

To: City of Sherwood Community Development Department
From: Meadowlark Energy Storage LLC
Eramos@usrenewablesllc.com
Date: July 16, 2026
RE: Response to Incompleteness Letter, Case File No. 785-26-000057-PLNG

Dear Sean,

Thank you for your review of the application and for meeting with us to discuss the requested supplemental information. We appreciate your feedback and have provided responses below, along with revised application materials where applicable.

1. Neighborhood Meeting Summary

City comment:

Pursuant to section 16.70.020 - Neighborhood Meeting, a summary of the meeting notes must be included with the submittal. The application includes the neighborhood meeting agenda, attendance and written comments provided by one of the attendees. The agenda notes there was an open-house style discussion. Please submit any notes/questions from this discussion to be included in the neighborhood meeting summary.

Applicant response:

Please see attached revised neighborhood meeting summary.

2. Application Requirements

City comment:

The access driveway off Langer Farms Parkway - Will this driveway be used for construction of the BESS facility or just for on-going maintenance? Once completed, approximately how many vehicles will be using this driveway on a daily and weekly basis?

Applicant response:

The access driveway from SW Langer Farms Parkway will primarily serve as permanent operational and maintenance (O&M) access to the facility following construction. During construction, the driveway may also be used on a limited basis to facilitate construction access, equipment delivery, and coordination with the adjacent PGE substation, as appropriate.

Following construction, vehicle traffic using this access point is expected to be minimal. Battery energy storage facilities are generally unmanned and require only periodic inspection and maintenance. Under normal operations, the driveway is anticipated to be used for routine maintenance visits, occasional inspection activities, and infrequent service or repair events. Typical traffic is expected to average fewer than one vehicle trip per day, with approximately one to three maintenance visits per week under normal operating conditions. Additional vehicle trips may occur occasionally for scheduled maintenance or unforeseen repair activities.

City comment:

The approval from Washington County, case file number L2400128-SU/FP, notes the BESS site was approved for a partition and once recorded, the project site will be a landlocked parcel. The staff report states that access to SW Pacific Highway will be provided from a public access easement to the north of the site.

Condition A.1 of case file number L2400128-SU/FP requires a right-of-way permit (or an exemption thereof) from the Oregon Department of Transportation for access to SW Pacific Highway for construction work and for the purposes of maintenance, repair, and reconstruction.

With access provided via a public easement, is the driveway off Langer Farms Parkway needed? If so, why?

Applicant response:

The proposed SW Langer Farms Parkway driveway provides direct access between the BESS site and the PGE substation and is intended primarily for O&M work. The northern easement provides access to the BESS site from SW Pacific Highway for construction and ongoing site access. As such, the two access points serve different functions and are both needed to support the project.

City comment:

Provide information on why the riser poles are needed at the height of 55 feet. Why are the riser poles unable to be lowered in height to meet the 50 foot high standard? Note: The narrative has the riser pole heights at 55 feet and drawing number ND-20004 shows the poles at 53 feet. Is the 55 foot height an approximate height or the maximum height the poles will not exceed?

Applicant response:

The current proposed riser pole height is 53 feet. Coordination with PGE on the final interconnection design is ongoing, and while the final pole height may ultimately be reduced below 50 feet, the Applicant is requesting approval for the maximum anticipated height of 55'.

City comment:

Question #3 on the Findings of Fact response – Please explain how the project is designed to comply with the City of Sherwood's Municipal Code.

Applicant response:

Please see attached revised Findings of Fact.

City comment:

Question #4 on the Findings of Fact response – Please identify the potential effects of the project and why they are limited in scope. In addition, explain what design features have appropriately mitigated the potential effects of the project.

Applicant response:

Please see attached revised Findings of Fact.

City comment:

Preliminary Wetland Delineation Results – The concluding paragraph states that the findings from the site will be expanded and formalized in a wetland delineation report, as necessary. Will the findings be formalized in a report and submitted to the Oregon Department of State Lands and the U.S. Army Corps of Engineers? If so, when will it be submitted to these agencies?

Applicant response:

Please see the attached recently finalized Wetlands Delineation Report. This report is also being submitted directly to the Oregon Department of State Lands and the U.S. Army Corps of Engineers concurrent with this memo, Thursday, July 16, 2026.

3. Revised Drawings

City comment:

Pursuant to section 16.70.030.C.3.I - Application Requirements, please update the following plans:

- Appendix A – provide the height of the adjacent PGE poles to the three riser poles.

- Drawing Number ND 10005 – include details for the proposed fencing around the three riser poles.
- Drawing Number ND 20004 – indicate the distance from the existing PGE substation fence and the location of the three riser poles?

Applicant response:

Please see attached revised drawings.