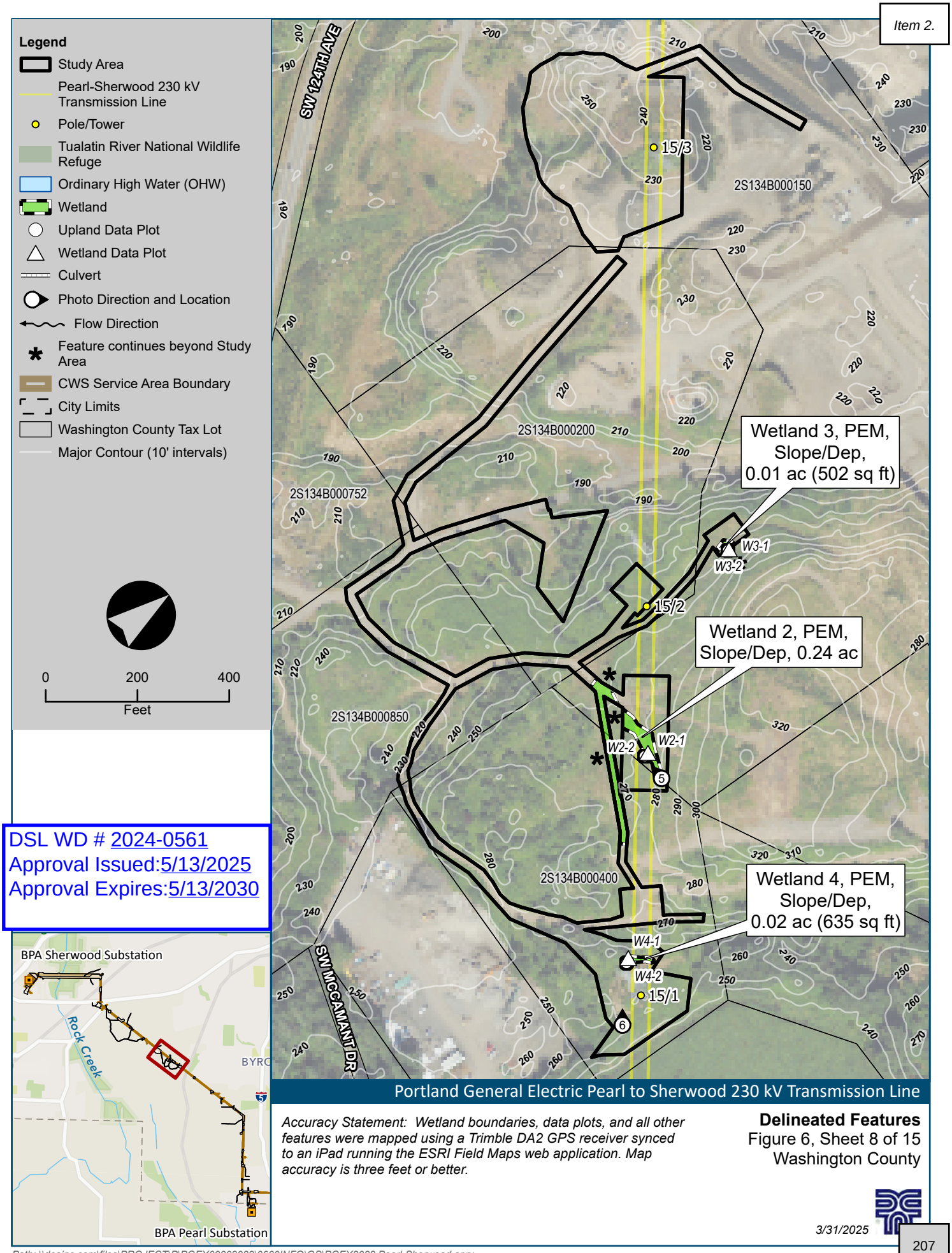
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 7 of 15
City of Sherwood

3/31/2025

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Approval Expires:5/13/2030

Portland General Electric Pearl to Sherwood 230 kV Transmission Line

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Delineated Features
Figure 6, Sheet 8 of 15
Washington County

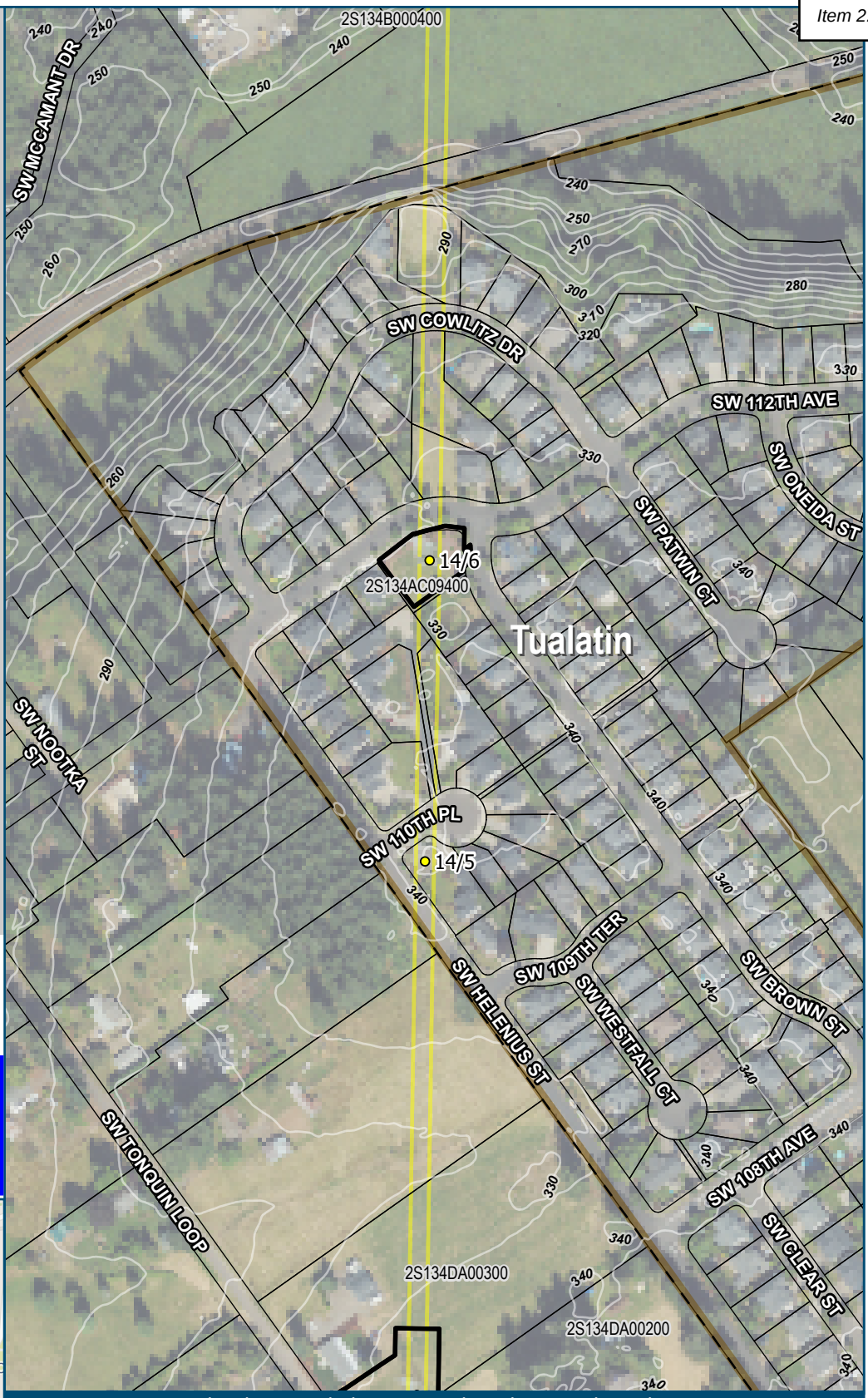
3/31/2025

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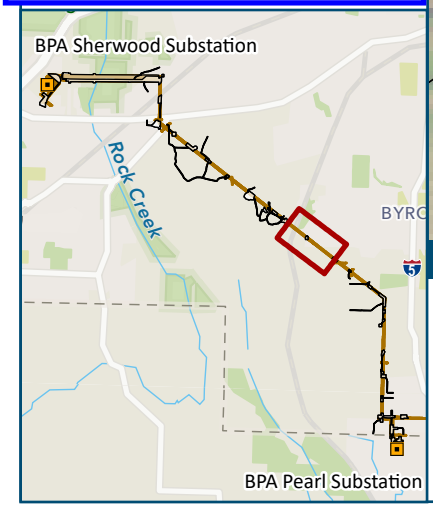
Legend

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- Washington County Tax Lot
- Major Contour (10' intervals)

0 250 500
Feet



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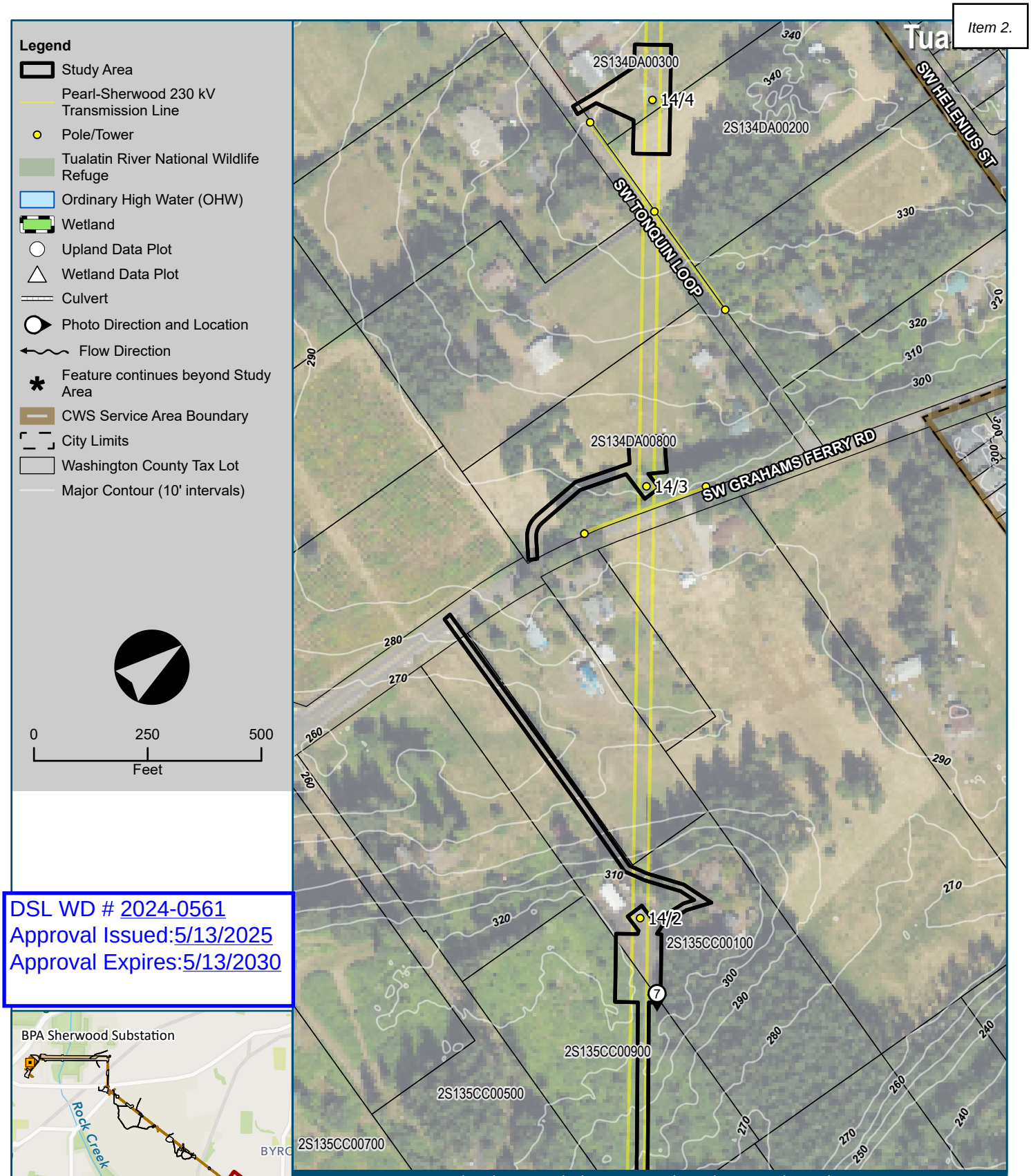
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 9 of 15
City of Tualatin

3/31/2025

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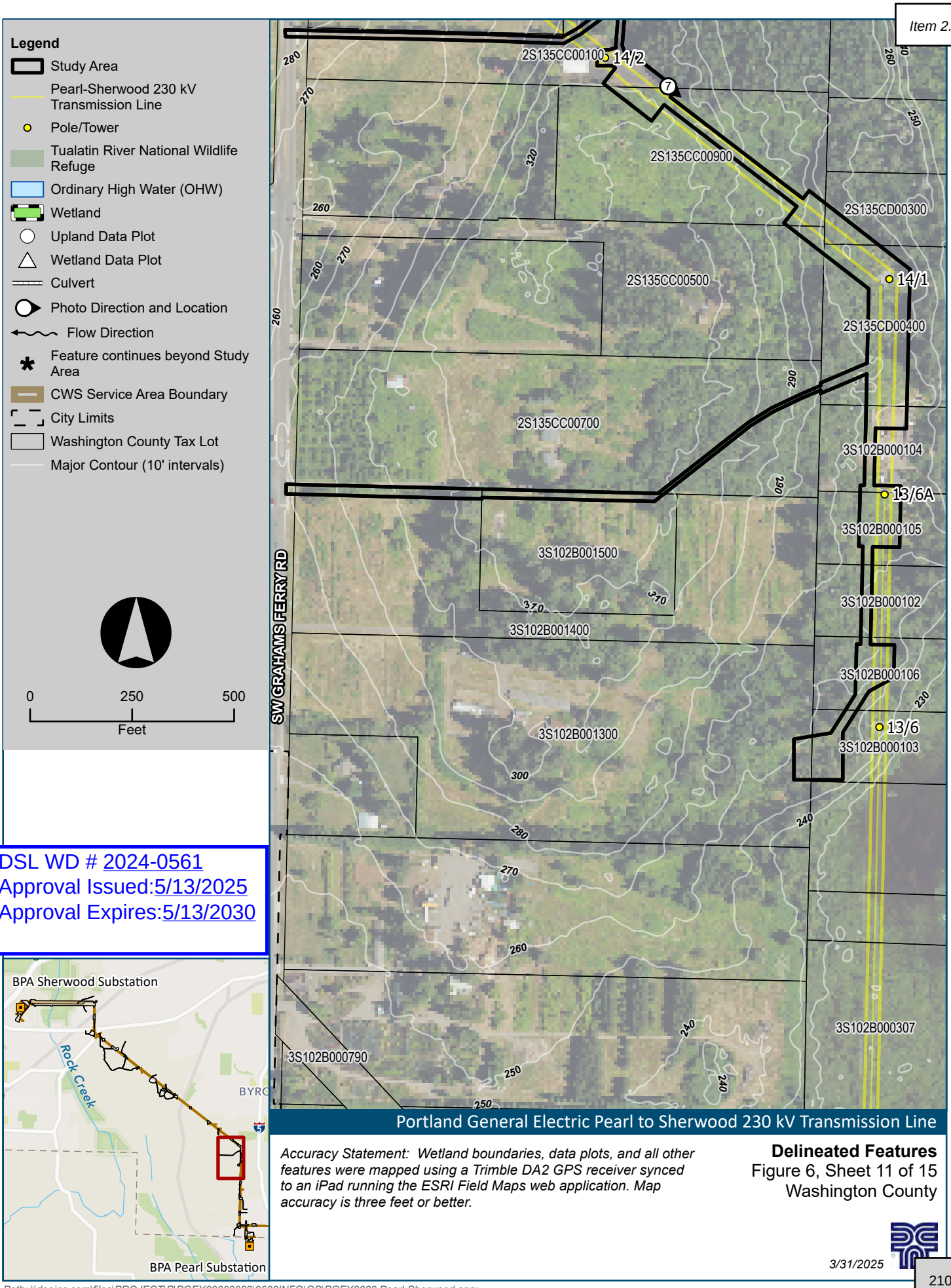
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 10 of 15
Washington County

3/31/2025

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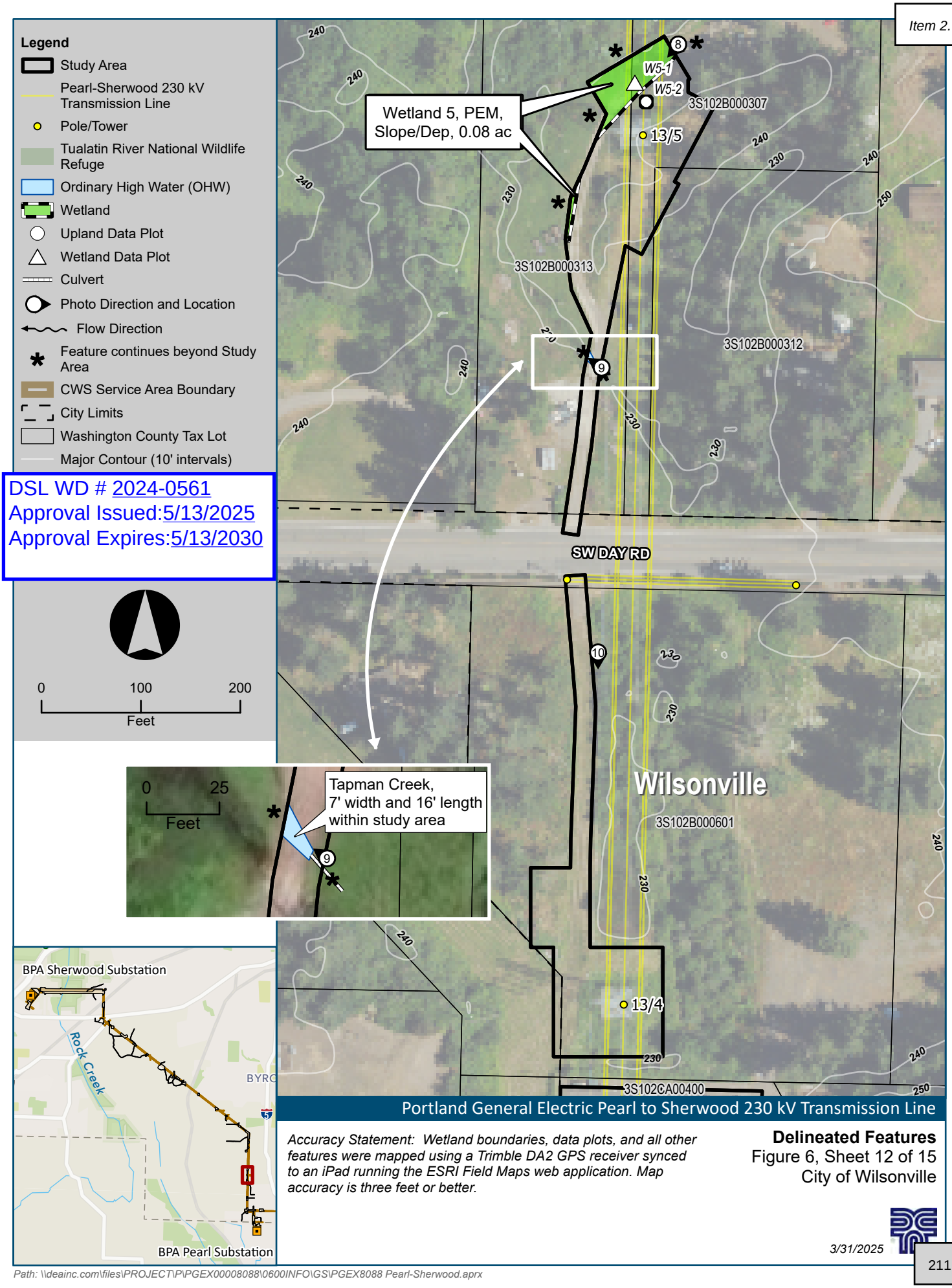
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 11 of 15
Washington County

3/31/2025

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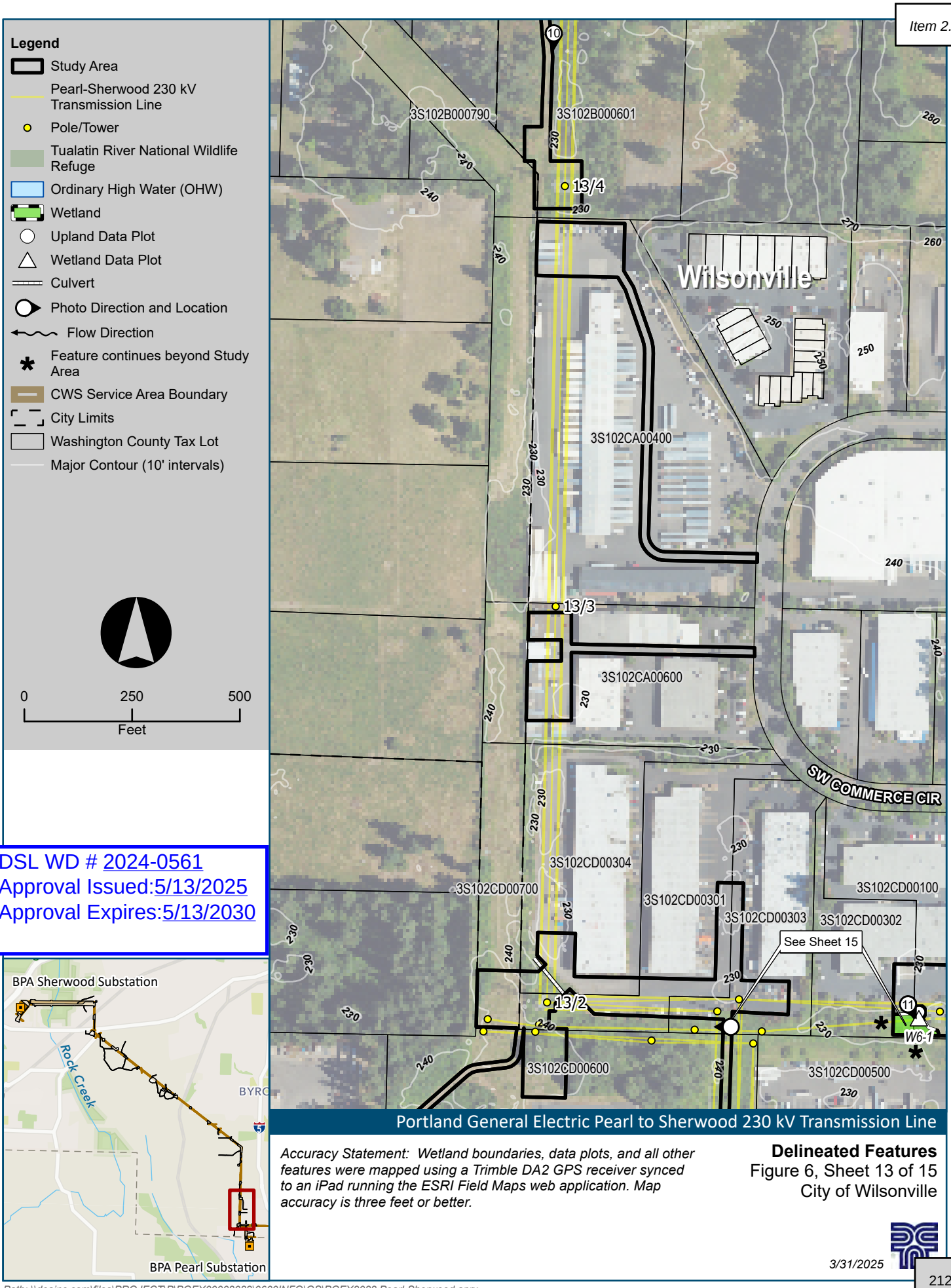
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

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Delineated Features
Figure 6, Sheet 12 of 15
City of Wilsonville

3/31/2025

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DSL WD # 2024-0561
Approval Issued:5/13/2025
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Portland General Electric Pearl to Sherwood 230 kV Transmission Line

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Delineated Features
Figure 6, Sheet 13 of 15
City of Wilsonville

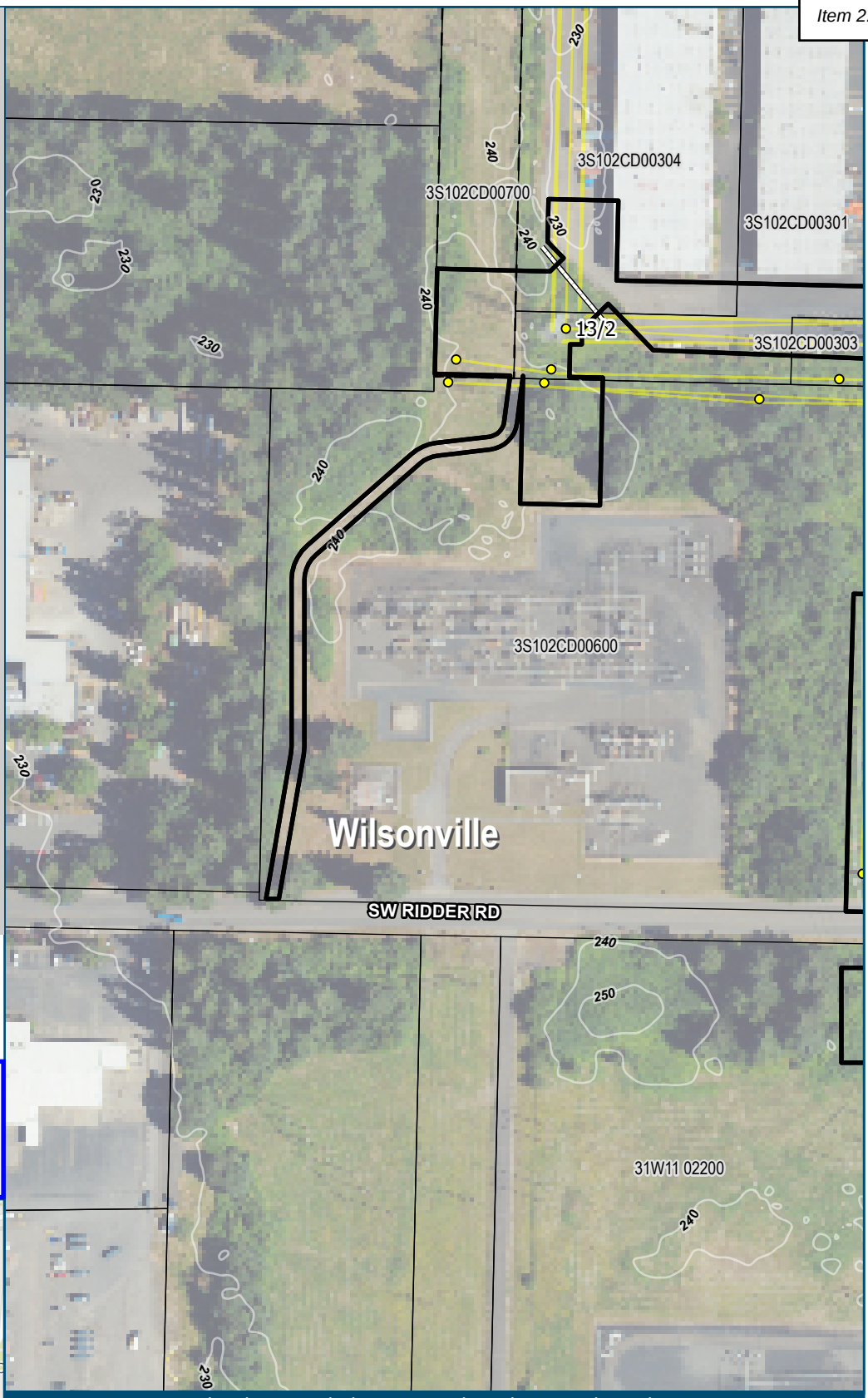
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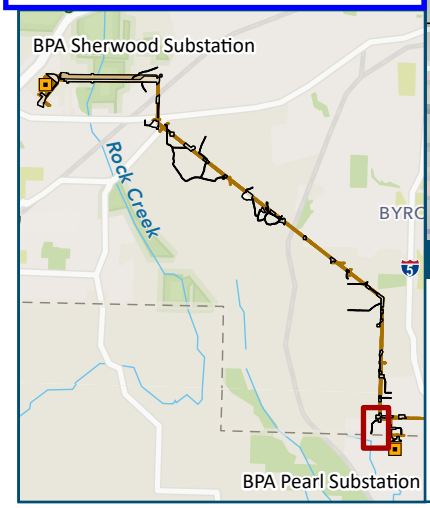
Legend

- Study Area
- Pearl-Sherwood 230 kV Transmission Line
- Pole/Tower
- Tualatin River National Wildlife Refuge
- Ordinary High Water (OHW)
- Wetland
- Upland Data Plot
- Wetland Data Plot
- Culvert
- Photo Direction and Location
- Flow Direction
- Feature continues beyond Study Area
- CWS Service Area Boundary
- City Limits
- Washington County Tax Lot
- Major Contour (10' intervals)

0 150 300
Feet



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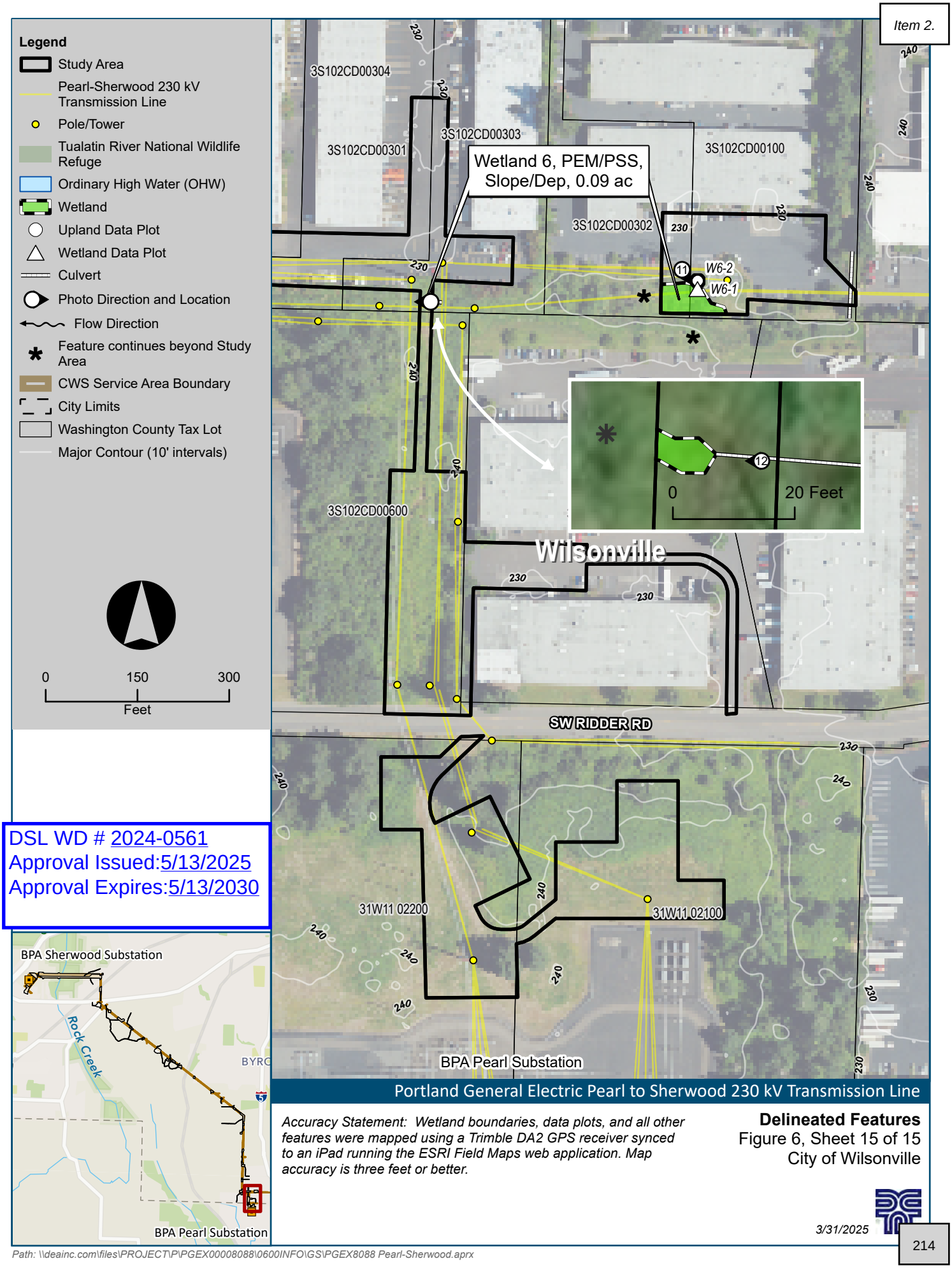
Portland General Electric Pearl to Sherwood 230 kV Transmission Line

Accuracy Statement: Wetland boundaries, data plots, and all other features were mapped using a Trimble DA2 GPS receiver synced to an iPad running the ESRI Field Maps web application. Map accuracy is three feet or better.

Delineated Features
Figure 6, Sheet 14 of 15
City of Wilsonville

3/31/2025

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Portland General Electric Pearl to Sherwood 230 kV Transmission Line

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Delineated Features
Figure 6, Sheet 15 of 15
City of Wilsonville

3/31/2025

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Typical Procedure for Raising Height of Existing Tower 13/4 (Pole ID: C3102B-5261)

A crew climbs the tower to the waist, unbolts the steel members, the top of the tower is picked up by a crane and moved out of the way, and then another crane inserts the new tower extension and the top of the tower is moved back into place and bolted to the new tower section.





Figure 1: Existing Conditions at SW Ridder Road looking North



Figure 2: Proposed Conditions at SW Ridder Road looking North

Jiin Brunke

From: Georgia McAlister <gmcalister@wilsonvilleoregon.gov>
Sent: Tuesday, June 10, 2025 2:09 PM
To: Jiin Brunke; cody.jura@pgn.com; Noah Herlocker
Cc: Daniel Pauly; Kerry Rappold
Subject: Pearl-Sherwood Transmission Line Update - Conditional Use Permit Follow Up
Attachments: Signed LUCS.pdf; PGE Follow-Up Detailed Process.pdf

Good afternoon!

Thank you all for meeting with us last Friday. I appreciate the time you took to explain the details of the project. It was very helpful as I put together this follow up email. I've reached out to DEQ and am awaiting their response. In the meantime, attached is the signed LUCs. I also met with Kerry Rappold, our Natural Resource Manager, and he does not feel a formal map verification or SRIR is necessary for these updates. His main concern is protecting the SROZ during construction and how any impacts with be mitigated. For Land Use, we will need a Conditional Use Permit application, Site Design Review application, and if it is discovered that any trees will need to be removed, a Type C Tree Removal application.

Below is a detailed list of materials we will need for the Conditional Use Permit application. I've also included a list of Development Code Sections to address in the narrative and plan set. We discussed many of these issues in our meeting on Friday, but it is important the application materials are thorough enough that our DRB members have the same level of understanding at the time of the hearing. I've also attached a detailed process guide for DRB applications.

Anticipated applications with relevant code sections:

- Conditional Use Permit – Section 4.184(.01)A.1-4, Section 4.135(.05), Section 4.310
- Site Design Review – Section 4.035(.04), Section 4.139.04, Section 4.139.06(.01)B-I, Section 4.400(.02), Section 4.421(.01)
- Type C if it is discovered tree removal will be necessary – Section 4.610.40, Section 4.620.10

Requested information and materials to address 4.184(.01)A.1-4 (Conditional Use Permit)

Plan Set

- Details of the proposed poles and towers, include height, color, design, etc. footprint, images from elsewhere and/or renderings are helpful
- Site plan showing existing conditions including tower and pole locations, SROZ, easements, tree inventory, adjacent properties and buildings
- Site plan showing proposed upgrades including tower and pole locations, access plan, site improvements/impacts

Narrative

- Project explanation
  - What are the goals of the project? What issue will be addressed by the upgrade?
  - Why can't the lines be undergrounded?
- Development impact details
  - What are the expected impacts from construction?
  - Will a temporary road need to be constructed?
  - Will there by impacts to surrounding natural resources and vegetation?
  - What is the mitigation plan to restore the surrounding area to pre-construction conditions?

Additional Materials

- Easement documentation and map
- Documentation on when the poles/transmission lines were originally installed
- Verification of BPA approval for work occurring on BPA property
- Project timeline and overview of full project extent, including project segments outside of city limits
- Tree protection plan for adjacent trees during construction

Please let me know what questions you have!
Thanks,

Georgia McAlister *(she/her)*
Associate Planner
City of Wilsonville
Office: 503.570.1623
gmcalister@wilsonvilleoregon.gov
www.ci.wilsonville.or.us
Facebook.com/CityofWilsonville

WILSONVILLE
OREGON

29799 SW Town Center Loop East, Wilsonville, OR 97070

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As you look at what you need to submit for land use review the following list will aid you in what to submit and what code criteria to respond to in your project narrative. If you have further questions of what a project narrative should look like or what to submit please don't hesitate to contact a planner and ask. You can access the City's Development Code at this link.

Please keep in mind the burden to show compliance with applicable City standards falls on the applicant (see Wilsonville Code 4.014). For planned development proposals Wilsonville Code requires a professional design team including, but not limited to, a registered architect, a registered landscape architect, a certified planner or planner with extensive experience talking projects through public review processes, and a professional engineer. We have found it typically difficult for applicants to prepare a complete and satisfactory application without this full team of professionals.

As a reminder the land use review process is separate from and occurs prior to building and other construction permitting. We do allow for some concurrent review of building permits, but do not submit building permits prior to your land use application being complete and a public hearing being scheduled. Building permits cannot be issued until the land use decision is final after the conclusion of the local appeal period. For more information on other steps in the development process subsequent to the land use review visit our Development Process Guidelines page.

This email includes 5 sections:

1. Land Use Review Steps
2. Anticipated/Potential Land Use Applications for Project
3. Submittal Requirements
4. Applicable Development Code Sections
5. Other Specific Concerns/Discussion Items for Project

1. Land Use Review Steps

Land use review has a number of steps as follows:

Step 1. Submittal (see Section 3 and attached checklist for more details on submittal requirements): Once you are ready to submit, please apply for your project using the City's Online Permitting & Licensing Portal. Select "Apply" then select "Plans", then scroll down and select "Development Review Board (Master Plan)". As best you can, please note which land use requests are included on the application and once submitted, City Staff will follow up with an invoice that can be paid through the online portal. An application is not considered to be submitted until application fees are paid in full.

Applicant submits digital application files including:

- Signed property owner acknowledgement form
- Project narrative
- Full size copies of plans related to land use review
- Reports such as arborist report, stormwater drainage report, traffic report

Important application submittal notes:

- When uploading electronic files, be sure that they are not locked or password protected.

- In addition to the application files that are submitted electronically through the Portal, you must submit one hard copy version of the application materials in-person or via mail to the Planning Division.

Step 2. Initial City Review "Completeness Review": The assigned Wilsonville planner reviews the application to determine if all materials required for review are submitted. We call this step "completeness review." It concludes with a determination of whether the submitted application package is "complete" or "incomplete." The applicant will be notified by letter about the determination. If the determination is "incomplete" the letter includes the specific items needed to make the application "complete." If the application is "complete" the next step is Step 6.

Step 3. Indication of Intention for Incomplete Applications: If the application is "incomplete" the applicant either indicates whether they intend to submit the items identified in the "incompleteness letter". This is done by signing and returning a page enclosed with the "incompleteness letter." If the applicant refuses to submit additional materials the application with proceed to Step 6, noting that failure to provide sufficient information can be grounds for denying an application.

Step 4. Applicant Prepares Additional Requested Materials and Resubmits Application: If the application is "incomplete" and the applicant intends to address the items identified in the "incompleteness letter" the applicant prepares the identified items. Once the applicant prepares all the items they resubmit the application as identified in Step 1. Occasionally if the additional materials are minor the previous submittal package can be supplemented or pages switched out. In most cases complete new copies of the entire submittal package will be submitted.

Step 5. City Reviews Resubmitted Package "2nd Completeness Review". The assigned Wilsonville planner reviews the revised application to determine if all materials required to review the application are submitted. A determination of "complete" or "incomplete" will again occur with the corresponding letter being sent to the applicant.

Step 6. Hearing Scheduled, City Staff Prepares Report, Public Notice and Comment Period. Once the application is "complete" the project is scheduled for a hearing before one of two Development Review Board panels. The hearing is typically scheduled 30-45 days from when the application is deemed "complete." 20 days prior to the hearing the Assigned Planner sends out a Public Hearing Notice soliciting comments from the public. The Assigned Planner also solicits comments and conditions of approval from various City Departments and Divisions as well as partner agencies and service providers such as TVF&R, NW Natural, and Republic Service (franchise waste collector). One week prior to the hearing a Staff Report is published for public review.

Step 7. Public Hearing. Development Review Board (DRB) public hearings are typically 6:30 p.m. on the 2nd and 4th Monday of the month at Wilsonville City Hall. The public hearing typically follows the following format:

- The Assigned Planner presents their report to the DRB often with support from Engineering and Natural Resource staff and answers the Board's questions. The staff presentation typically identifies the subject applications, verifies compliance with

applicable code criteria, and summarizes criteria that apply to discretionary reviews, such as waivers, if any, included in the application.

- The applicant is given the opportunity to present. The applicant's presentation should include a description of the project design, explanation of the motivation behind and goals of the project, and explanation of reasoning for discretionary requests, if any, and how the applicable criteria are met. The DRB can ask questions of the applicant.
- Others in attendance can testify, the DRB can ask questions of them.
- The applicant gets an opportunity to rebut any testimony
- After all testimony and questioning the DRB chair closes the Public Hearing.
- A DRB member makes a motion
- DRB discussion and deliberation
- DRB decision

Step 8. Notice of Decision and Appeal Period. Typically, the next day a Notice of Decision is sent by the City. In most cases this includes a form accepting the conditions of approval the applicant must sign and return. The Notice of Decision includes notification of the 14-day appeal period from the date the decision is mailed.

2. Anticipated/Potential Land Use Applications for Project

   - Conditional Use Permit
   - Site Design Review
   - Type C Removal and Protection Plan (if tree removal is necessary)

3. Submittal Requirements (can use as a checklist)
   We have tried to make this as complete as possible, and may not include everything required.

   The submittal package needs to include:

   1. An application form signed by the property owner
   2. All applicable planning application fees
   3. A project narrative including the following sections (paper copy, pdf, and ms word):
      a. Summary of Proposal (1-2 pages typically) including key numbers (i.e. acreage, square feet of buildings, number of units, etc.)
      b. Background Information (1-2 pages typically)
      c. Discussion of key issues or discussion items (1-2 pages), include discussion of any neighborhood outreach
      d. Response Findings to Code Criteria (numerous pages), in the following basic format:

         - Code Criteria Reference and Language

         - Response (from applicant): The written response needs to be specific and clear. It needs to go beyond saying a criteria is met to clearly and specifically explaining how it is met. As an example, if the criteria is "Parking standards shown in Table A shall be met," the response should state, "the proposal provides 52 parking spaces, 2 more than the 50

parking spaces required. See parking layout on the site plan, Exhibit B2" not something unspecific like "the proposal provides sufficient parking".

4. Plan set including the information in the attached "Plan Set Submittal Checklist": (you can use the sheet reference field to write in a reference to where the information is).
5. Other reports and documents (traffic report, arborist report, etc.). Include in notebook or packet with narrative. A checklist of requirement documents is attached as "Reports and Other Documents Checklist".

4. Applicable Development Code Sections

These are the applicable code sections to consider in preparing your narrative and designing your site. For the most part it does not include code sections related to procedures. The code can be accessed online by following this link.

Conditional Use Permit

- Conditional Use Permit Criteria: Section 4.184(.01)A.1-4
- Conditional Use Regulations – Public Utility Structure: 4.184(.06)B

Planned Development Industrial (PDI) Zone

- Planned Development Industrial Zone: Section 4.135

Planned Development Standards and Regulations for all Planned Development (PD) Zones

- Standards applying to all Planned Development (PD) Zones: Section 4.118
- Planned Development Regulations: Section 4.140

Significant Resource Overlay Zone (SROZ)

- Exempt Uses and Activities in SROZ: Section 4.139.04
- Abbreviated SRIR Requirements (addressing exemption): Section 4.139.06(.01)B-I

General Development Regulations and Standards

- Protection of Natural and Other Features: Section 4.171
- Public Safety and Crime Prevention: 4.175
- Outdoor Lighting: Sections 4.199 through 4.199.60 (if lighting is proposed)
- Underground Utilities: Sections 4.300 through 4.320 (address exemption)

Site Design Review

- Site Design Review: Sections 4.400 through 4.450

Tree Removal

- Tree Preservation and Protection: Sections 4.600 through 4.640.20

Definitions of Terms

- Definitions of Terms: Section 4.001

6. Staff/Agency Contact Information

We encourage you to reach out with any questions you may have as you continue to develop the plans for your project.

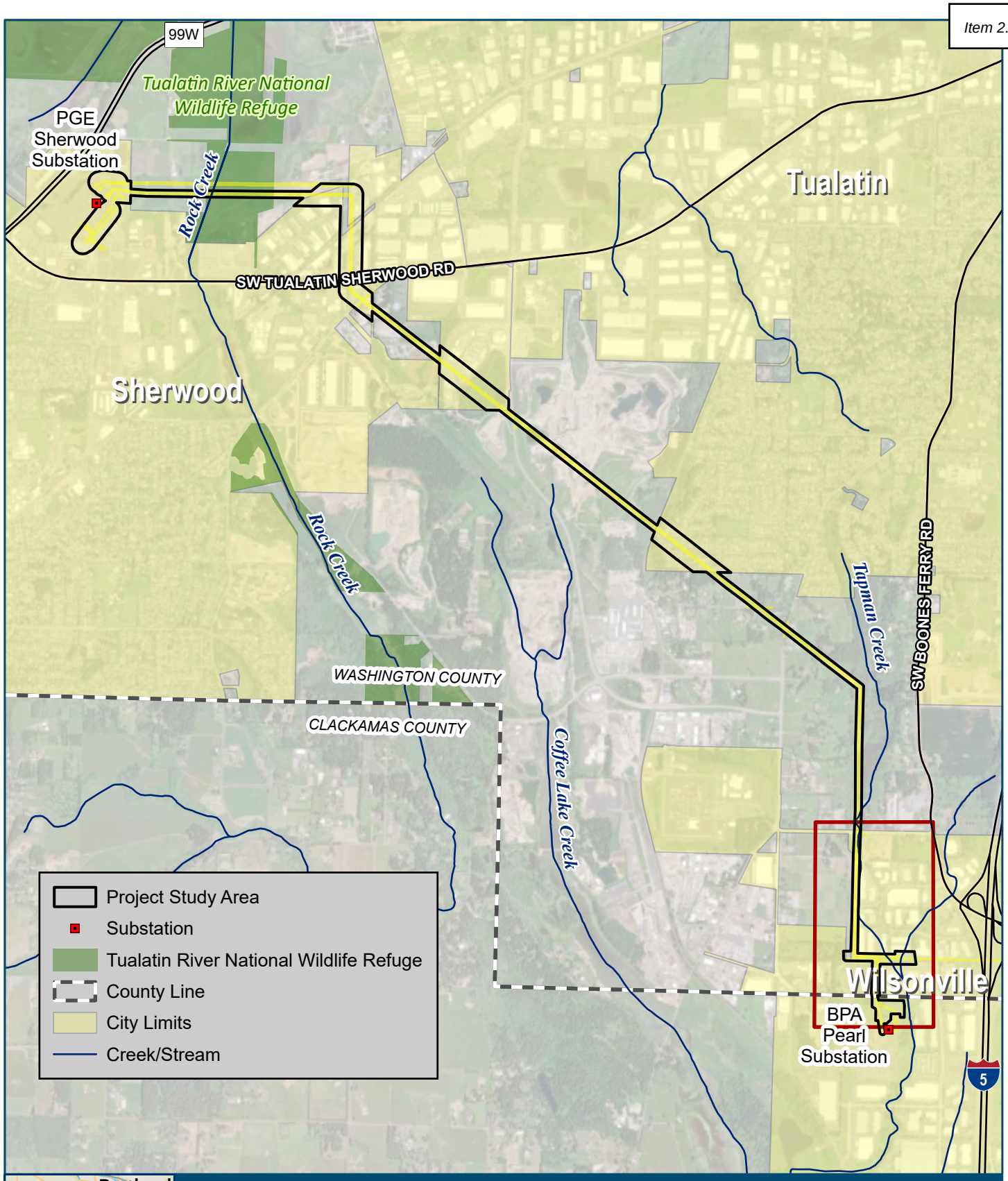
Georgia McAlister, Planning Division – gmcalister@ci.wilsonville.or.us
Jon Scott, Building Division – jscott@ci.wilsonville.or.us
Becky White, Building Division (SDCs) – white@ci.wilsonville.or.us
Amy Pepper, Engineering Division – apepper@ci.wilsonville.or.us
Kerry Rappold, Natural Resources Division – rappold@ci.wilsonville.or.us
Martin Montalvo, Public Works – montalvo@ci.wilsonville.or.us

Solid Waste Service Provider Letter: Once you have your site plan finalized, please contact Kelly Herrod and Matt Ketchem, Republic Services to obtain a service provider letter: kherrod@republicservices.com and mketchem@republicservices.com.

Alex McGladrey, TVF&R, alex.mcgladrey@tvfr.com - A service provider permit is required as part of the land use submission to the City. Please visit the TVF&R's online portal to obtain this permit: https://www.tvfr.com/399/Service-Provider-Permit

Please contact me or any of the City's planners if you have questions or need additional information.

Thank you,





Pearl-Sherwood 230 kV Transmission Line

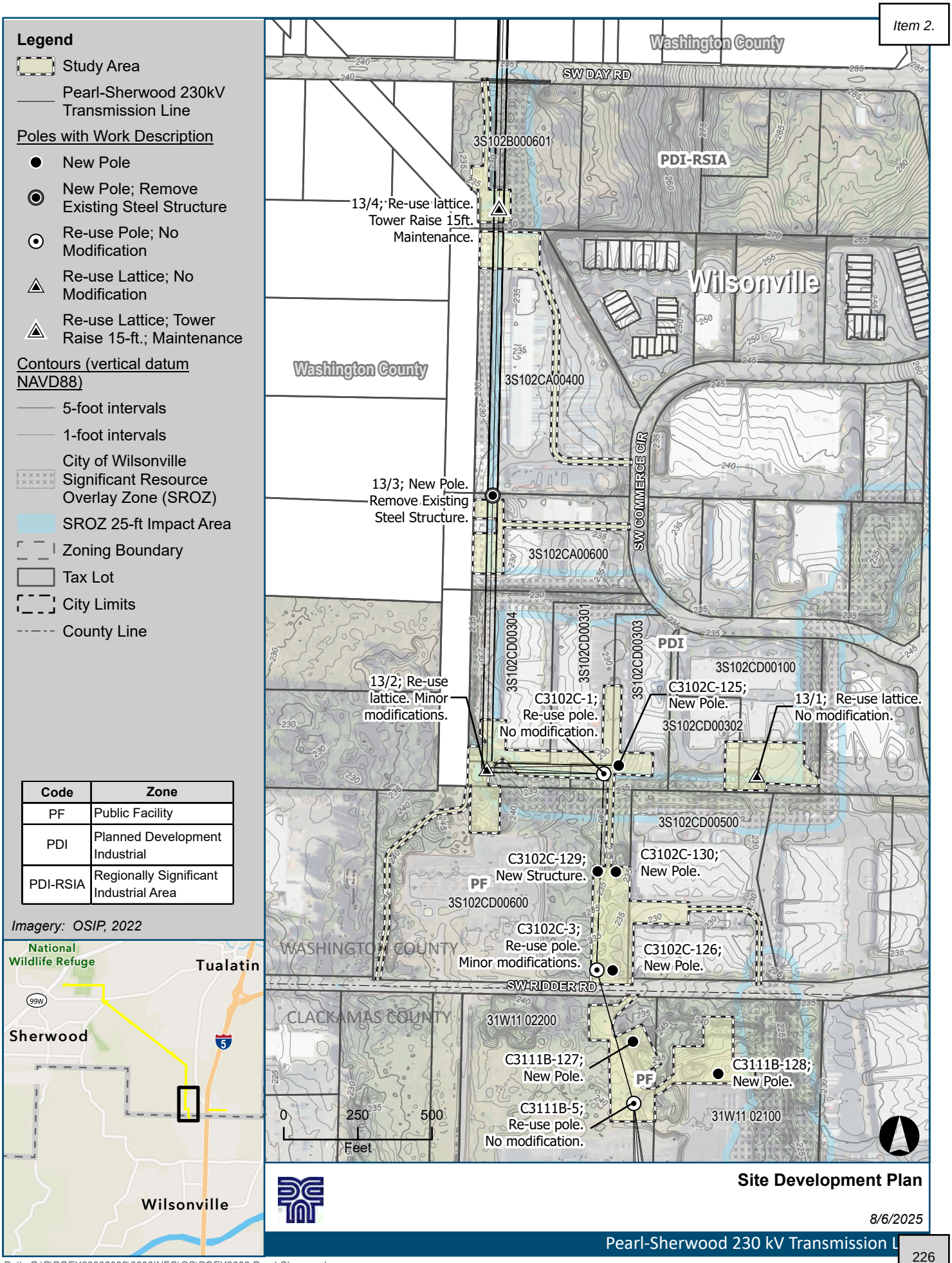
Vicinity Map

0 0.5 1 Mile

8/6/2025

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City of Wilsonville
Exhibit B3 DB25-0007



Site Development Plan

8/6/2025

Pearl-Sherwood 230 kV Transmission L

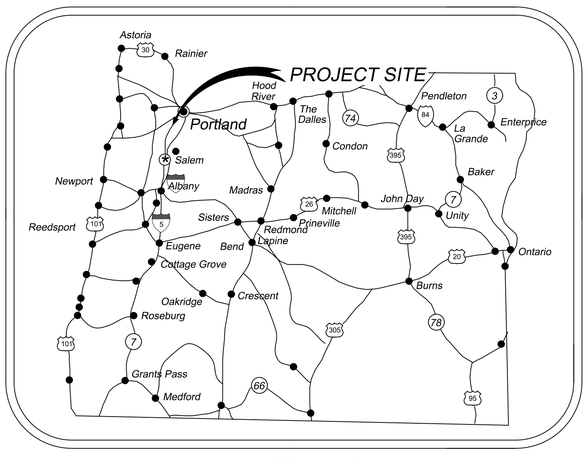
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PORTLAND GENERAL ELECTRIC
PEARL-SHERWOOD 230 kV TRANSMISSION LINE



SITE MAP

N.T.S.



VICINITY MAP

N.T.S.

PROJECT LOCATION:

APPRX. PROJECT BEGINNING 20655 SW LANGER FARMS PKWY, SHERWOOD, WASHINGTON COUNTY, OREGON 97140
LATITUDE = 45°22'15" N
LONGITUDE = 122°50'10" W

PROPERTY DESCRIPTION:

TAX LOT 2S129A001650 LOCATED IN THE NORTWEST 1/4 AND NORTHEAST 1/4 OF SECTION 29T2S R1W W.M. WASHINGTON COUNTY, OREGON

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

OWNER/DEVELOPER

COMPANY: PORTLAND GENERAL ELECTRIC
CONTACT: RYAN RIDD
ADDRESS: 121 SW SALMON ST.
PORTLAND, OR 97204
EMAIL: RYAN.RIDD@PGN.COM

SITE CONTRACTOR

COMPANY: HENKELS & MCCOY (H&M)
CONTACT: TONY ALVAREZ
ADDRESS: 5000 NE 148TH AVENUE
PORTLAND, OR 97230
PHONE: 503-312-4100
EMAIL: TALVAREZ@HENKELS.COM

ENGINEERING FIRM/ESCP PREPARER

DAVID EVANS AND ASSOCIATES, INC.
CONTACT: STEVEN HARRISON, PE
2100 SW RIVER PARKWAY
PORTLAND, OREGON 97201
PHONE: 503-499-0462
EMAIL: SDH@DEAINC.COM

SITE INSPECTOR:

PRIMARY SITE INSPECTOR:
COMPANY/AGENCY: H & M
CONTACT: TYLER GEORGE
PHONE: 971-533-5023
E-MAIL: TGEORGE@HENKELSWEST.COM
CERTIFICATION: CESCL # WSDOT 2023-046

NARRATIVE DESCRIPTIONS

EXISTING SITE CONDITIONS

DEVELOPED INDUSTRIAL SITES INTERSPERSED WITH SEVERAL ARTERIAL AND COLLECTOR ROADS; A FALLOW FIELD; AND ACTIVE SUBSTATION PROPERTIES THAT CONTAIN MOWED LAWN CONDITIONS OUTSIDE OF THE SUBSTATION FENCES.

DEVELOPED CONDITIONS

SAME AS EXISTING SITE CONDITIONS

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE

REMOVAL, REPLACEMENT, AND MAINTENANCE OF UTILITY STRUCTURES.

* CLEARING	MARCH - APRIL 2026
* MASS GRADING	N/A
* UTILITY INSTALLATION	APRIL - MAY 2026
* STREET CONSTRUCTION	N/A
* FINAL STABILIZATION	MAY - JUNE 2026

TOTAL SITE/STUDY AREA = 696,217 SF = 15.98 ACRES

TOTAL DISTURBED AREA = 340,222 SF = 7.81 ACRES

SITE SOIL CLASSIFICATION:

21A/B/D - HILLSBORO LOAM, 0 TO 20 PERCENT SLOPES.
27 - LABISH MUCKY CLAY.
37A/B/C - QUATAMA LOAM, 0 TO 12 PERCENT SLOPES.

ON-SITE SOILS HAVE A MODERATE TO HIGH EROSION POTENTIAL. ALL FILL MATERIAL SHALL BE GENERATED ON-SITE FROM GRADING EXCAVATION AND UTILITY TRENCH SPOILS.

RECEIVING WATER BODIES:

NEAREST WATER BODY: ROCK CREEK AND COFFEE LAKE CREEK

RAIN GAUGE:

NATIONAL WEATHER SERVICE
HYPERLINK: http://www.weather.gov/wrh
ADDRESS: 20655 SW LANGER FARMS PKWY
SHERWOOD, OREGON

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

1. COMPLY WITH ALL APPLICABLE PROVISIONS IN CHAPTER 6 OF THE MOST CURRENT DESIGN AND CONSTRUCTION STANDARDS.
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-CN PERMIT REQUIREMENTS. (SECTION 8)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-CN PERMIT REQUIREMENTS. (SECTION 8.5)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 9.2)
5. THE PERMIT REGISTRANT MUS IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT (SECTION 4.0).
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS (SECTION 4.0).
7. IDENTIY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 4.2)
8. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 4.2)
9. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS (SECTION 7.0)
10. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 4.4 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER.
11. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED PER SECTION 4.4.
12. THE OPERATOR MUST COMPLY WITH THE REQUIREMENTS IN SECTION 4.3 TO PREVENT THE DISCHARGE OF POLLUTANTS IN GROUNDWATER OR ACCUMULATED STORMWATER THAT IS REMOVED FROM EXCAVATIONS, TRENCHES, FOUNDATIONS, VAULTS, OR OTHER SIMILAR POINTS OF ACCUMULATION.
13. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 8)
14. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 8)
15. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 8.3)
16. PROVIDE TEMPRARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONTRUCITON ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 8.3)

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT THAT RESULTS IN DISCHARGE FROM THE SITE. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) CONSECUTIVE CALENDAR DAYS.	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE PER MONTH.
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER.	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY.
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED. IMMEDIATELY RESUME MONITORING UPON THAWING OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.
5. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.

* HOLD A PRE-CON MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.
* ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-CN PERMIT REQUIREMENTS.
* INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-CN PERMIT REQUIREMENTS.
* RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY, DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION.

LOCATES (48 HOURS NOTICE REQUIRED PRIOR TO EXCAVATION):

THE CONTRACTOR MUST COMPLY WITH THE REGULATIONS OF O.R.S. 757.541 TO 757.571 IN LOCATION AND PROTECTION OF UNDERGROUND UTILITIES. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.

BUSINESS DAYS/HOURS:

MONDAY	7:00 AM - 5:00 PM
TUESDAY	7:00 AM - 5:00 PM
WEDNESDAY	7:00 AM - 5:00 PM
THURSDAY	7:00 AM - 5:00 PM
FRIDAY	7:00 AM - 5:00 PM
SATURDAY	- NO WORK -
SUNDAY	- NO WORK -

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200-CN PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200-CN PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200-CN PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

BMP MATRIX FOR CONSTRUCTION PHASES

REFER TO DEQ GUIDANCE MANUAL AND CHAPTER 6 OF CWS DESIGN AND CONSTRUCTION STANDARDS FOR A COMPREHENSIVE LIST OF AVAILABLE BMP'S.

	CLEARING	MASS GRADING	UTILITY INSTALLATION	STREET CONSTRUCTION	FINAL STABILIZATION	WET WEATHER (OCT. 1 - MAY 31ST)
EROSION PREVENTION						
PRESERVE NATURAL VEGETATION	** X		X		X	X
GROUND COVER					X	X
HYDRAULIC APPLICATIONS						
PLASTIC SHEETING						X
MATTING			X		X	X
DUST CONTROL	X		X		X	X
TEMPORARY/ PERMANENT SEEDING			X		X	X
BUFFER ZONE						
OTHER:						
SEDIMENT CONTROL						
SEDIMENT FENCE (PERIMETER)	** X		X		X	X
SEDIMENT FENCE (INTERIOR)						
STRAW WATTLES	X		X		X	X
FILTER BERM						
INLET PROTECTION						
DEWATERING						
SEDIMENT TRAP						
NATURAL BUFFER ENCROACHMENT						
OTHER:						
RUN OFF CONTROL						
CONSTRUCTION ENTRANCE	** X		X		X	X
PIPE SLOPE DRAIN						
OUTLET PROTECTION						
SURFACE ROUGHENING						
CHECK DAMS	X		X		X	X
OTHER:						
POLLUTION PREVENTION						
PROPER SIGNAGE	X		X		X	X
HAZ WASTE MGMT.	X		X		X	X
SPILL KIT ON-SITE	X		X		X	X
CONCRETE WASHOUT AREA						
OTHER:						

* SIGNIFIES ADDITIONAL BMP'S REQUIRED FOR WORK WITHIN 50' OF WATER OF THE STATE.
** SIGNIFIES BMP THAT WILL BE INSTALLED PRIOR TO ANY GROUND DISTURBING ACTIVITY.

RATIONALE STATEMENT

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ's GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMP's WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL SDH

SHEET INDEX

EROSION AND SEDIMENT CONTROL PLANS

C001 ESCP COVER SHEET
C002 ESCP GENERAL NOTES-CONTRACTORS
C003 ESCP KEY PLAN
C101 EXISTING CONDITIONS-DEMO PLAN 1
C102 EXISTING CONDITIONS-DEMO PLAN 2
C103 EXISTING CONDITIONS-DEMO PLAN 3
C104 EXISTING CONDITIONS-DEMO PLAN 4
C105 EXISTING CONDITIONS-DEMO PLAN 5
C106 EXISTING CONDITIONS-DEMO PLAN 6
C107 EXISTING CONDITIONS-DEMO PLAN 7
C108 EXISTING CONDITIONS-DEMO PLAN 8
C109 EXISTING CONDITIONS-DEMO PLAN 9
C110 EXISTING CONDITIONS-DEMO PLAN 10
C111 EXISTING CONDITIONS-DEMO PLAN 11
C112 EXISTING CONDITIONS-DEMO PLAN 12
C113 EXISTING CONDITIONS-DEMO PLAN 13
C114 EXISTING CONDITIONS-DEMO PLAN 14
C115 EXISTING CONDITIONS-DEMO PLAN 15
C116 EXISTING CONDITIONS-DEMO PLAN 16
C117 EXISTING CONDITIONS-DEMO PLAN 17
C118 EXISTING CONDITIONS-DEMO PLAN 18
C119 EXISTING CONDITIONS-DEMO PLAN 19
C120 EXISTING CONDITIONS-DEMO PLAN 20
C121 EXISTING CONDITIONS-DEMO PLAN 21
C122 EXISTING CONDITIONS-DEMO PLAN 22
C123 EXISTING CONDITIONS-DEMO PLAN 23
C124 EXISTING CONDITIONS-DEMO PLAN 24
C125 EXISTING CONDITIONS-DEMO PLAN 25
C126 EXISTING CONDITIONS-DEMO PLAN 26
C127 EXISTING CONDITIONS-DEMO PLAN 27
C128 EXISTING CONDITIONS-DEMO PLAN 28
C201 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 1
C202 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 2
C203 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 3
C204 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 4
C205 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 5
C206 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 6
C207 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 7
C208 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 8
C209 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 9
C210 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 10
C211 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 11
C212 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 12
C213 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 13
C214 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 14
C215 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 15
C216 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 16
C217 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 17
C218 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 18
C219 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 19
C220 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 20
C221 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 21
C222 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 22
C223 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 23
C224 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 24
C225 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 25
C226 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 26
C227 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 27
C228 UTILITY-RUNOFF CONTROL-FINAL STABILIZATION EROS CONTROL PLAN 28
C301 ESC DETAILS
C302 ESC DETAILS
C303 ESC DETAILS

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
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DESIGN STUDIO
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PROJECT: PGE MURRAYHILL-SHERWOOD EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE: ESCP COVER SHEET

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:02:02-08'00'
OREGON
SEPTEMBER 15, 1837
STEVEN D. HARRISON
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

CALL BEFORE YOU DIG 1-800-332-2344

SHEET NO.
C001

PROJECT NO. PGEX00008108

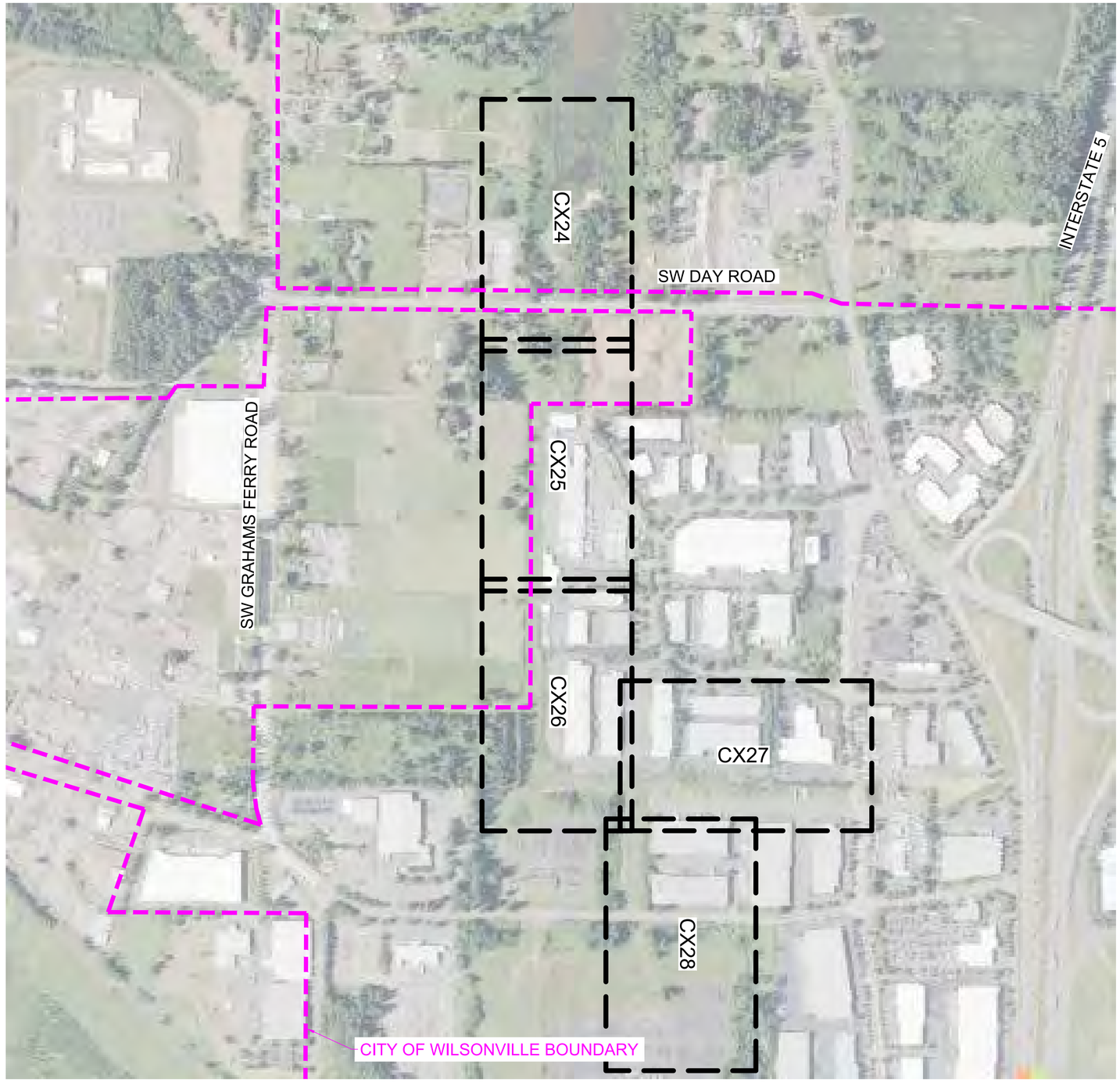
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GENERAL NOTES:

1. ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITION, INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)
2. VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
3. INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.Q)
4. RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
5. THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
6. THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
7. SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
8. SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
9. CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
10. IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
11. PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
12. MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
13. INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
14. CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAM BANKS. (SECTIONS 2.1.1. AND 2.2.16)
15. CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
16. ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
17. APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATIONS MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS.(SECTIONS 2.2.20 AND 2.2.21)
18. ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
19. KEEP WASTE CONTAINER LIDS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY. FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
20. PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPS SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPS MUST BE IN PLACE PRIOR TO LAND- DISTURBING ACTIVITIES. (SECTION 2.2.7)
21. WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
22. CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
23. ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
24. PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
25. USE BMPS TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER SOILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
26. PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
27. IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPOUNDMENT MUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
28. PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
29. IMPLEMENT THE FOLLOWING BMPS WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
30. USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
31. THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
32. IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
33. TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
34. AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPS MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
35. SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
36. OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
37. CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
38. WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
39. THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR.VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
40. DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
41. PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
42. DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED MOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

OTHER CONTRACTORS WORKING ONSITE

NAME	ADDRESS	PHONE	CONTACT	EMAIL



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Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
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PROJECT
PGE MURRAYHILL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
ESCP KEY PLAN

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 16, 1997
STEVEN D. HARRISON
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:03:10-08'00'
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C003

PROJECT NO. PGEX00008108

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By: Sdh
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LEGEND

- GENERAL ALIGNMENT PATH
- WORK AREA
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- UTILITY STRUCTURE REQUIRING MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

GENERAL NOTES:

1. COMPLY WITH ALL APPLICABLE PROVISIONS IN CHAPTER 6 OF THE DESIGN AND CONSTRUCTION STANDARDS (CURRENT): R&O 19-5 AS AMENDED BY R&O 19-22, ADOPTED NOVEMBER 12, 2019.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP LIKE A FILTER BAG.
3. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD, OCTOBER 1 - MAY 31.
4. HOLD A PRE-CONSTRUCTION MEETING WITH PROJECT CONSTRUCTION PERSONAL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CLIPPINGS, STRAW WATTLES OR OTHER APPROVED MATERIALS.
2. ALL BASE ESC MEASURES INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL AND APPROVED IN AN INITIAL INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. RUN-ON AND RUN-OFF SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

0 25 50 100
SCALE: 1" = 50'

DAVID EVANS AND ASSOCIATES INC.
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Portland Oregon 97201
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DESIGN STUDIO
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PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
EXISTING CONDITIONS-DEMO
PLAN 24

NO. DATE REVISION BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 16, 1997
STEVEN D. HARRISON
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 12:49:08-08'00'
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C124

PROJECT NO. PGEX00008096 230

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LEGEND

- GENERAL ALIGNMENT PATH
- WORK AREA
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- UTILITY STRUCTURE REQUIRING MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

GENERAL NOTES:

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3. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD, OCTOBER 1 - MAY 31.
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PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

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0 25 50 100
SCALE: 1" = 50'

DAVID EVANS AND ASSOCIATES INC.
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DESIGN STUDIO
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PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
EXISTING CONDITIONS-DEMO
PLAN 25

NO.	DATE	REVISION	BY

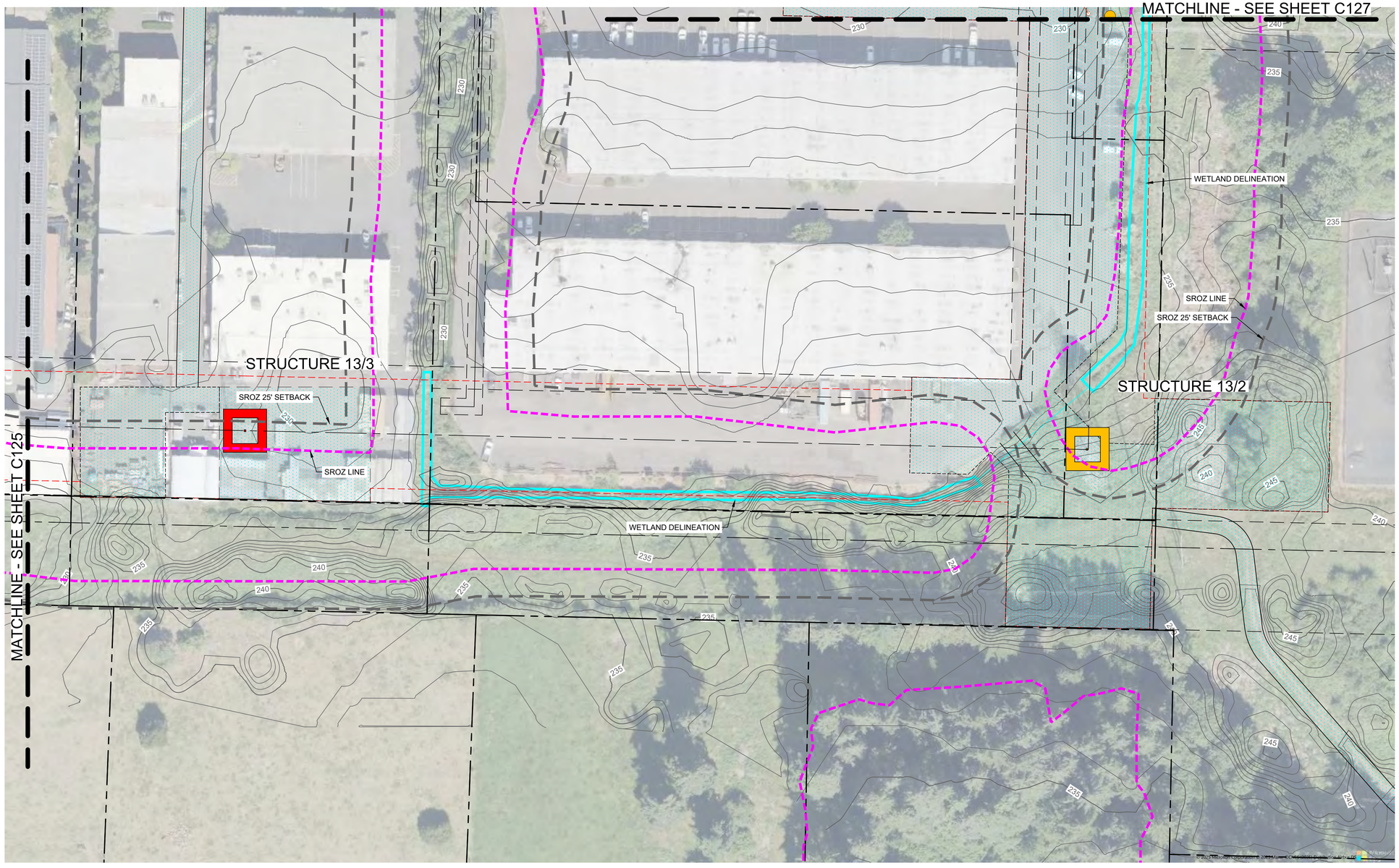
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19449PE
OREGON
SEPTEMBER 16, 1997
STEVEN D. HARRISON
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:04:14-08'00'
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C125

PROJECT NO. PGEX00008096 231

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LEGEND

- GENERAL ALIGNMENT PATH
- WORK AREA
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- UTILITY STRUCTURE REQUIRING REMOVAL
- EXISTING UTILITY STRUCTURE - NO MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

GENERAL NOTES:

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0 25 50 100
SCALE: 1" = 50'

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
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PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
EXISTING CONDITIONS-DEMO
PLAN 26

NO. DATE REVISION BY

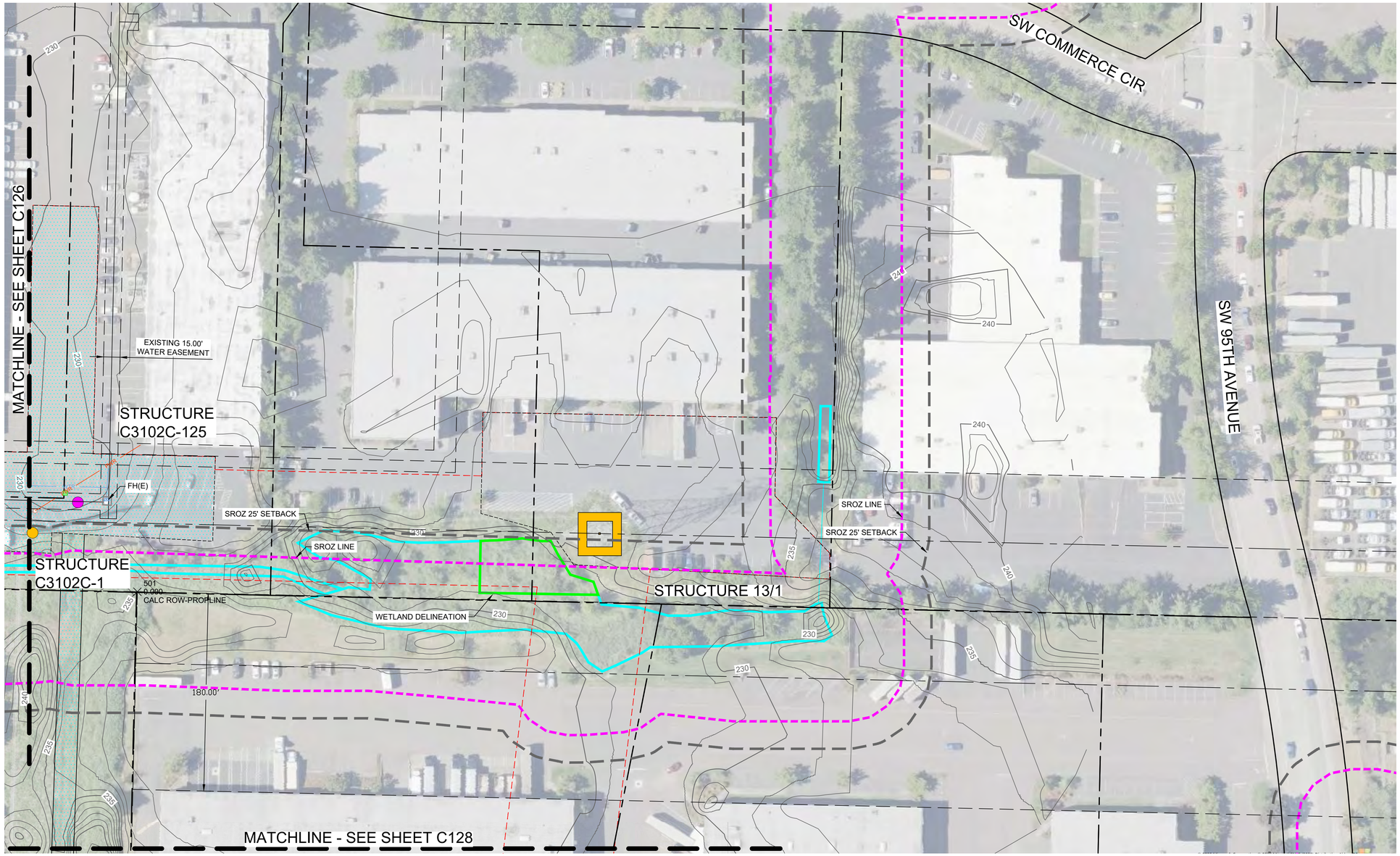
REGISTERED PROFESSIONAL ENGINEER
19449PE
Steven Harrison
OREGON
SEPTEMBER 16, 1997
STEVEN D. HARRISON
Digitally signed by Steven Harrison
Date: 2026.02.20 10:04:50-08'00'
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C126

PROJECT NO. PGEX00008096

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LEGEND

- GENERAL ALIGNMENT PATH
- WORK AREA
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- EXISTING UTILITY STRUCTURE - NO MODIFICATIONS
- NEW UTILITY POLE
- EXISTING UTILITY STRUCTURE - NO MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

GENERAL NOTES:

1. COMPLY WITH ALL APPLICABLE PROVISIONS IN CHAPTER 6 OF THE DESIGN AND CONSTRUCTION STANDARDS (CURRENT): R&O 19-5 AS AMENDED BY R&O 19-22, ADOPTED NOVEMBER 12, 2019.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP LIKE A FILTER BAG.
3. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD, OCTOBER 1 - MAY 31.
4. HOLD A PRE-CONSTRUCTION MEETING WITH PROJECT CONSTRUCTION PERSONAL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CLIPPINGS, STRAW WATTLES OR OTHER APPROVED MATERIALS.
2. ALL BASE ESC MEASURES INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL AND APPROVED IN AN INITIAL INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. RUN-ON AND RUN-OFF SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

0 25 50 100
SCALE: 1" = 50'

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
EXISTING CONDITIONS-DEMO
PLAN 27

NO.	DATE	REVISION	BY

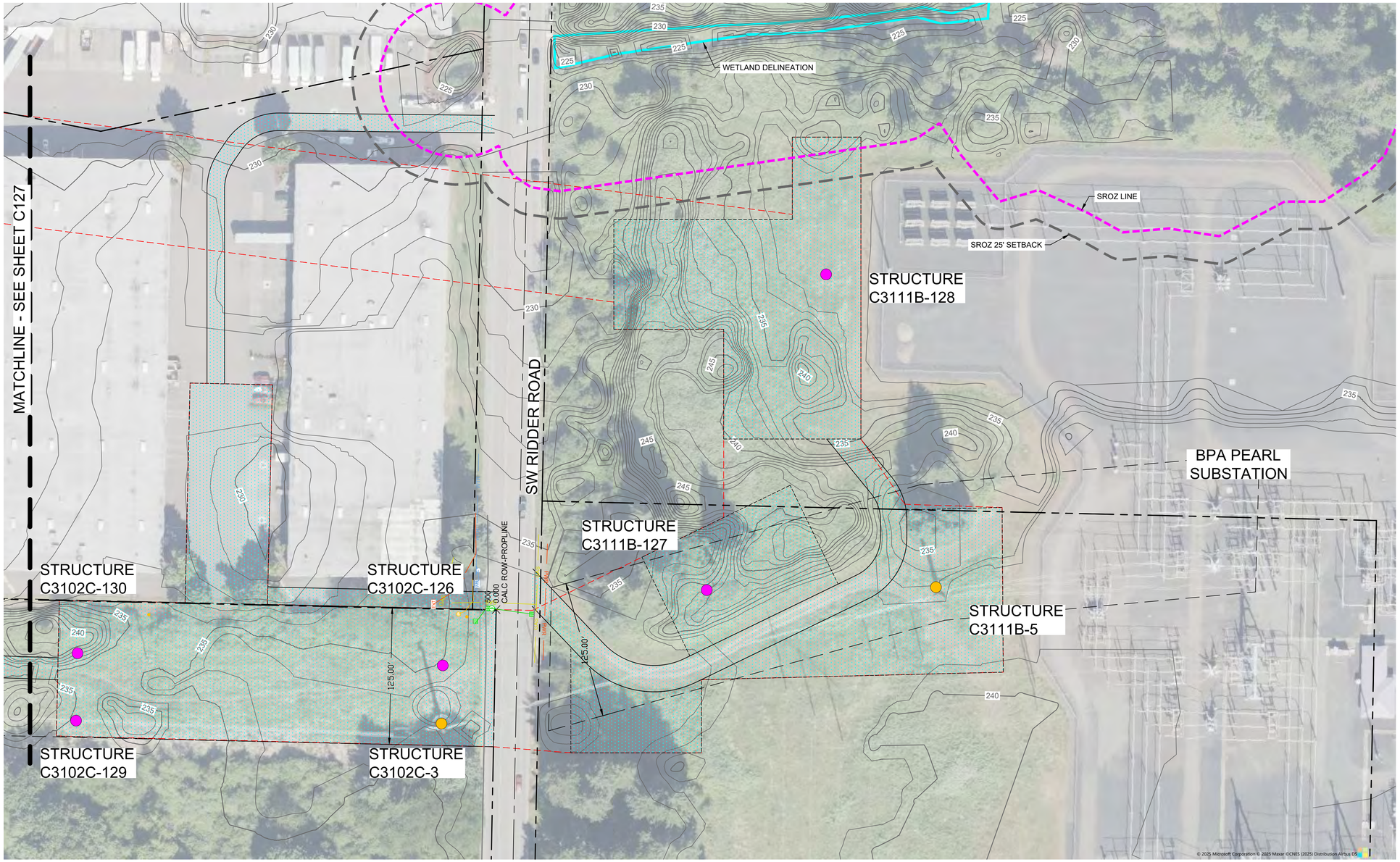
REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 15, 1977
STEVEN D. HARRISON
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:05:20-08'00'
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C127

PROJECT NO. PGEX00008096 233

Plot Date: 2/20/2026 9:41 AM By: Steve Harrison
Save Date: 2/20/2026 9:26 AM By: Sdh
Drawing File: \\deainc.com\files\PROJECTS\PGEX00008096\0400CAD\SHEETS\EC\City of Wilsonville\EC-EX2-PGEX8096.dwg



LEGEND

- GENERAL ALIGNMENT PATH
- WORK AREA
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- EXISTING UTILITY STRUCTURE - NO MODIFICATIONS
- NEW UTILITY POLE
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

GENERAL NOTES:

1. COMPLY WITH ALL APPLICABLE PROVISIONS IN CHAPTER 6 OF THE DESIGN AND CONSTRUCTION STANDARDS (CURRENT): R&O 19-5 AS AMENDED BY R&O 19-22, ADOPTED NOVEMBER 12, 2019.
2. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP LIKE A FILTER BAG.
3. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD, OCTOBER 1 - MAY 31.
4. HOLD A PRE-CONSTRUCTION MEETING WITH PROJECT CONSTRUCTION PERSONAL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS.

PRE-CONSTRUCTION, CLEARING, AND DEMOLITION NOTES:

1. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CLIPPINGS, STRAW WATTLES OR OTHER APPROVED MATERIALS.
2. ALL BASE ESC MEASURES INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL AND APPROVED IN AN INITIAL INSPECTION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
3. RUN-ON AND RUN-OFF SHALL BE IN PLACE AND FUNCTIONING PRIOR TO BEGINNING SUBSTANTIAL CONSTRUCTION ACTIVITIES. RUN-ON AND RUN-OFF CONTROL MEASURES INCLUDE: SLOPE DRAINS (WITH OUTLET PROTECTION), CHECK DAMS, SURFACE ROUGHENING, AND BANK STABILIZATION.

0 25 50 100

SCALE: 1" = 50'

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Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
EXISTING CONDITIONS-DEMO
PLAN 28

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 15, 1995
STEVEN D. HARRISON
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:05:47-08'00'
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C128

PROJECT NO. PGEX00008096 234

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Save Date: 2/20/2026 9:26 AM
By: Steve Harrison
By: Sdh
Drawing File: \\deainc.com\files\PROJECTS\PDX\PGEX00008096\0400CAD\SHEETS\EC\City of Wilsonville\EC-EX2-PGEX8096.dwg



LEGEND

- SF — SEDIMENT FENCE
- GENERAL ALIGNMENT PATH
- WORK AREA
- DIRECTION OF DRAINAGE
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- INLET PROTECTION
- TEMPORARY ACCESS PATH
- OAK MAT AREA
- SEEDING AREA
- UTILITY STRUCTURE REQUIRING MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 — EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

UTILITY PHASE KEYNOTES

1. MODIFIED UTILITY STRUCTURE.
2. INSTALL ORANGE COLORED SEDIMENT FENCE PER STANDARD DRAWING NO. 4-15. SEE SHEET C031 DETAIL 2. ALTERNATIVE BMP MEASURES (STRAW WATTLE, COMPOST BERM, ETC.) MAY BE ACCEPTABLE, UPON APPROVAL.
3. INSTALL OAK MAT PER STANDARD DRAWING NO. 4-12. SEE SHEET C301 DETAIL 5.
4. SEE DETAILS 1 AND 2 ON SHEET C303 FOR RUSLE2 EROSION CALCULATION PROFILES FOR THE BASELINE AND ENCROACHMENT CONDITIONS.
5. INSTALL INLET PROTECTION PER STANDARD DRAWING NO. 4-23, SEE SHEET C301 DETAIL 6.

FINAL STABILIZATION PHASE KEYNOTES

1. REMOVE TEMPORARY EROSION CONTROL MEASURES PER SPECIFICATION SECTION 00280.70 REMOVAL.
2. APPLY PERMANENT SEEDING AS REQUIRED PER SPECIFICATION SECTION 00280.42(C) PERMANENT STABILIZATION. FOR WETLAND AREAS SEE SCHEDULE ON SHEET C302.
3. EXISTING GRAVEL ACCESS AT THIS LOCATION WILL BE REMOVED AND AREA WILL BE RESTORED TO THE ORIGINAL CONDITION BY OTHERS IN ACCORDANCE WITH A SEPARATE AGREEMENT WITH THE CITY OF WILSONVILLE.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES, SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX IN THOSE AREAS. SEED USED FOR TEMPORARY OR PERMANENT SEEDING OUTSIDE VEGETATED CORRIDORS SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED. FOR WETLAND SEED MIX SEE SCHEDULE ON SHEET C302:

   A. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)

   B. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OF FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
10. COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACT COAT ETC. TO PREVENT PRODUCTS FROM ENTERING THE STORM SYSTEM.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL SEDIMENT BARRIERS TO BE INSTALLED AFTER GRADING SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
2. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
3. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
4. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

RUNOFF CONTROL NOTE:

A PHASED MASS GRADING AND RUNOFF CONTROL PLAN IS REQUIRED FOR PROJECTS WHERE CLEARING, DEWATERING, AND MASS GRADING ACTIVITIES ARE PROPOSED DURING THE WET WEATHER PERIOD, OCTOBER 1, THROUGH MAY 31. WORK IS ANTICIPATED TO BE COMPLETED PRIOR TO OCTOBER 1. IF WORK IS FORECAST TO EXTEND PAST OCTOBER 1, A RUNOFF CONTROL PLAN SHALL IDENTIFY BMPS FROM THE CLACKAMAS COUNTY WATER ENVIRONMENTAL SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CHAPTER 4.2-RUNOFF CONTROL BEST MANAGEMENT PRACTICES, OR APPROVED ALTERNATIVES, AND BE SUBMITTED WITH, OR AS A REVISION TO, THIS EPSC PLAN. ALL BMPS SPECIFIED ON THE RUNOFF CONTROL PLAN SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF MASS GRADING OR DEWATERING.

SEDIMENT BASIN SIZING:

SEDIMENT BASINS ARE NOT APPLICABLE FOR THIS PROJECT.

DEWATERING NOTE:

1. TO THE EXTENT POSSIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. THE REGISTRANT IS PROHIBITED FROM USING WATER OF THE STATE AS PART OF THE TREATMENT AREA;
2. IMPLEMENT THE APPROPRIATE CONTROL MEASURES FOR DEWATERING DISCHARGES TO PREVENT THE DISCHARGE OF POLLUTANTS;
3. DO NOT DISCHARGE VISIBLE FLOATING SOLIDS OR FOAM;
4. USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICES (SUCH AS A CARTRIDGE FILTER) THAT IS DESIGNED TO REMOVE OIL, GREASE, OR OTHER PRODUCTS IF DEWATERING WATER IS FOUND TO CONTAIN THESE MATERIALS;
5. AT ALL POINTS WHERE DEWATERING WATER IS DISCHARGED, COMPLY WITH THE VELOCITY DISSIPATION REQUIREMENTS OF SECTION 2.2.16;
6. WITH BACKWASH WATER, EITHER HAUL IT AWAY FOR DISPOSAL OR RETURN IT TO THE BEGINNING OF THE TREATMENT PROCESS;
7. REPLACE AND CLEAN THE FILTER MATERIAL IN DEWATERING DEVICES WHEN THE PRESSURE DIFFERENTIAL EQUALS OR EXCEEDS THE MANUFACTURER'S SPECIFICATIONS;
8. IF THERE IS NO ALTERNATIVE OPTION, THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL;
9. ACTIVE TREATMENT SYSTEMS FOR TURBIDITY OR ANY OTHER POLLUTANTS MUST BE DESIGNED AND STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER.

0 25 50 100

SCALE: 1" = 50'

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
VERTICAL CONSTRUCTION - FINAL STABILIZATION PLAN 24

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 16, 1997
STEVEN D. HARRISON

Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:06:13-08'00'

EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C224

PROJECT NO. PGEX00008096

Plot Date: 2/20/2026 9:41 AM By: Steve Harrison
Save Date: 2/19/2026 10:30 AM By: Sdh
Drawing File: \\deainc.com\files\PROJECTS\PGEX\00008096\0400CAD\SHEETS\EC\City of Wilsonville\EC-EC2-PGEX08096.dwg



LEGEND

- SF — SEDIMENT FENCE
- GENERAL ALIGNMENT PATH
- WORK AREA
- DIRECTION OF DRAINAGE
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- INLET PROTECTION
- UTILITY STRUCTURE REQUIRING MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 — EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

UTILITY PHASE KEYNOTES

1. MODIFIED UTILITY STRUCTURE.
2. INSTALL ORANGE COLORED SEDIMENT FENCE PER STANDARD DRAWING NO. 4-15. SEE SHEET C301 DETAIL 2. ALTERNATIVE BMP MEASURES (STRAW WATTLE, COMPOST BERM, ETC.) MAY BE ACCEPTABLE, UPON APPROVAL.
3. INSTALL INLET PROTECTION PER STANDARD DRAWING NO. 4-23, SEE SHEET C301 DETAIL 6.

FINAL STABILIZATION PHASE KEYNOTES

1. REMOVE TEMPORARY EROSION CONTROL MEASURES PER SPECIFICATION SECTION 00280.70 REMOVAL.
2. APPLY PERMANENT SEEDING AS REQUIRED PER SPECIFICATION SECTION 00280.42(C) PERMANENT STABILIZATION. FOR WETLAND AREAS SEE SCHEDULE ON SHEET C302.
3. EXISTING GRAVEL ACCESS AT THIS LOCATION WILL BE REMOVED AND AREA WILL BE RESTORED TO THE ORIGINAL CONDITION BY OTHERS IN ACCORDANCE WITH A SEPARATE AGREEMENT WITH THE CITY OF WILSONVILLE.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES, SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX IN THOSE AREAS. SEED USED FOR TEMPORARY OR PERMANENT SEEDING OUTSIDE VEGETATED CORRIDORS SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

   A. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)

   B. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OF FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
10. COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACT COAT ETC. TO PREVENT PRODUCTS FROM ENTERING THE STORM SYSTEM.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL SEDIMENT BARRIERS TO BE INSTALLED AFTER GRADING SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
2. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
3. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
4. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

RUNOFF CONTROL NOTE:

A PHASED MASS GRADING AND RUNOFF CONTROL PLAN IS REQUIRED FOR PROJECTS WHERE CLEARING, DEWATERING, AND MASS GRADING ACTIVITIES ARE PROPOSED DURING THE WET WEATHER PERIOD, OCTOBER 1, THROUGH MAY 31. WORK IS ANTICIPATED TO BE COMPLETED PRIOR TO OCTOBER 1. IF WORK IS FORECAST TO EXTEND PAST OCTOBER 1, A RUNOFF CONTROL PLAN SHALL IDENTIFY BMPS FROM THE CLACKAMAS COUNTY WATER ENVIRONMENTAL SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CHAPTER 4.2-RUNOFF CONTROL BEST MANAGEMENT PRACTICES, OR APPROVED ALTERNATIVES, AND BE SUBMITTED WITH, OR AS A REVISION TO, THIS EPSC PLAN. ALL BMPS SPECIFIED ON THE RUNOFF CONTROL PLAN SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF MASS GRADING OR DEWATERING.

SEDIMENT BASIN SIZING:

SEDIMENT BASINS ARE NOT APPLICABLE FOR THIS PROJECT.

DEWATERING NOTE:

1. TO THE EXTENT POSSIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. THE REGISTRANT IS PROHIBITED FROM USING WATER OF THE STATE AS PART OF THE TREATMENT AREA;
2. IMPLEMENT THE APPROPRIATE CONTROL MEASURES FOR DEWATERING DISCHARGES TO PREVENT THE DISCHARGE OF POLLUTANTS;
3. DO NOT DISCHARGE VISIBLE FLOATING SOLIDS OR FOAM;
4. USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICES (SUCH AS A CARTRIDGE FILTER) THAT IS DESIGNED TO REMOVE OIL, GREASE, OR OTHER PRODUCTS IF DEWATERING WATER IS FOUND TO CONTAIN THESE MATERIALS;
5. AT ALL POINTS WHERE DEWATERING WATER IS DISCHARGED, COMPLY WITH THE VELOCITY DISSIPATION REQUIREMENTS OF SECTION 2.2.16;
6. WITH BACKWASH WATER, EITHER HAUL IT AWAY FOR DISPOSAL OR RETURN IT TO THE BEGINNING OF THE TREATMENT PROCESS;
7. REPLACE AND CLEAN THE FILTER MATERIAL IN DEWATERING DEVICES WHEN THE PRESSURE DIFFERENTIAL EQUALS OR EXCEEDS THE MANUFACTURER'S SPECIFICATIONS;
8. IF THERE IS NO ALTERNATIVE OPTION, THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL;
9. ACTIVE TREATMENT SYSTEMS FOR TURBIDITY OR ANY OTHER POLLUTANTS MUST BE DESIGNED AND STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER.

0 25 50 100

SCALE: 1" = 50'

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
VERTICAL CONSTRUCTION -
FINAL STABILIZATION PLAN 25

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 16, 1987
STEVEN D. HARRISON

Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:06:45-08'00'

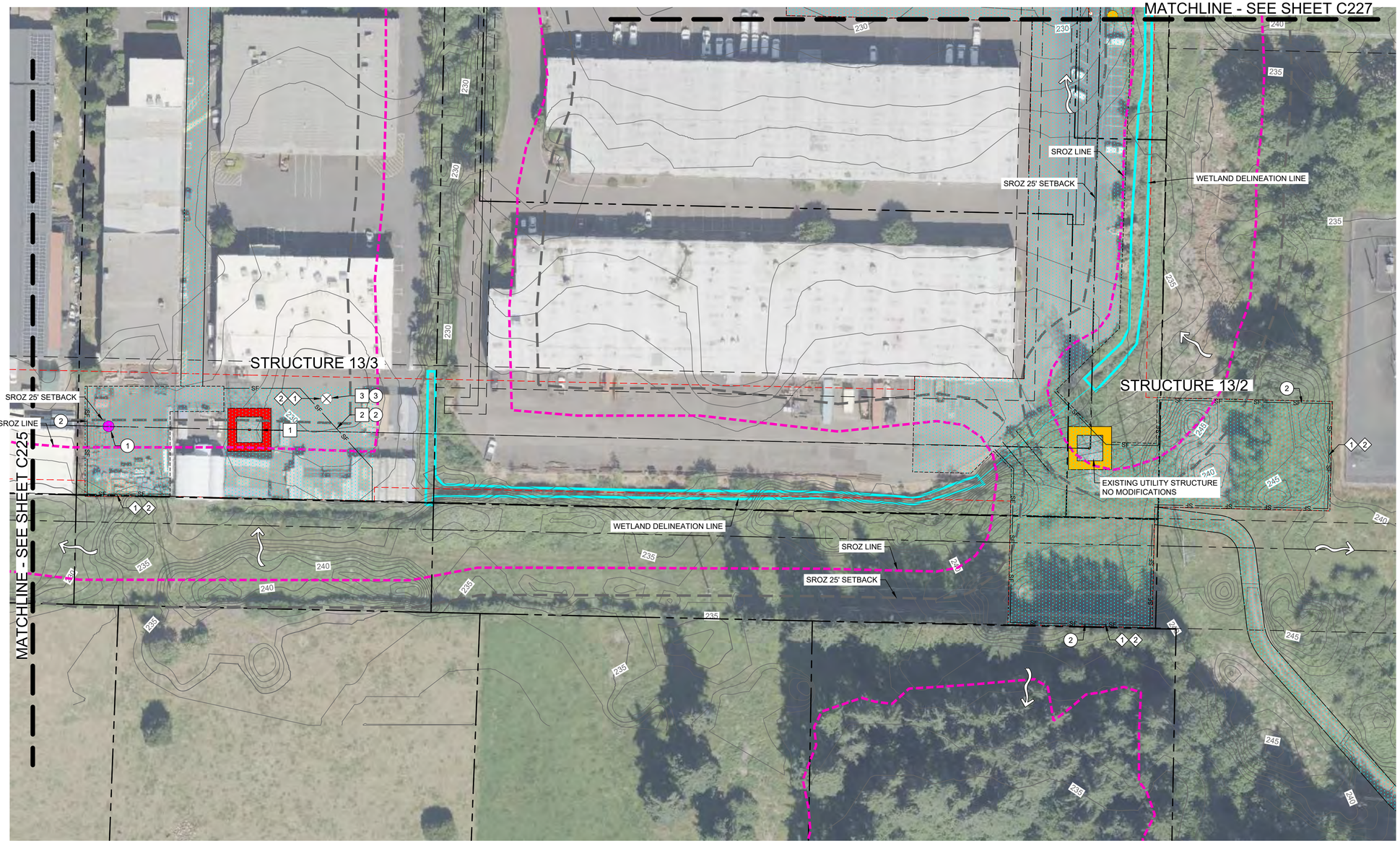
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C225

PROJECT NO. PGEX00008096

Plot Date: 2/20/2026 9:41 AM By: Steve Harrison
Save Date: 2/19/2026 10:39 AM By: Sdh
Drawing File: \\deainc.com\files\PROJECT\P\PGEX00008096\04400CAD\SHEETS\ECC\City of Wilsonville\EC-EC2-PGEX8096.dwg



LEGEND

- SF — SEDIMENT FENCE
- GENERAL ALIGNMENT PATH
- WORK AREA
- DIRECTION OF DRAINAGE
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- INLET PROTECTION
- UTILITY STRUCTURE REQUIRING MODIFICATIONS
- UTILITY STRUCTURE TO BE RE REMOVED
- EXISTING UTILITY STRUCTURE - NO MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 — EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

DEMO PHASE KEYNOTES

1. REMOVE EXISTING UTILITY STRUCTURE. NO GROUND DISTURBANCE. EXISTING LATTICE TOWER WILL BE DISCONNECTED FROM THE EXISTING CONCRETE FOOTINGS, AND MOVED INTO THE WORK AREA VIA CRANE FOR DISSASSEMBLY.
2. ORANGE COLORED SEDIMENT FENCE PER STANDARD DRAWING NO. 4-15. SEE SHEET C301 DETAIL 2. ALTERNATIVE BMP MEASURES (STRAW WATTLE, COMPOST BERM, ETC.) MAY BE ACCEPTABLE, UPON APPROVAL.
3. INLET PROTECTION PER STANDARD DRAWING NO. 4-23, SEE SHEET C301 DETAIL 3.

UTILITY PHASE KEYNOTES

1. NEW UTILITY STRUCTURE.
2. INSTALL ORANGE COLORED SEDIMENT FENCE PER STANDARD DRAWING NO. 4-15. SEE SHEET C301 DETAIL 2. ALTERNATIVE BMP MEASURES (STRAW WATTLE, COMPOST BERM, ETC.) MAY BE ACCEPTABLE, UPON APPROVAL.
3. INSTALL INLET PROTECTION PER STANDARD DRAWING NO. 4-23, SEE SHEET C301 DETAIL 6.

FINAL STABILIZATION PHASE KEYNOTES

1. REMOVE TEMPORARY EROSION CONTROL MEASURES PER SPECIFICATION SECTION 00280.70 REMOVAL.
2. APPLY PERMANENT SEEDING AS REQUIRED PER SPECIFICATION SECTION 00280.42(C) PERMANENT STABILIZATION. FOR WETLAND AREAS SEE SCHEDULE ON SHEET C302.

0 25 50 100

SCALE: 1" = 50'

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES, SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX IN THOSE AREAS. SEED USED FOR TEMPORARY OR PERMANENT SEEDING OUTSIDE VEGETATED CORRIDORS SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

   A. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)

   B. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OF FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
10. COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACT COAT ETC. TO PREVENT PRODUCTS FROM ENTERING THE STORM SYSTEM.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL SEDIMENT BARRIERS TO BE INSTALLED AFTER GRADING SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
2. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
3. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
4. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

RUNOFF CONTROL NOTE:

A PHASED MASS GRADING AND RUNOFF CONTROL PLAN IS REQUIRED FOR PROJECTS WHERE CLEARING, DEWATERING, AND MASS GRADING ACTIVITIES ARE PROPOSED DURING THE WET WEATHER PERIOD, OCTOBER 1, THROUGH MAY 31. WORK IS ANTICIPATED TO BE COMPLETED PRIOR TO OCTOBER 1. IF WORK IS FORECAST TO EXTEND PAST OCTOBER 1, A RUNOFF CONTROL PLAN SHALL IDENTIFY BMPS FROM THE CLACKAMAS COUNTY WATER ENVIRONMENTAL SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CHAPTER 4.2-RUNOFF CONTROL BEST MANAGEMENT PRACTICES, OR APPROVED ALTERNATIVES, AND BE SUBMITTED WITH, OR AS A REVISION TO, THIS EPSC PLAN. ALL BMPS SPECIFIED ON THE RUNOFF CONTROL PLAN SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF MASS GRADING OR DEWATERING.

SEDIMENT BASIN SIZING:

SEDIMENT BASINS ARE NOT APPLICABLE FOR THIS PROJECT.

DEWATERING NOTE:

1. TO THE EXTENT POSSIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. THE REGISTRANT IS PROHIBITED FROM USING WATER OF THE STATE AS PART OF THE TREATMENT AREA; 2. IMPLEMENT THE APPROPRIATE CONTROL MEASURES FOR DEWATERING DISCHARGES TO PREVENT THE DISCHARGE OF POLLUTANTS; 3. DO NOT DISCHARGE VISIBLE FLOATING SOLIDS OR FOAM; 4. USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICES (SUCH AS A CARTRIDGE FILTER) THAT IS DESIGNED TO REMOVE OIL, GREASE, OR OTHER PRODUCTS IF DEWATERING WATER IS FOUND TO CONTAIN THESE MATERIALS; 5. AT ALL POINTS WHERE DEWATERING WATER IS DISCHARGED, COMPLY WITH THE VELOCITY DISSIPATION REQUIREMENTS OF SECTION 2.2.16; 6. WITH BACKWASH WATER, EITHER HAUL IT AWAY FOR DISPOSAL OR RETURN IT TO THE BEGINNING OF THE TREATMENT PROCESS; 7. REPLACE AND CLEAN THE FILTER MATERIAL IN DEWATERING DEVICES WHEN THE PRESSURE DIFFERENTIAL EQUALS OR EXCEEDS THE MANUFACTURER'S SPECIFICATIONS; 8. IF THERE IS NO ALTERNATIVE OPTION, THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL; 9. ACTIVE TREATMENT SYSTEMS FOR TURBIDITY OR ANY OTHER POLLUTANTS MUST BE DESIGNED AND STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER.

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT: PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE: VERTICAL CONSTRUCTION - FINAL STABILIZATION PLAN 26

NO.	DATE	REVISION	BY

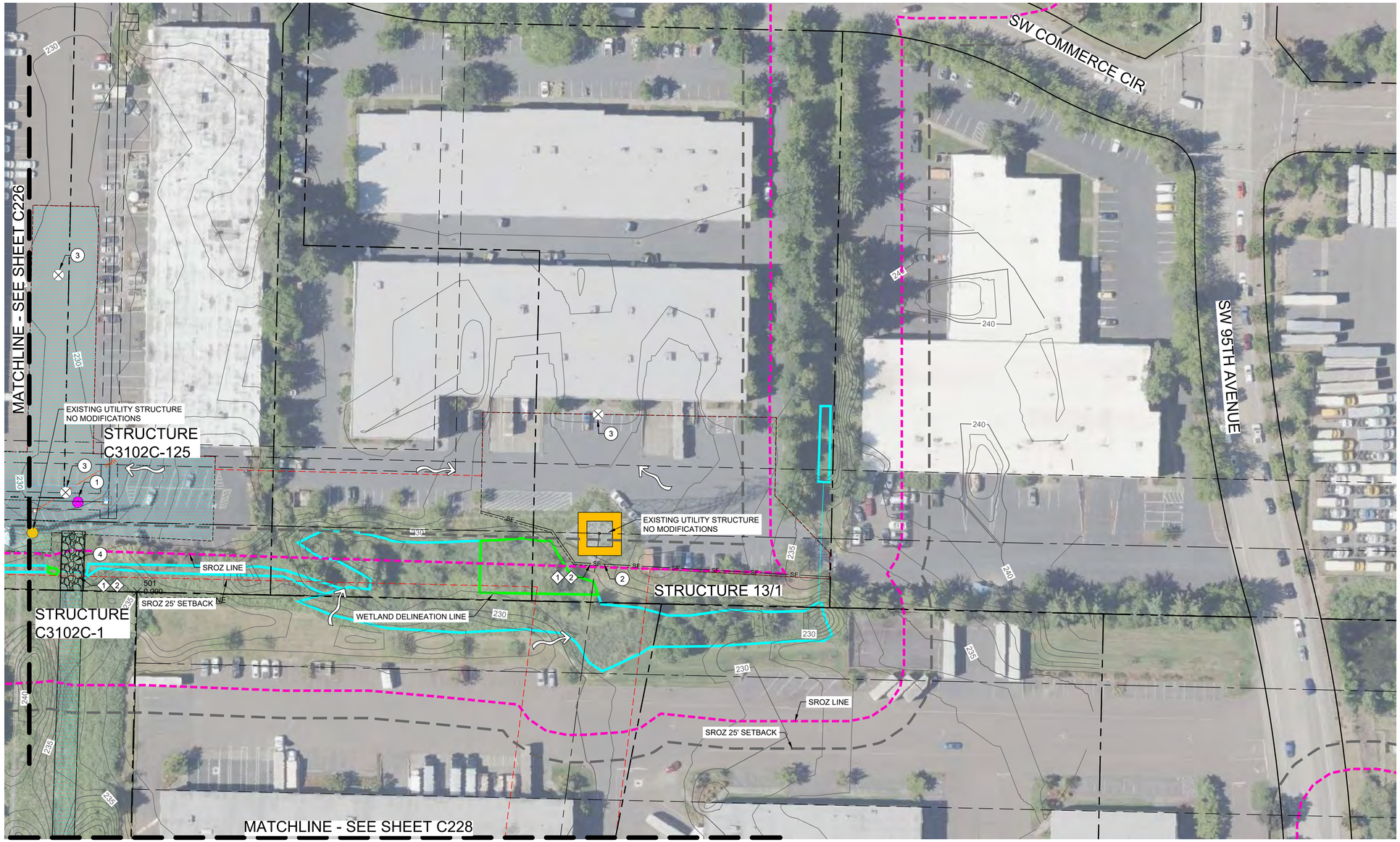
REGISTERED PROFESSIONAL ENGINEER
19449PE
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:07:12-08'00'
OREGON
SEPTEMBER 16, 1987
STEVEN D. HARRISON
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C226

PROJECT NO. PGEX00008096

Plot Date: 2/20/2026 9:42 AM By: Steve Harrison
Save Date: 2/19/2026 10:30 AM By: Sdh
Drawing File: \\davis.com\files\PROJECT\PGEX00008096\80400CAD\SHEETS\ECC\City of Wilsonville\EC-EC2-PGEX8096.dwg



LEGEND

- SF — SEDIMENT FENCE
- GRAVEL CONSTRUCTION ENTRANCE
- GENERAL ALIGNMENT PATH
- WORK AREA
- DIRECTION OF DRAINAGE
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
- INLET PROTECTION
- NEW UTILITY POLE
- EXISTING UTILITY POLE - NO MODIFICATIONS
- EXISTING UTILITY STRUCTURE - NO MODIFICATIONS
- TAX LOT LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING MINOR CONTOUR LINE
- 240 — EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

UTILITY PHASE KEYNOTES

1. NEW UTILITY STRUCTURE.
2. INSTALL ORANGE COLORED SEDIMENT FENCE PER STANDARD DRAWING NO. 4-15. SEE SHEET C031 DETAIL 2. ALTERNATIVE BMP MEASURES (STRAW WATTLE, COMPOST BERM, ETC.) MAY BE ACCEPTABLE, UPON APPROVAL.
3. INSTALL INLET PROTECTION PER STANDARD DRAWING NO. 4-23, SEE SHEET C301 DETAIL 6.
4. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER STANDARD DRAWING NO. 4-11. SEE SHEET C301 DETAIL 1.

FINAL STABILIZATION PHASE KEYNOTES

1. REMOVE TEMPORARY EROSION CONTROL MEASURES PER SPECIFICATION SECTION 00280.70 REMOVAL.
2. APPLY PERMANENT SEEDING AS REQUIRED PER SPECIFICATION SECTION 00280.42(C) PERMANENT STABILIZATION. FOR WETLAND AREAS SEE SCHEDULE ON SHEET C302.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES, SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX IN THOSE AREAS. SEED USED FOR TEMPORARY OR PERMANENT SEEDING OUTSIDE VEGETATED CORRIDORS SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:

   A. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)

   B. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
3. LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
4. TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
5. STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
6. EXPOSED CUT OF FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
10. COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACT COAT ETC. TO PREVENT PRODUCTS FROM ENTERING THE STORM SYSTEM.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL SEDIMENT BARRIERS TO BE INSTALLED AFTER GRADING SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
2. LONG TERM SLOPE STABILIZATION MEASURES "INCLUDING MATTING" SHALL BE IN PLACE OVER ALL EXPOSED SOILS BY OCTOBER 1.
3. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
4. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

RUNOFF CONTROL NOTE:

A PHASED MASS GRADING AND RUNOFF CONTROL PLAN IS REQUIRED FOR PROJECTS WHERE CLEARING, DEWATERING, AND MASS GRADING ACTIVITIES ARE PROPOSED DURING THE WET WEATHER PERIOD, OCTOBER 1, THROUGH MAY 31. WORK IS ANTICIPATED TO BE COMPLETED PRIOR TO OCTOBER 1. IF WORK IS FORECAST TO EXTEND PAST OCTOBER 1, A RUNOFF CONTROL PLAN SHALL IDENTIFY BMPS FROM THE CLACKAMAS COUNTY WATER ENVIRONMENTAL SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CHAPTER 4.2-RUNOFF CONTROL BEST MANAGEMENT PRACTICES, OR APPROVED ALTERNATIVES, AND BE SUBMITTED WITH, OR AS A REVISION TO, THIS EPSC PLAN. ALL BMPS SPECIFIED ON THE RUNOFF CONTROL PLAN SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF MASS GRADING OR DEWATERING.

SEDIMENT BASIN SIZING:

SEDIMENT BASINS ARE NOT APPLICABLE FOR THIS PROJECT.

DEWATERING NOTE:

1. TO THE EXTENT POSSIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. THE REGISTRANT IS PROHIBITED FROM USING WATER OF THE STATE AS PART OF THE TREATMENT AREA;
2. IMPLEMENT THE APPROPRIATE CONTROL MEASURES FOR DEWATERING DISCHARGES TO PREVENT THE DISCHARGE OF POLLUTANTS;
3. DO NOT DISCHARGE VISIBLE FLOATING SOLIDS OR FOAM;
4. USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICES (SUCH AS A CARTRIDGE FILTER) THAT IS DESIGNED TO REMOVE OIL, GREASE, OR OTHER PRODUCTS IF DEWATERING WATER IS FOUND TO CONTAIN THESE MATERIALS;
5. AT ALL POINTS WHERE DEWATERING WATER IS DISCHARGED, COMPLY WITH THE VELOCITY DISSIPATION REQUIREMENTS OF SECTION 2.2.16;
6. WITH BACKWASH WATER, EITHER HAUL IT AWAY FOR DISPOSAL OR RETURN IT TO THE BEGINNING OF THE TREATMENT PROCESS;
7. REPLACE AND CLEAN THE FILTER MATERIAL IN DEWATERING DEVICES WHEN THE PRESSURE DIFFERENTIAL EQUALS OR EXCEEDS THE MANUFACTURER'S SPECIFICATIONS;
8. IF THERE IS NO ALTERNATIVE OPTION, THE USE OF A SANITARY OR COMBINED SEWER DISCHARGE IS AUTHORIZED WITH LOCAL SEWER DISTRICT APPROVAL;
9. ACTIVE TREATMENT SYSTEMS FOR TURBIDITY OR ANY OTHER POLLUTANTS MUST BE DESIGNED AND STAMPED BY AN OREGON REGISTERED PROFESSIONAL ENGINEER.

0 25 50 100

SCALE: 1" = 50'

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DESIGN STUDIO
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PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
VERTICAL CONSTRUCTION -
FINAL STABILIZATION PLAN 27

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 15, 1967
STEVEN D. HARRISON

Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:07:39-08'00'

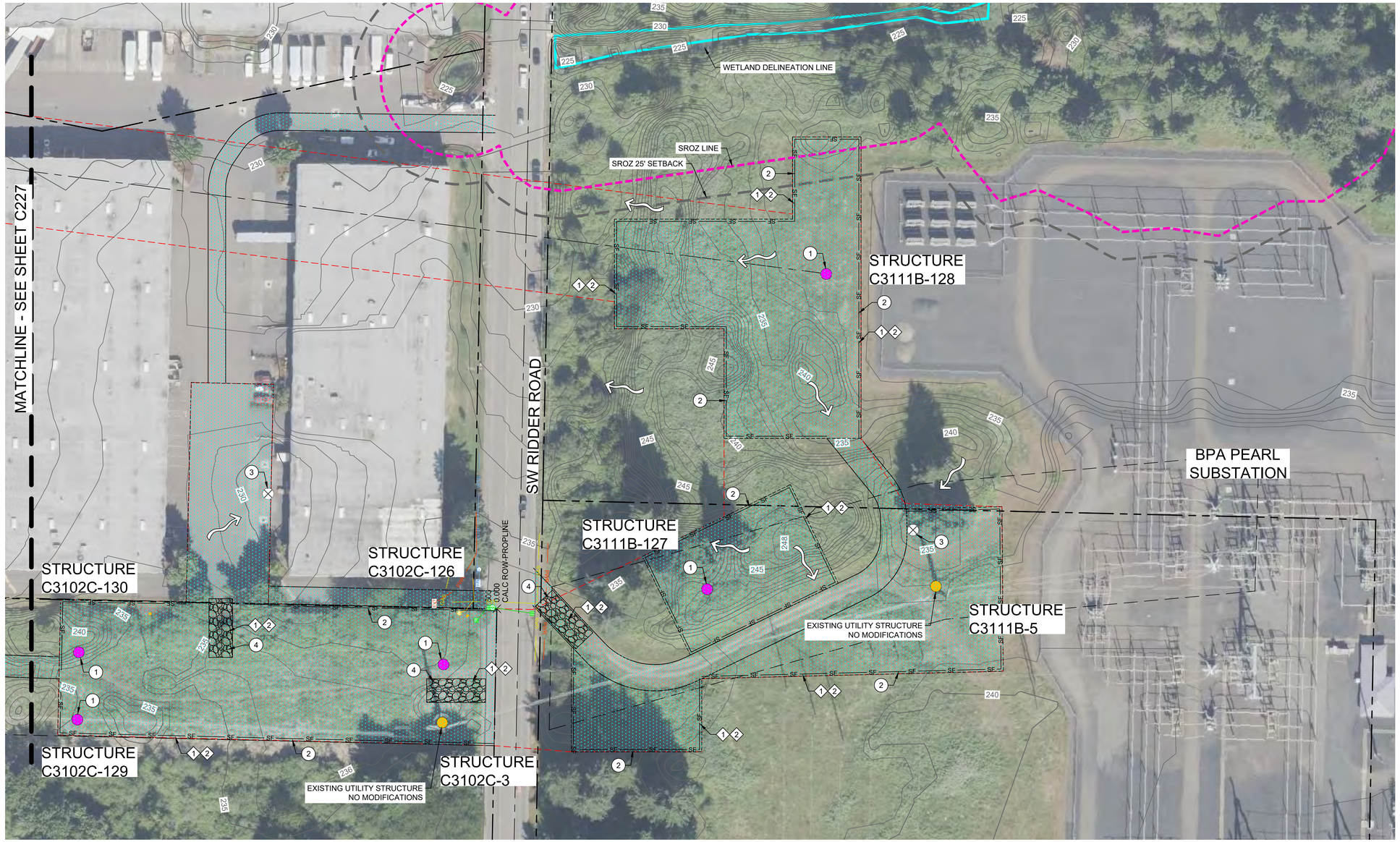
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C227

PROJECT NO. PGEX00008096

Plot Date: 2/20/2026 9:42 AM By: Steve Harrison
Save Date: 2/19/2026 10:30 AM By: Sdh
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LEGEND

- SF — SEDIMENT FENCE
- GRAVEL CONSTRUCTION ENTRANCE
- GENERAL ALIGNMENT PATH
- WORK AREA
- DIRECTION OF DRAINAGE
- DELINEATED WETLANDS WITHIN WORK AREA
- DELINEATED WETLANDS OUTSIDE WORK AREA
- TEMPORARY ACCESS PATH
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- EXISTING UTILITY POLE - NO MODIFICATIONS
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- 240 — EXISTING MAJOR CONTOUR LINE
- SROZ LINE
- SROZ SETBACK LINE

UTILITY PHASE KEYNOTES

1. NEW UTILITY STRUCTURE.
2. INSTALL ORANGE COLORED SEDIMENT FENCE PER STANDARD DRAWING NO. 4-15. SEE SHEET C301 DETAIL 2. ALTERNATIVE BMP MEASURES (STRAW WATTLE, COMPOST BERM, ETC.) MAY BE ACCEPTABLE, UPON APPROVAL.
3. INSTALL INLET PROTECTION PER STANDARD DRAWING NO. 4-23, SEE SHEET C301 DETAIL 6.
4. INSTALL GRAVEL CONSTRUCTION ENTRANCE PER STANDARD DRAWING NO. 4-11. SEE SHEET C301 DETAIL 1.

FINAL STABILIZATION PHASE KEYNOTES

1. REMOVE TEMPORARY EROSION CONTROL MEASURES PER SPECIFICATION SECTION 00280.70 REMOVAL.
2. APPLY PERMANENT SEEDING AS REQUIRED PER SPECIFICATION SECTION 00280.42(C) PERMANENT STABILIZATION. FOR WETLAND AREAS SEE SCHEDULE ON SHEET C302.

GRADING, STREET AND UTILITY EROSION AND SEDIMENT CONSTRUCTION NOTES:

1. IF VEGETATED SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST. VEGETATED CORRIDOR AREAS REQUIRE NATIVE SEED MIXES, SEE RESTORATION PLAN FOR APPROPRIATE SEED MIX IN THOSE AREAS. SEED USED FOR TEMPORARY OR PERMANENT SEEDING OUTSIDE VEGETATED CORRIDORS SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED. FOR WETLAND SEED MIX SEE SCHEDULE ON SHEET C302:

   A. DWARF GRASS MIX (MIN. 100 LB./AC.)
      1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
      2. CREEPING RED FESCUE (20% BY WEIGHT)

   B. STANDARD HEIGHT GRASS MIX (MIN. 100 LB./AC)
      1. ANNUAL RYEGRASS (40% BY WEIGHT)
      2. TURF-TYPE FESCUE (60% BY WEIGHT)

2. SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
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7. AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
8. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
9. USE BMPS SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
10. COVER CATCH BASINS, MANHOLES AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACT COAT ETC. TO PREVENT PRODUCTS FROM ENTERING THE STORM SYSTEM.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL SEDIMENT BARRIERS TO BE INSTALLED AFTER GRADING SHALL BE INSTALLED IMMEDIATELY FOLLOWING ESTABLISHMENT OF FINISHED GRADE AS SHOWN ON THESE PLANS.
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3. THE STORM WATER FACILITY SHALL BE CONSTRUCTED AND LANDSCAPED PRIOR TO THE STORM WATER SYSTEM FUNCTIONING AND SITE PAVING.
4. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

RUNOFF CONTROL NOTE:

A PHASED MASS GRADING AND RUNOFF CONTROL PLAN IS REQUIRED FOR PROJECTS WHERE CLEARING, DEWATERING, AND MASS GRADING ACTIVITIES ARE PROPOSED DURING THE WET WEATHER PERIOD, OCTOBER 1, THROUGH MAY 31. WORK IS ANTICIPATED TO BE COMPLETED PRIOR TO OCTOBER 1. IF WORK IS FORECAST TO EXTEND PAST OCTOBER 1, A RUNOFF CONTROL PLAN SHALL IDENTIFY BMPS FROM THE CLACKAMAS COUNTY WATER ENVIRONMENTAL SERVICES EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, CHAPTER 4.2-RUNOFF CONTROL BEST MANAGEMENT PRACTICES, OR APPROVED ALTERNATIVES, AND BE SUBMITTED WITH, OR AS A REVISION TO, THIS EPSC PLAN. ALL BMPS SPECIFIED ON THE RUNOFF CONTROL PLAN SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO COMMENCEMENT OF MASS GRADING OR DEWATERING.

SEDIMENT BASIN SIZING:

SEDIMENT BASINS ARE NOT APPLICABLE FOR THIS PROJECT.

DEWATERING NOTE:

1. TO THE EXTENT POSSIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE. THE REGISTRANT IS PROHIBITED FROM USING WATER OF THE STATE AS PART OF THE TREATMENT AREA;
2. IMPLEMENT THE APPROPRIATE CONTROL MEASURES FOR DEWATERING DISCHARGES TO PREVENT THE DISCHARGE OF POLLUTANTS;
3. DO NOT DISCHARGE VISIBLE FLOATING SOLIDS OR FOAM;
4. USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICES (SUCH AS A CARTRIDGE FILTER) THAT IS DESIGNED TO REMOVE OIL, GREASE, OR OTHER PRODUCTS IF DEWATERING WATER IS FOUND TO CONTAIN THESE MATERIALS;
5. AT ALL POINTS WHERE DEWATERING WATER IS DISCHARGED, COMPLY WITH THE VELOCITY DISSIPATION REQUIREMENTS OF SECTION 2.2.16;
6. WITH BACKWASH WATER, EITHER HAUL IT AWAY FOR DISPOSAL OR RETURN IT TO THE BEGINNING OF THE TREATMENT PROCESS;
7. REPLACE AND CLEAN THE FILTER MATERIAL IN DEWATERING DEVICES WHEN THE PRESSURE DIFFERENTIAL EQUALS OR EXCEEDS THE MANUFACTURER'S SPECIFICATIONS;
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0 25 50 100

SCALE: 1" = 50'

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Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
VERTICAL CONSTRUCTION -
FINAL STABILIZATION PLAN 28

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
Steven Harrison
19449PE
OREGON
SEPTEMBER 15, 1997
STEVEN D. HARRISON
Digitally signed by Steven Harrison
Date: 2026.02.20 10:08:10-08'00'

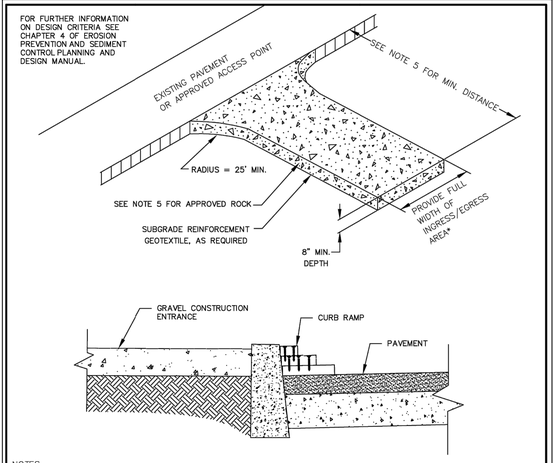
EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C228

PROJECT NO. PGEX00008096

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By: Steve Harrison
By: Sdh
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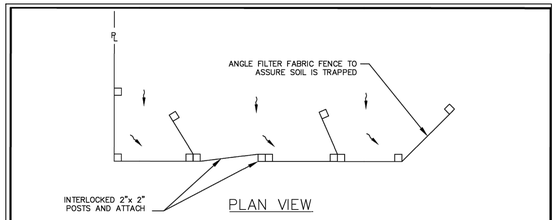
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF- WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LADEN WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS
   SINGLE FAMILY
   20' LONG BY 20' WIDE 8" DEEP OF ¾" MINUS CLEAN ROCK.
   COMMERCIAL/SITE DEVELOPMENT
   50' LONG BY 20' WIDE 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

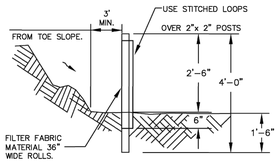
CONSTRUCTION ENTRANCE

DRAWING NO. 4-11 REVISED 10-31-19

1 CONSTRUCTION ENTRANCE
SCALE: N.T.S.



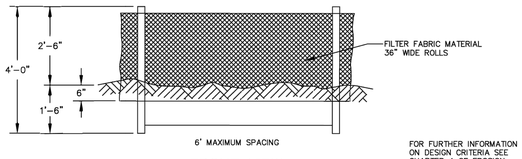
PLAN VIEW



PROFILE

NOTES:

1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2"x 2" FIR, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 4-28.



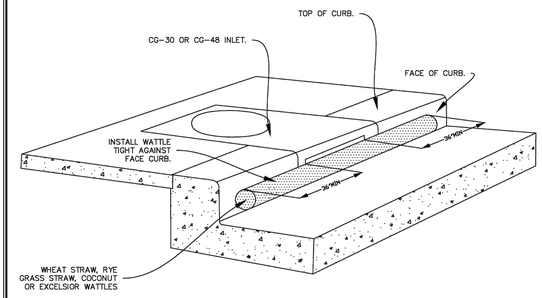
FRONT VIEW

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

SEDIMENT FENCE

DRAWING NO. 4-15 REVISED 10-31-19

2 SEDIMENT FENCING
SCALE: N.T.S.



PERSPECTIVE VIEW SHOWING WATTLE ALONG GUTTER AT CURB INLET

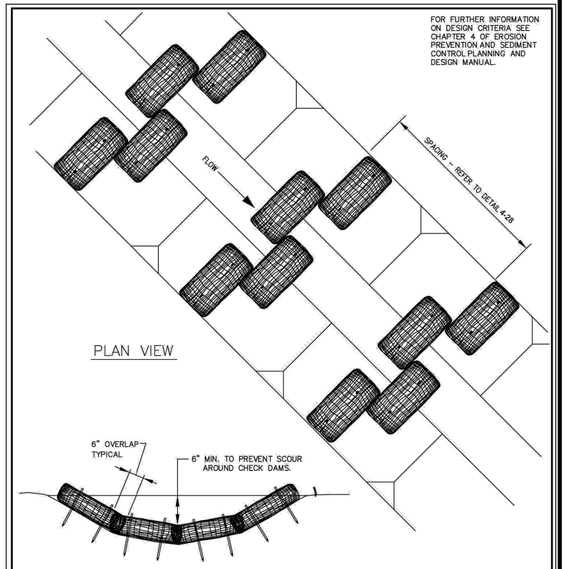
NOTES:

1. ONLY ALLOWED USE OF APPLICATION IS ON CURB AND GUTTER INLETS.
2. INSTALL WATTLE ALONG INLET WITH WATTLE EXTENDING A MIN OF 36" BEYOND INLET OPENINGS IN EACH DIRECTION.
3. WATTLE MUST BE INSTALLED TIGHTLY AGAINST CURB, MAY REQUIRE ADDITIONAL MEASURES TO ENSURE WATTLE REMAINS TIGHT AGAINST CURB, SUCH AS USING ZIP TIES TO SECURE WATTLE TO INLET'S TRASH BARS OR USING SANDBAGS TO WEIGHT DOWN WATTLE.
4. REPLACE WATTLE AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING THE STORM SYSTEM.

CURB AND GUTTER INLET PROTECTION

DRAWING NO. 4-21 REVISED 10-31-19

3 CURB & GUTTER INLET
SCALE: N.T.S.



PLAN VIEW

PROFILE

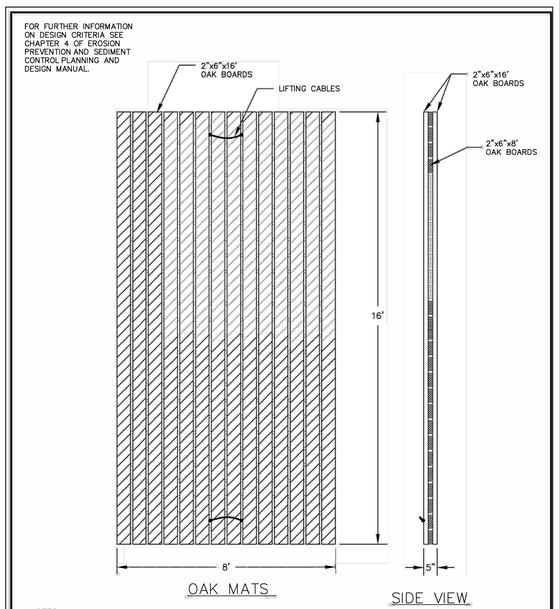
NOTES:

1. STAKING OF BAGS REQUIRED USING (2) 1"X2" WOOD STAKES OR APPROVED EQUAL PER BAG.
2. SURFACE MUST BE SMOOTH BEFORE APPLICATION.
3. CHECK DAMS CAN BE CONSTRUCTED USING STRAW WATTLES OR OTHER MATERIALS AS APPROVED BY THE DISTRICT OR CITY.

CHECK DAM BIO-FILTER BAG

DRAWING NO. 4-9 REVISED 10-31-19

4 CHECK DAM BIO-FILTER BAG
SCALE: N.T.S.



OAK MATS SIDE VIEW

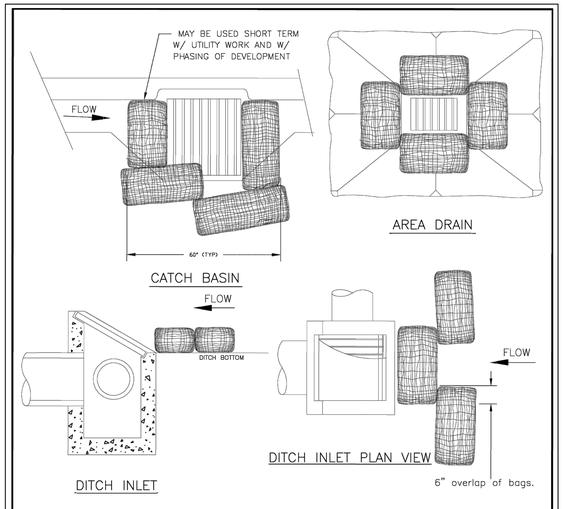
NOTES:

1. CONSTRUCTED OF 2"x6" OAK.
2. ALTERNATE MATTING SYSTEMS TO BE APPROVED BY CITY/DISTRICT.

OAK MATS

DRAWING NO. 4-12 REVISED 10-31-19

5 OAK MATS
SCALE: N.T.S.



CATCH BASIN

AREA DRAIN

DITCH INLET

DITCH INLET PLAN VIEW

NOTES:

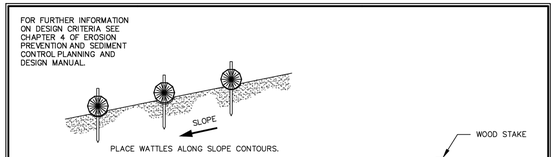
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

FOR FURTHER INFORMATION ON DESIGN CRITERIA SEE CHAPTER 4 OF EROSION PREVENTION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.

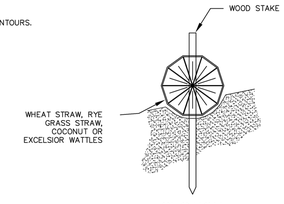
INLET PROTECTION TYPE 4

DRAWING NO. 4-23 REVISED 10-31-19

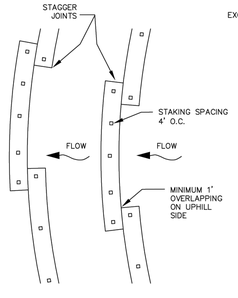
6 INLET PROTECTION TYPE 4
SCALE: N.T.S.



PROFILE



SECTION



PLAN VIEW

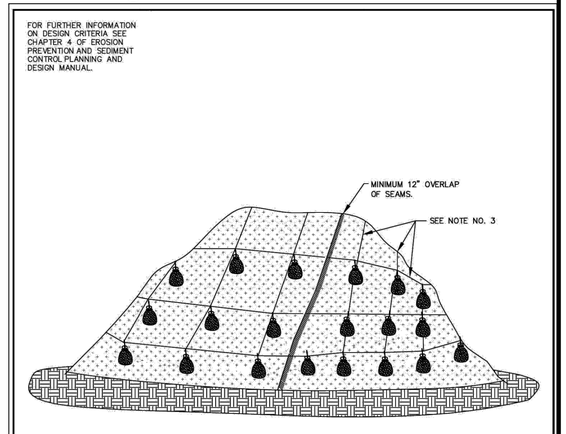
NOTES:

1. STAKING SPECIFICATIONS:
   a. 1"X2" WOODEN STAKES
   b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY EROSIVE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 4-28
3. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED WATTLES WILL HAVE DIRECT CONTACT WITH THE SOIL.
4. INSTALL THE WATTLES IN A 2" DEEP TRENCH, INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE WATTLE. THE ENDS OF ADJACENT WATTLES SHALL BE OVERLAPPED 1 FT. MINIMUM TO PREVENT SEDIMENT PASSING THROUGH THE FIELD JOINT.

WATTLES

DRAWING NO. 4-16 REVISED 10-31-19

7 WATTLES
SCALE: N.T.S.



PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. PERIMETER SEDIMENT CONTROL BMP TO BE INSTALLED A MIINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPES WITH A MAXIMUM 10' GRID SPACING IN ALL DIRECTIONS.
4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.
5. AS APPROPRIATE, BMP'S SHALL BE INSTALLED TO CONVEY WATER DISCHARGE FROM STOCKPILE AREAS.

PLASTIC SHEETING

DRAWING 4-2 REVISED 10-31-19

8 PLASTIC SHEETING
SCALE: N.T.S.

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
DETAILS

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
Steven Harrison
Digitally signed by Steven Harrison
Date: 2026.02.20 10:08:38-08'00'
OREGON
SEPTEMBER 15, 1977
STEVEN D. HARRISON

EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

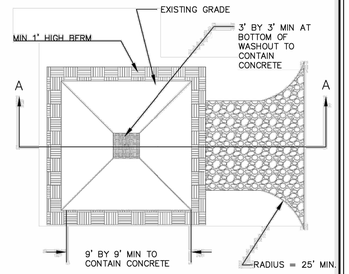
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C301

PROJECT NO. PGEX00008096

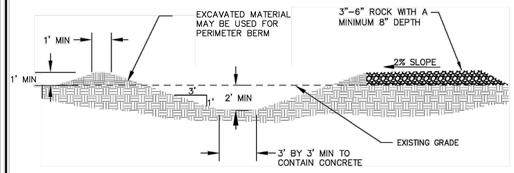
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NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURSES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



PLAN

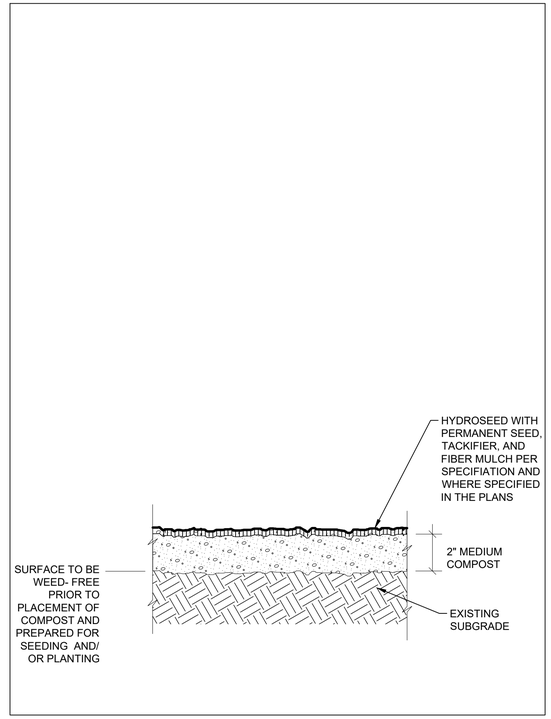


SECTION A–A

CONCRETE WASHOUT

DRAWING NO. 4-20 REVISED 10-31-19

2 CONCRETE WASHOUT
SCALE: N.T.S.



2 TYPICAL SEEDING APPLICATION
SCALE: N.T.S.

1 NOT USED
SCALE: N.T.S.

SEEDING SCHEDULE ALTERNATE NATIVE WETLAND EROSION CONTROL MIX IS ACCEPTABLE WITH PRIOR APPROVAL FROM THE PROJECT ENGINEER.

SYMBOL	BOTANICAL NAME / COMMON NAME	APPLICATION RATE (PURE LIVE SEED)	QUANTITY	PLANT TYPE
	NATIVE WETLAND EROSION CONTROL SEED MIX		1.78 AC	NATIVE GRASSES, HERBACEOUS PLANTS
	HORDEUM BRACHYANTHERUM / MEADOW BARLEY	15.25 LBS. / AC.		
	GLYCERIA OCCIDENTALIS / NORTHWESTERN MANNAGRASS	7.72 LBS. / AC.		
	FESTUCA RUBRA RUBRA / NATIVE RED FESCUE	8.72 LBS. / AC.		
	ALOPECURUS GENICULATUS / WATER FOXTAIL	5.67 LBS. / AC.		
	ELEOCHARIS PALUSTRIS / COMMON SPIKERUSH	2.18 LBS. / AC.		
	BECKMANNIA SYZIGACHNE / AMERICAN SLOUGHGRASS	1.74 LBS. / AC.		
	DESCHAMPSIA CESPITOSA / TUFTED HAIRGRASS	1.09 LBS. / AC.		
	AGROSTIC EXARTA / SPIKE BENTGRASS	0.22 LBS. / AC.		
		APPLICATION RATE LB/AC (PLS) 43.48		

DAVID EVANS AND ASSOCIATES INC.
2100 S River Parkway, Suite 100
Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
DETAILS

NO. DATE REVISION BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 15, 1971
STEVEN D. HARRISON
Steven Harrison Digitally signed by Steven Harrison Date: 2026.02.20 10:09:07 -08'00'

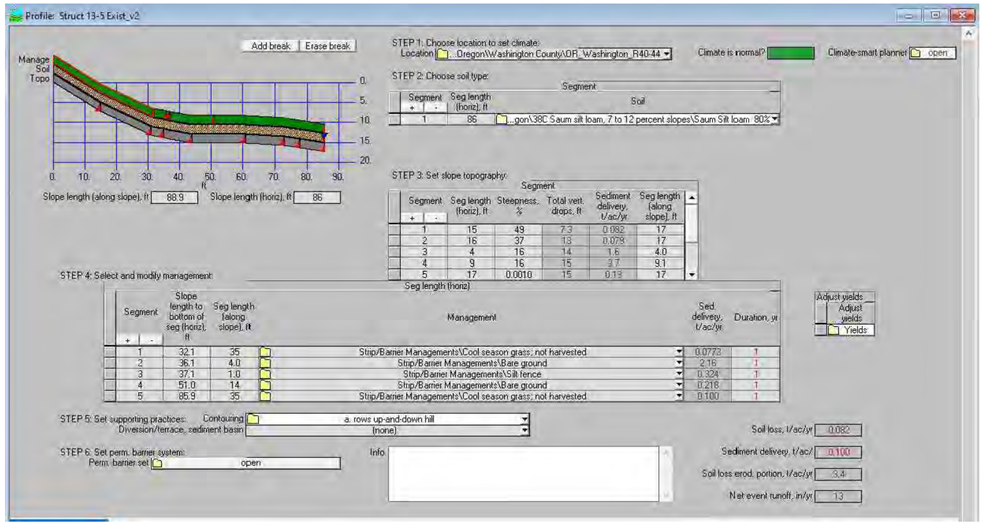
EXPIRES 06/30/2027

DATE: XX/XX/XX
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DRAWN: ERTH

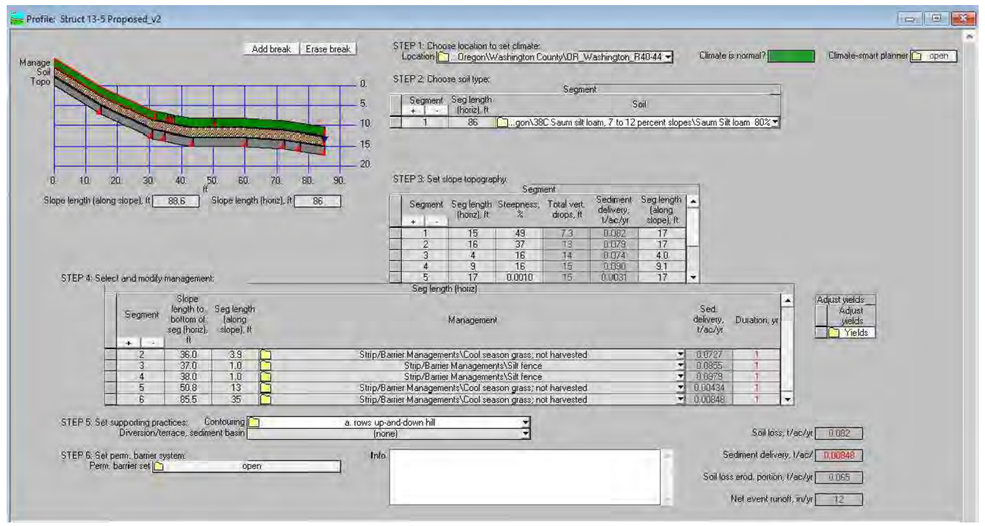
SHEET NO.
C302

PROJECT NO. PGEX00008096

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SHEET C224 (13/5) NATURAL
1 AREA BASELINE PROFILE
SCALE: N.T.S.



SHEET C224 (13/5) NATURAL
2 AREA ENCROACHMENT PROFILE
SCALE: N.T.S.

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Portland Oregon 97201
Phone: 503.223.6663

DESIGN STUDIO
Inspiring Livable Places

PROJECT
PGE PEARL-SHERWOOD
EROSION & SEDIMENT CONTROL PLAN

SHEET TITLE
DETAILS

NO.	DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER
19449PE
OREGON
SEPTEMBER 15, 1977
STEVEN D. HARRISON

Steven Harrison Digitally signed by Steven Harrison Date: 2026.02.20 10:09:35-08'00'

EXPIRES 06/30/2027

DATE: XX/XX/XX
DESIGN: SDH
DRAWN: ERTH

SHEET NO.
C303

PROJECT NO. PGEX00008096

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PIPELINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Commerce Mortgage Company

for the consideration of -0- dollar(s) to be paid, the receipt whereof is hereby acknowledged, do forever grant unto the CITY OF WILSONVILLE, a municipal corporation, a permanent right-of-way and easement over and along the full width and length of the premises described as follows, to-wit:

Four (4) easements reserved for the purposes of installing and perpetually maintaining underground water lines, located in Lots 12, 13 and 14 of "Edwards Business Industrial Park No. 2", in the South one half of Section 2, Township 3 South, Range 1 West of the Willamette Meridian in the City of Wilsonville, Clackamas County, Oregon. Said easements being 15 feet in width and 7.50 feet on each side of the following described center lines.

1. Legal Description is set forth in Exhibit "A" attached hereto, and incorporated by reference herein.

2. Also the map as set forth in Exhibit "B" attached hereto, and incorporated by reference herein.

together with a temporary working easement as follows, to-wit:

The temporary working easement shall be effective only for and during the time of the initial construction and laying of the pipeline hereinafter described.

TO HAVE AND TO HOLD the above described permanent right-of-way unto said grantee in accordance with the conditions and covenants as follows:

The permanent right-of-way and easement shall include the right, privelege, and authority, to the said City of Wilsonville, to excavate for, and to construct, build, install, lay, patrol, operate, maintain, repair, replace and remove an underground sanitary sewer, storm drain, or water pipeline or pipelines, with all appurtenances incident thereto or necessary therewith, including aboveground valve boxes, fire hydrants or manholes, for the purpose of carrying or conveying potable water or catching, carrying and conveying sewage waste and surplus waters, and for similar uses in, under, and across the said premises, and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the use

City of Wilsonville
Exhibit B4 DB25-0007

of said pipelines, or appurtenances attached to or connected therewith; and the right of ingress and egress to and over said above described premises at any and all times for doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted. No building shall be constructed over the pipeline easement right-of-way.

Grantee will indemnify and hold harmless the Grantors, their heirs and assigns from claims for injury to person or property as a result of the negligence of the Grantee, its agents or employees in the construction, operation, or maintenance of said pipeline.

The City of Wilsonville, upon the initial installation, and upon each and every occasion that the same be repaired, replaced, renewed, added to, or removed, shall restore the premises of the Grantor, and any improvements disturbed by the City, to as good condition as they were prior to any such installation or work, including the restoration of any topsoil and lawn.

WITNESS *his* Hand -- and seal *affixed* this *26th* day of *November*, 19 *82*.

David A. Castricano (SEAL)
Commerce Mortgage Company
(Mortgagee)

STATE OF OREGON)
) ss
County of *Multnomah*)

On this *26th* day of *November*, 19 *82*, before me, a notary public in and for said County and State, personally appeared

known to me to be the person(s) whose name(s) subscribed to the within instrument and acknowledge that *David A. Castricano, Assistant Vice President* executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

Betty E. Hall
Notary Public for Oregon

My Commission Expires: *November 19, 1986*

2

Gerald L Miller (SEAL)
Industrial Park Co. #2
(Land Owner)

STATE OF OREGON)
) ss
County of)

On this 11th day of November, 19 82, before me, a notary public in and for said County and State, personally appeared

known to me to be the person(s) whose name(s) subscribed to the within instrument and acknowledge that Gerald L. Miller executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

S. E. Miller
Notary Public for Oregon

My Commission Expires: 12-14-84

APPROVED:

By: Larry R. Blanchard
Public Works Director

APPROVED AS TO FORM:

Michael E. Kohlhoff

William A. Lowrie
MAYOR, City of Wilsonville

STATE OF OREGON)
) ss
County of)

On this 6th day of January, 19 83, before me, a notary public in and for said County and State, personally appeared

known to me to be the person(s) whose name(s) subscribed to the within instrument and acknowledge that William A. Lowrie executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the day and year above written.

Vera A. Rojas
Notary Public for Oregon

My Commission Expires: 8/23/85

3

EXHIBIT "A"

EASEMENT NO. 1

Beginning at the Northeast corner of said Lot 12, said point being on the Westerly right of way line of Southwest Commerce Circle;

Thence South 00°21'27" East along said Westerly right of way line a distance of 157.06 feet to a point of curve;

Thence continuing along said Westerly right of way line, along a 307.00 foot radius curve to the left, through a central angle of 37°26'11" an arc distance of 200.59 feet (the long chord of said curve bears South 19°04'32" East a distance of 197.04 feet) to the true point of beginning of the center line herein described.

Thence South 52°12'22" West a distance of 34.38 feet;

Thence South 89°38'33" West a distance of 472.00 feet;

Thence North 00°21'27" West a distance of 30.62 feet to a point terminating the herein described center line of Easement No. 1.

EASEMENT NO. 2

Beginning at the true point of the center line of Easement No. 1; thence South 52°12'22" West, along said center line a distance of 34.38 feet;

Thence South 89°38'33" West a difference of 34.00 feet;

Thence South 00°21'27" East a distance of 7.50 feet to the true point of beginning of the center line herein described.

Thence continuing South 00°21'27" East a distance of 549.88 feet to a point terminating the herein described center line of Easement No. 2.

EASEMENT NO. 3

Beginning at the true point of beginning of the center line of Easement No. 2; thence South 00°21'27" East along said center line a distance of 534.88 feet;

Thence South 89°38'33" West a distance of 7.50 feet to the true point of beginning of the center line herein described.

Thence continuing South 89°38'33" West a distance of 252.50 feet to a point terminating the herein described center line of Easement No. 3.

4

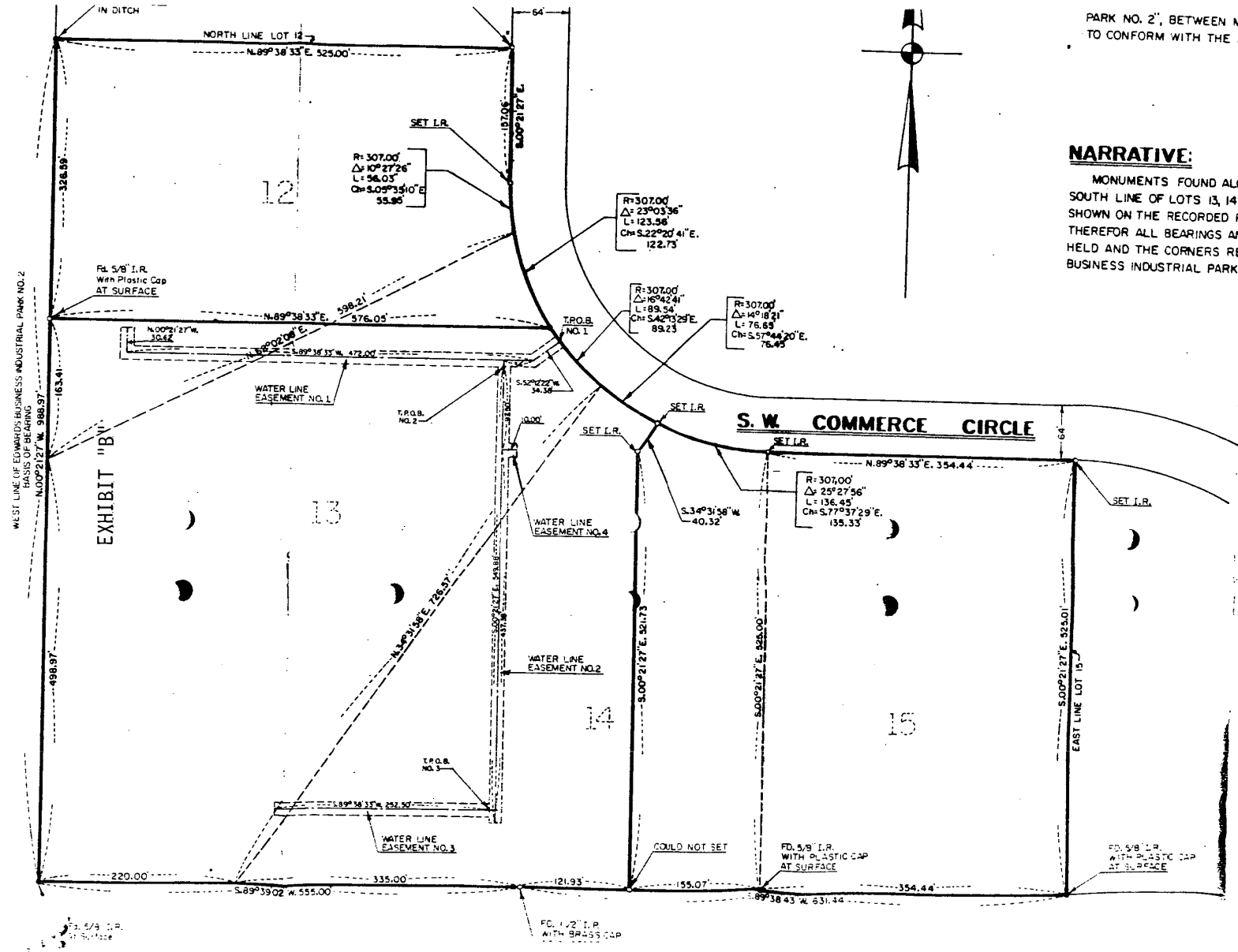
EASEMENT NO. 4

Beginning at the true point of beginning of the center line of Easement No. 2; thence South 00°21'27" East along said center line a distance of 97.5 feet;

Thence North 89°38'33" East a distance of 7.50 feet to the true point of beginning of the center line herein described.

Thence continuing North 89°38'33" East a distance of 10.00 feet to a point terminating the herein described center line of Easement No. 4.

5



PARK NO. 2", BETWEEN MONUMENTS FOUND, WAS TAKEN AS N
TO CONFORM WITH THE RECORDED PLAT.

NARRATIVE:

MONUMENTS FOUND ALONG THE WEST LINE OF LOTS 12 AND
SOUTH LINE OF LOTS 13, 14 AND 15 CHECKED WITH THE BEARING
SHOWN ON THE RECORDED PLAT OF "EDWARDS BUSINESS INDUST-
THEREFOR ALL BEARINGS AND DISTANCES SHOWN ON THE RECOR
HELD AND THE CORNERS RE-ESTABLISHED AS PER THE PLAT O
BUSINESS INDUSTRIAL PARK NO. 2".

RECE
JUL 3
CITY OF WI

CCP-R4 83 3158

Recording Certificate
JUANITA N. ORR
County Clerk

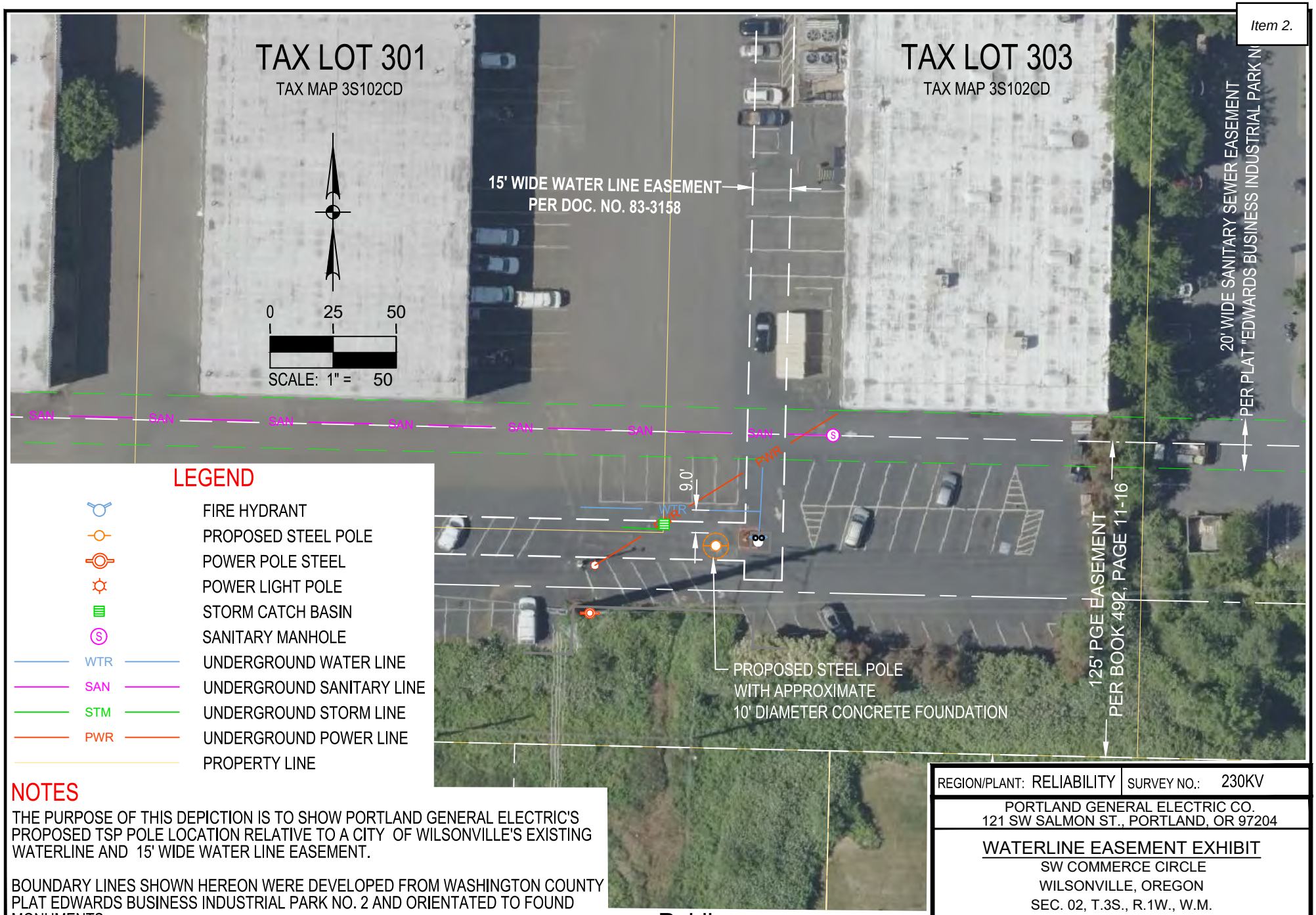
Witness my hand and seal affixed

RECORDER OF CONVEYANCES ☆ CLACKAMAS COUNTY, OREGON ☆

1983 FEB 3 PM 1:17

STATE OF OREGON)
County of Clackamas) ss.

I, Juanita N. Orr, County Clerk, Ex-Officio Recorder of Conveyances of the State of Oregon, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said County at



LEGEND

- FIRE HYDRANT
- PROPOSED STEEL POLE
- POWER POLE STEEL
- POWER LIGHT POLE
- STORM CATCH BASIN
- SANITARY MANHOLE
- WTR — UNDERGROUND WATER LINE
- SAN — UNDERGROUND SANITARY LINE
- STM — UNDERGROUND STORM LINE
- PWR — UNDERGROUND POWER LINE
- PROPERTY LINE

NOTES

THE PURPOSE OF THIS DEPICTION IS TO SHOW PORTLAND GENERAL ELECTRIC'S PROPOSED TSP POLE LOCATION RELATIVE TO A CITY OF WILSONVILLE'S EXISTING WATERLINE AND 15' WIDE WATER LINE EASEMENT.

BOUNDARY LINES SHOWN HEREON WERE DEVELOPED FROM WASHINGTON COUNTY PLAT EDWARDS BUSINESS INDUSTRIAL PARK NO. 2 AND ORIENTATED TO FOUND MONUMENTS.

BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM NAD83(2011) EPOCH 2010.0000.

Public

Access Not Limited

REGION/PLANT: RELIABILITY	SURVEY NO.: 230KV

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

WATERLINE EASEMENT EXHIBIT

SW COMMERCE CIRCLE
WILSONVILLE, OREGON
SEC. 02, T.3S., R.1W., W.M.
WASHINGTON COUNTY

DRAWING NO.-SHEET NO.:	DATE:
M3405996-30	01/21/2026

DAVID EVANS
AND ASSOCIATES INC.

April 21, 2026

Sarah Pearlman, Associate Planner
City of Wilsonville Planning Division
29799 SW Town Center Loop Drive E
Wilsonville, OR 97070

SUBJECT: DB25-0007 PGE Pearl-Sherwood Conditional Use Permit

Dear Sarah Pearlman,

Below are responses to the incomplete letter for application number DB25-0007 PGE Pearl-Sherwood Conditional Use Permit dated November 26, 2025. City comments from the incompleteness letter are provided in italics font.

Information Necessary to Complete Application (missing items 1-8)

1. *Documentation, pursuant to WC 4.009, of the easements and agreements that allow PGE to construct, use, and maintain the proposed transmission lines and related infrastructure and to remove trees on BPA-owned and private property. If easements and agreement are not available, please either provide the property owner's signature or evidence that the applicant is pursuing condemnation rights. Further processing of the application requires submittal of documentation of this authorization.*

Applicant's Response: Please see Exhibit D: Easement of Appendix 1: Updated Type C Tree Removal Permit Memo which includes the easement documents. Also, please see Appendix 2: PGE Memo No Prop Owner Signatures Required which details existing easement rights and agreements giving PGE the authority and legal right to proceed with the work described in the application.

2. *Sufficient information, pursuant to WC 4.035 (.04), 4.440 (.01), and 4.139.06 (.01), on submitted plans.*
    - *Specifically, plans must show property lines, easements, the location of the Significant Resource Overlay Zone (SROZ) boundaries, and utilities in the vicinity of proposed improvements.*
    - *Plans must also show accurate site features including streets, driveways, off-street parking, loading areas, location and dimensions of structures, etc. The area adjacent to Structure 13/4 is under active construction. Please update plans to reflect new improvements.*

Applicant's Response: Please see Appendix 3: Plans with Added Details for details requested above.

3. *Sufficient information, pursuant to 4.421 (.01) D., in the event that the gravel access roads identified for access to Structures 13/2 and SP1 (also titled C3102C-125) are proposed to remain. Alternatively, provide clarification that the gravel access roads will be removed at completion of construction.*

Applicant's Response: As already discussed at the City-PGE meeting on January 12, 2026, the existing access road, which is southwest of Structure 13/2, will be used by the Applicant to access Structure 13/2 and will remain in place. Improvements to this access route are not proposed. To access Structure C3102C-125, the Applicant will use the parking lot adjacent to Structure C3102C-125. Gravel construction entrances shown on design sheet C200 series drawings (Appendix 3), will be removed and reseeded post-construction.

4. *Sufficient information, pursuant to WC 4.610.10 (.01) C., describing feasible and reasonable location alternatives and design options to demonstrate that preservation and conservation of trees have been given careful consideration and explaining why each alternative was eliminated from further consideration.*

    - *Specifically, the submitted narrative states that "there is no feasible and reasonable design alternative that would negate the need for the removal of these trees" and that "using the existing PGE easements minimizes the number of trees to be removed as compared with an alternative design." Please provide details of the alternative designs that were considered to support the rationale for the proposed design. Please also include information about the specific requirements driving the design. For example, if NESC requires that lines be spaced 15 feet apart, please explain how that factors in and/or limits the design related to the impacts to trees.*

Applicant's Response: The proposed PGE McLoughlin-Pearl-Sherwood 230 kV new poles and wire path has been developed in coordination with the Bonneville Power Administration (BPA) to align with their property boundaries and electrical grid requirements, as well as to maintain required electrical clearances to adjacent PGE facilities. Adjacent facilities include the PGE Sherwood-Wilsonville 115 kV transmission line and the existing 230 kV line that will become the PGE Pearl-Sherwood #3 transmission line. These required electrical clearances **are established in the National Electric Safety Code (NESC), specifically Rule 233 "Clearances Between Wires, Conductors, and Cables Carried on Different Support Structures", as well as in PGE's Transmission Line Design standards. PGE's Transmission Line Design standards** dictate that a minimum vertical clearance of 11.5 feet must be maintained while the conductors are operating at maximum temperature and at rest from a 230 kV line to a 115 kV line, and 10.5 feet (230 kV to 115 kV) and 13 feet (230 kV to 230 kV) while the conductors are horizontally displaced due to wind (typically a 50 mph wind). The proposed new pole locations have been selected to comply with the NESC and PGE Transmission Line Design standards, as the new McLoughlin-Pearl-Sherwood pole locations and wire path are positioned between the existing PGE 230 kV and 115 kV transmission lines and thus the relative electrical clearance requirements must be adhered to for all operating and weather conditions.

5. *Sufficient information, pursuant to 4.610.10 (.01) H. 3., demonstrating that removal of the identified trees is necessary for construction and/or due to the trees being hazardous.*

    - *Specifically, the submitted narrative states that the trees "interfere with utility work" and that tree removal is based on the "circumstances of working within an existing utility easement." The submitted narrative additionally states that "work areas typically include a 50-foot radius around*

existing towers for material staging and construction." The submitted tree removal memo (Exhibit H), states that "the trees proposed for removal are located directly within the wire path of the 115kV line" for poles 3102C-126 and 3102C-130. Please provide quantitative information about the locations and extents of the critical root zones of the trees and the specific distances of the trees from the poles, lines, and easement area. Please also clarify where the easement is located relative to the trees proposed for removal. The provided easement does not appear to be related to the area adjacent to the trees proposed for removal. Please provide the specific language and requirements of the cited American National Standards Institute (ANSI), National Electrical Safety Code (NESC), and/or Oregon Public Utilities Commission (OPUC) and an explanation demonstrating why removal is necessary to meet the standards.

Applicant's Response: Upon further review and in an effort to balance the strong desire to preserve trees with safety considerations of the proposed line replacement, it was determined that the originally proposed 12 trees to be removed could be reduced to just 6 trees to be removed. The 6 trees outside the easement are no longer proposed for removal and will be maintained and monitored to manage safety risks.

NESC Rule 218: Vegetation Management states "*Vegetation management should be performed around supply and communication lines as experience has shown to be necessary. Vegetation that may damage ungrounded supply conductors should be pruned or removed. Note 1: Factors to consider in determining the extent of vegetation management* ***required include, but are not limited to: line voltage class, species' growth rates and fa****ilure characteristics, right-of-****way limitations, the vegetation's location in relation to the*** *conductors, the potential combined movement of vegetation****". This Rule has retained its*** essential requirements since the 1920 version of the NESC code. Expected experience is a key component of the rule. Both the frequency and the distance by which vegetation is managed in proximity to the lines is affected by the line voltage class, the relative growth rates and the failure characteristics of the relevant species, right-of-way limitations, location of the vegetation relative to the conductors, potential movement of conductors and vegetation during routine winds, and the sag of conductors due to elevated temperatures or ice loadings.

PGE's Transmission Vegetation Management Policy states that vegetation along PGE's transmission line corridors shall be managed in such a manner as to prevent encroachment into the Minimum Vegetation Clearance Distance and to prevent sustained outages due to encroachment from fall-ins, or due to the blowing together of lines and vegetation, and is consistent with NESC Rule 218 and ANSI A300 Part 7. The extent of the vegetation clearance is defined by two zones and Danger Tree identification and classification:

- Wire zone: the area within 30 feet of either side of the center of the transmission line. Depending on required ground clearances, vegetation in the wire zone is restricted to a maximum height of 15 feet at maturity. The position of the wires is continuously changing due to weather and operating conditions, and at no time will vegetation encroach within 10 feet of the wires.

- Border zone: the area 30 feet to 62.5 feet on either side of the center of the transmission line. Depending on required ground clearances, vegetation in the wire zone is restricted to a maximum height of 35 feet at maturity. The position of the wires is continuously changing due to weather and operating conditions, and at no time will vegetation encroach within 10 feet of the wires.
- Danger tree management: any tree or significant part of a tree determined to have indicators of a potential for failure that could fall within 30 feet of the centerline of a transmission line shall be mitigated. Danger trees are typically large trees outside the cleared transmission line ROW that are diseased, deformed, dead, dying, decayed, or otherwise unstable, and show obvious signs of failure. In addition to the obvious indicators of tree failure, other factors considered when identifying danger trees include prevailing winds, slope, and soil depth.

Please refer to Exhibit B: Arborist Report of Appendix 1: Updated Type C Tree Removal Permit Memo and Appendix 1: Updated Type C Tree Removal Permit Memo for more information.

- *Additionally, the submitted narrative states that the trees proposed for removal have been determined to be "hazard trees." WC 6.208 establishes that a hazard is created when "dead or decaying trees and limbs… might obstruct or render unsafe the passage of persons or vehicles." The submitted tree removal memo does not include an assessment of the trees by a certified arborist but does indicate that the health of the trees is rated at "4," which staff understands to be good. Further information is needed to establish that the trees proposed for removal meet the definition of "hazard trees" per the National Electrical Safety Code (NESC) and/or Oregon Public Utilities Commission (OPUC). Please provide specific regulations and standards as well as evidence that the trees proposed for removal meet NESC and OPUC definitions of "hazard trees."*

Applicant's Response: Please refer to Exhibit B: Arborist Report of Appendix 1: Updated Type C Tree Removal Permit Memo and Appendix 1: Updated Type C Tree Removal Permit Memo for details.

6. *A tree maintenance and protection plan, pursuant to WC 4.610.40 (.02) A., completed by an arborist and including property dimensions, a tree survey, tree protection, and easements and setbacks.*

- *A survey of the 12 trees on the north side of Ridder Road is provided; however, no documentation has been provided indicating that the survey and arborist's report were completed by a certified arborist. An International Society of Arboriculture (ISA) number is only provided for the mitigation memo attached to the tree removal memo, but not for any assessment of the trees themselves.*

Applicant's Response: Upon further review and in an effort to balance the strong desire to preserve trees with safety considerations of the proposed line replacement, it was determined that the originally proposed 12 trees to be removed could be reduced to just 6 trees to be removed. The 6 trees outside the easement are no longer proposed for removal and will be maintained and monitored to manage safety risks. Please refer to Exhibit B: Arborist Report of Appendix 1: Updated Type C Tree Removal Permit Memo and Appendix 1:

Updated Type C Tree Removal Permit Memo which details assessment prepared by a certified arborist.

7. *Sufficient information, pursuant to WC 4.620.00, demonstrating that replanting on site is not feasible. The submitted memo indicates that the applicant identified spaces where trees can be replanted, but that the property owner is not amenable to replanting. Please provide documentation of the property owner's concerns and how the applicant has sought to address them to show that replanting on site is not feasible.*

Applicant's Response: Upon further review and in an effort to balance the strong desire to preserve trees with safety considerations of the proposed line replacement, it was determined that the originally proposed 12 trees to be removed could be reduced to just 6 trees to be removed. The 6 trees to be removed are the ones in the PGE easement. The other 6 trees are outside the easement and are no longer proposed for removal. They will be maintained and monitored to manage safety risks. Accordingly, this incompleteness item is no longer applicable. The Applicant also received a letter from the property owner not amenable to replanting which is available as Exhibit C: Property Owner Communication of Appendix 1: Updated Type C Tree Removal Permit Memo stating that they do not wish replanting following removal.

8. *Sufficient information, pursuant to WC 4.400 (.02) and 4.421 (.01), describing how the proposal aligns with the purposes and objectives of Site Design Review and how the proposal preserves the landscape and is designed to be harmonious with the natural environment. While some information is provided, additional clarification is needed.*

    i. *Specifically, the submitted narrative provides an analysis of how each pole will assure harmony with the nearby environment. In the analysis for proposed pole 3102C-126, the narrative states that "no impact to the natural features and the general environment near the new pole is anticipated." However, this proposed pole appears to be driving the necessity of the proposed tree removal. Please clarify the analysis of the landscape and natural environment related to proposed pole 3102C-126 in light of the need to remove the 12 trees.*

Applicant's Response: The proposal will not disturb harmony with the nearby environment. The tree removal is directly related to the safe installation and long-term operation of the utility pole and associated electrical infrastructure. The proposal does not result in expansion of the easement or introduce development into an otherwise undisturbed natural area. Rather, it addresses site specific safety constraints created by the close proximity of trees and electrical facilities.

The tree removal associated with the proposal is limited, targeted, and necessary for safe construction and operation of the electric facility. As mentioned above, upon further review and in an effort to balance the strong desire to preserve trees with safety considerations of the proposed line replacement, it was determined that the originally proposed 12 trees to be removed could be reduced to just 6 trees to be removed. The trees proposed for removal are located within the PGE easement. The PGE easement and the area around it are already characterized by development and ongoing human use, not by intact or sensitive natural

habitat. Trees 732 through 737 are no longer proposed for removal. They will be maintained and monitored to manage safety risks.

Most importantly, the environmental impact of removing the identified trees at this time is less than the potential impact of leaving them in place. Trees located in close proximity to electrical poles and overhead wires present an increased risk of line contact, equipment damage, and ignition during wind or storm events. Such incidents can result in uncontrolled fires or emergency response actions which pose far greater risks to the natural environment, nearby structures (e.g., buildings), and public safety than planned tree removal. Addressing this risk through controlled vegetation management is a preventative measure that reduces the likelihood of more severe and extensive environmental harm.

The proposal supports essential electrical infrastructure while minimizing environmental disturbance by utilizing an existing easement and avoiding the need to locate the facility in a less developed or more environmentally sensitive area. Taken together, the limited tree removal driven by safety maintains harmony with the nearby natural and general environment.

ii. *Please provide distances of proposed new poles to property lines. WC 4.421 (.01) G. states that "utility buildings and structures…shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties." WC 4.001 315. defines "structure" as "anything built which requires location on the ground or is attached to something having a location on the ground."*

Applicant's Response: As directed by the City planner at the City-PGE meeting held on January 12, 2026, the Applicant prepared Appendix 3: Plans with Added Details showing the property lines which can help the City to measure distance from poles to property lines to ensure the proposal is meeting setbacks.

Engineering Division Comments

- *Submitted plans include references to CWS Standards Drawings. WC 3.294 requires that all work done and materials used must conform to the City of Wilsonville Public Works Standards. Please revise plans to indicate compliance with the City of Wilsonville Public Works Standards.*

Applicant's Response: Please see Appendix 3: Plans with Added Details which conforms to the City of Wilsonville Public Works Standards.

- *Proposed structure SP1 (also titled C3012C-125) appears to conflict with the existing water line and easement on Tax Lot 303. This comment is related to Incompleteness Item #1.*

Applicant's Response: Please see Appendix 4: Waterline Easement Exhibit Prepared by PGE. PGE Survey has performed an easement review of easement Document No. 83-3158 (Appendix 5) provided by the City in conjunction with field locates and mapping in order to reconcile the potential conflict between t**he City's waterline, easement, and PGE's proposed** pole location SP1. Upon performing the review and locates, it was found that the City

waterline in question is located outside of the established City easement. The placement of pole SP1 was selected to avoid the waterline and other buried or above ground utilities and obstructions in the immediate vicinity. Currently, the edge of pole SP1 concrete foundation is approximately nine feet away from the waterline, however, SP1 is located within the existing City easement. There is limited ability to shift the location of SP1 due to the numerous buried and above ground utilities located in this area while still meeting the needs of the project, as well as conforming to all applicable NESC and PGE electrical clearance and structural loading standards. PGE recommends that the proposed location of SP1 be kept the **same to minimize impacts to the City'**s waterline and other adjacent utilities.

- *Gravel access roads must be removed at the end of construction or plans need to be updated to show how that new impervious area will be managed. Erosion control must show access to construction areas from right-of-way. If more than 1 acre will be disturbed, plans must comply with the 1200C permit. This comment is related to Incompleteness Item #2.*

Applicant's Response: As discussed at the City-PGE meeting on January 12, 2026, the Applicant is not planning to remove the gravel added by BPA. There is an agreement between the City and **BPA that Henkels and McCoy (BPA's contractor who added the rocks to** the access road) will remove the gravel as it is considered impervious area.

Access improvements (gravel or matting) to unimproved pre-existing access for the transmission line will be temporary, and will be removed at the end of construction (referring to gravel construction entrance shown on Sheet C228 of Appendix 3: Plans with Added Details). Improvements to existing gravel access on BPA's property will be done as-needed to maintain access for regular site operations. Access improvements outside established access will be removed, and areas restored after construction.

Attachments/Enclosures

- Appendix 1: Updated Type C Tree Removal Permit Memo
  - Exhibit A: Tree Removal Plan
  - Exhibit B: Arborist Report
  - Exhibit C: Property Owner Communications
  - Exhibit D: Easement
  - Exhibit E: Mitigation in Fee in Lieu Request
- Appendix 2: PGE Memo No Property Owner Signatures Required
- Appendix 3: Plans with Added Details
- Appendix 4: Waterline Easement Exhibit Prepared by PGE
- Appendix 5: Pipeline Easement Document No. 83-3158 Provided by the City

DEVELOPMENT REVIEW BOARD MEETING
MONDAY, JULY 27, 2026
6:30 PM

Board Member Communications:

3. Results of the July 13, 2026 DRB Panel A meeting

City of Wilsonville

Development Review Board Panel A Meeting
Meeting Results

DATE: **JULY 13, 2026**
LOCATION: 29799 SW TOWN CENTER LOOP EAST, WILSONVILLE, OR
TIME START: **6:31 P.M.** **TIME END: 7:32 P.M.**

ATTENDANCE LOG

BOARD MEMBERS	STAFF
Alice Galloway	Kimberly Rybold
Jordan Herron	Alie Cloo
Janis Sanford	Miranda Bateschell
Mitch Cooper	Amy Maag
	Chris Myers
	Hanna Tuia
	Shelley White

AGENDA RESULTS

AGENDA	ACTIONS
CITIZENS' INPUT	
	None.
CONSENT AGENDA	
1. Approval of minutes of the June 8, 2026 DRB Panel A meeting	1. Unanimously approved as presented.
PUBLIC HEARING	
2. **Resolution No. 447. Spring Terrace Tract A Open Space**. The applicant is requesting approval of a site design review for site improvements in the Tract A Open Space in the Spring Terrace Subdivision. Case Files: DB26-0002 Spring Terrace Tract A Open Space - Site Design Review (SDR26-0001)	2. Resolution No. 447 was adopted with the Staff report as presented by a 3 to 1 vote with Janis Sanford opposed. Public testimony was provided.
BOARD MEMBER COMUNICATIONS	
3. Results of the June 22, 2026 DRB Panel B meeting 4. Recent City Council Action Minutes	5. Staff highlighted the Sysco approval. 6. Staff addressed questions.
STAFF COMMUNICATIONS	
	Staff noted DRB A will have an August meeting.

DEVELOPMENT REVIEW BOARD MEETING
MONDAY, JULY 27, 2026
6:30 PM

Board Member Communications:

4. Recent City Council Action Minutes

ACTION MINUTES

June 15, 2026 at 5:00 PM

Wilsonville City Hall & Remote Video Conferencing

PRESENT:
Mayor O'Neil
Councilor President Berry
Councilor Cunningham
Councilor Shevlin
Councilor Scull

STAFF PRESENT:
Amanda Guile-Hinman, City Attorney
Amy Magg, Engineering Manager
Aliese Cloo, Assistant City Attorney
Andrea Villagrana, Human Resource Manager
Delora Kerber, Public Works Director and Interim Community Development
Everett Wild, Government Relations Manager
Jim Cartan, Environmental Specialist
Jeanna Troha, City Manager
Kimberly Rybold, Senior Planner
Kimberly Veliz, City Recorder
Miranda Bateschell, Planning Director
Zach Weigel, City Engineer

WORK SESSION [5:00 PM]

REVIEW OF AGENDA AND ITEMS ON CONSENT

There was none.

COUNCILORS' CONCERNS

The boards/commissions appointment process was discussed.

PRE-COUNCIL WORK SESSION

1. West Hills Legislative Request

Representatives of West Hills presented two code-related issues impeding the financial feasibility of development in the Frog Pond East master plan area.

2. Town Center Building Height Waiver Provision Project

Staff reviewed with Council recommendations from the Town Center Building Height Waiver Task Force.

3. Public Safety Council Goal Update – Nuisance Code Revisions

The City Attorney presented an update on nuisance code revisions under Council Goal 2 (Public Safety), Strategy 2.3.

ADJOURN [6:30 PM]

EXECUTIVE SESSION [6:35 PM]

- ORS 192.660(2)(e) Real Property Transactions
  - *To conduct deliberations with persons designated by the governing body to negotiate real property transactions.*

- ORS 192.660(2)(f) Exempt Public Records
  - *To consider information or records that are exempt by law from public inspection.*

- ORS 192.660(2)(h) Legal Counsel/Litigation
  - *To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.*

- ORS 192.660(2)(i) Performance Evaluations of Public Officer and Employees
  - *To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.*

RECESSED [6:54 PM]

CITY COUNCIL [7:00 PM]

CALL TO ORDER

1. Roll Call

2. Pledge of Allegiance

3. Motion to approve the following order of the agenda.

Motion carried 5-0.

MAYOR'S BUSINESS

4. Upcoming Meetings *(Link to City Calendar: https://www.wilsonvilleoregon.gov/calendar)*

The Mayor reported on past and upcoming meetings and events.

5. Boards/Commission Appointments/Reappointments

Arts, Culture, and Heritage Commission – Reappointments
Reappointment of David Altman and Aaron Harris to the Arts, Culture, and Heritage Commission for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

Arts, Culture, and Heritage Commission – Appointment
Appointment of Susan Hanson to the Arts, Culture, and Heritage Commission for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

Library Board – Reappointment
Reappointment of Sarah Ebersole to the Library Board for a term beginning 7/1/2026 to 6/30/2030. Passed 5-0.

Library Board – Appointment
Appointment of Leann Scotch to the Library Board for a term beginning 7/1/2026 to 6/30/2030. Passed 5-0.

Tourism Promotion Committee – Reappointments
Reappointment of Elaine Owen, Gus Castaneda, and Sungim Park to the Tourism Promotion Committee for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

Wilsonville-Metro Community Enhancement Committee – Appointments
Appointment of James Warram to the Wilsonville-Metro Community Enhancement Committee for a term beginning 7/1/2026 to 6/30/2029. Passed 5-0.

6. City Attorney Contract Extension

Council moved to extend the City Attorney contract. Passed 5-0.

COMMUNICATIONS

7. Stormwater Stewards Recognition Program

Staff recognized the honorees of the City's new Stormwater Stewards Recognition Program.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS

This is an opportunity for visitors to address the City Council on any matter concerning City's Business or any matter over which the Council has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the City Council will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

CONSENT AGENDA

8. **Resolution No. 3263**
   A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The Coffee Creek – Day Road Sewer Extension Project (Capital Improvement Project No. 2115).

9. **Resolution No. 3270**
   A Resolution Of The City Of Wilsonville Authorizing The City Manager To Execute An Amendment To The Professional Services Agreement With Dowl, LLC To Provide Engineering Consulting Services For The Stafford Road Improvements Project (Capital Improvement Project No. 4219, 2111, And 1158).

10. **Resolution No. 3272**
    A Resolution Adopting The Canvass Of Votes Of The May 19, 2026 General Election.

11. **Resolution No. 3273**
    A Resolution Of The City Of Wilsonville Authorizing The City Manager To Enter Into Amendment #2 To The Intergovernmental Agreement Between Clackamas County And City Of Wilsonville For Housing Services.

12. Minutes of the June 1, 2026 City Council Meeting.

The Consent Agenda was adopted 5-0.

COUNCILOR COMMENTS, LIAISON REPORTS AND MEETING ANNOUNCEMENTS

Councilors provided comments, announced prior and anticipated meetings and events.

NEW BUSINESS

13. **Resolution No. 3271**
    A Resolution Of The City Of Wilsonville Approving An Amendment To The City's Fee Schedule Clarifying Fees For Class 2 Administrative Review Applications And Applying Fees For Public Hearings.

Resolution No. 3271 was adopted 5-0.

CONTINUING BUSINESS

14. **Ordinance No. 903** - *2nd Reading (Legislative Land Use Hearing)*
    An Ordinance Of The City Of Wilsonville Adopting Amendments To Chapter 2 And Chapter 4 Of The Wilsonville City Code Related To The Housing Statutory Compliance Project – Part 1; And Declaring An Emergency.

Ordinance No. 903 was adopted on Second Reading, 5-0.

PUBLIC HEARING

There was none.

CITY MANAGER'S BUSINESS

The City Manager informed Council that staff had contracted with a consultant to conduct statistically valid community polling regarding the potential Town Center Urban Renewal District.

LEGAL BUSINESS

There was none.

ADJOURN [7:56 PM]

URBAN RENEWAL AGENCY [7:57 PM]

1. Roll Call

2. Motion to approve the following order of the agenda.

Motion carried 5-0.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on any matter concerning City's Business or any matter over which the Agency has control. It is also the time to address items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the Urban Renewal Agency will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

CONSENT AGENDA

3. **URA Resolution No. 360**
   A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute A Professional Services Agreement With Century West Engineering For Engineering Consulting Services For The Coffee Creek – Day Road Sewer Extension Project (Capital Improvement Project No. 2115).

4. Minutes of June 1, 2026, Urban Renewal Agency meeting.

The Consent Agenda was adopted 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

There was none.

ADJOURN [7:58 PM]

EXECUTIVE SESSION CONTINUED [8:00 PM]

ADJOURN [8:29 PM]