

APPENDIX E CWS PRESCREENING

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number **26-001867**

1. **Jurisdiction:** Sherwood

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): 2S129A001650, 2S129B001800, and 2S129A001
OR Site Address: 20655 SW Langer Farms Parkway

City, State, Zip: Sherwood, Oregon, 97140

Nearest cross street: _____

4. **Development Activity** (check **all** that apply)

- ☐ Addition to single family residence (rooms, deck, garage)
☐ Lot line adjustment ☐ Minor land partition
☐ Residential condominium ☐ Commercial condominium
☐ Residential subdivision ☐ Commercial subdivision
☐ Single lot commercial ☐ Multi lot commercial
Other Utility Line Infrastructure

3. **Owner Information**

Name: Portland General Electric

Company: Portland General Electric

Address: 121 Salmon Street

City, State, Zip: Portland, Oregon, 97204

Phone/fax: 6129875061

Email: alex.conzemius@erm.com

4. **Applicant Information**

Name: Environmental Resource Management

Company: Environmental Resource Management

Address: 1050 SW 6th Ave. Ste. 1650

City, State, Zip: Portland, Oregon, 97204

Phone/fax: 6123373350

Email: alex.conzemius@erm.com

6. **Will the project involve any off-site work?** ☐ Yes ☒ No ☐ Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name Environmental Resource Management

Print/type title Alex Conzemius, AICP

Signature ONLINE SUBMITTAL

Date 7/14/2026

FOR DISTRICT USE ONLY

- ☐ Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- ☐ Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- ☒ Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- ☒ **THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS ¹ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- ☐ The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by *alex galluzzo*

Date 07/23/26

Once complete, email to: **SPLReview@cleanwaterservices.org** • Fax: **(503) 681-4439**
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

Drawn By: Abe Aslanides
 M:\US\Projects\A-C\Brightlight\Tualatin\ArcGIS\Tualatin Wetlands\Tualatin Wetlands.aprx\Preliminary Site Plan Overview, REVISED: 07/09/2026, SCALE: 1:3,000 when printed at 8.5x11



Legend

Index Area
 Sherwood City Limits
 PGE Sherwood Substation
 Existing Transmission Lines
 Existing Pole

Replacement Pole
 Proposed Utility Infrastructure
 Proposed Utility Infrastructure (Outside City Limits)

0 125 250 500
 Feet

Figure 3

Preliminary Site Plan Overview

ERM Inc on behalf of TUAL bn LLC
City of Sherwood, OR

Owner: Portland General Electric Company
 Drafted: July 7, 2026

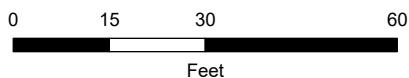


Legend

-  Sherwood City Limits
-  Taxlots
-  Existing Transmission Lines

-  Replacement Pole
-  Proposed Utility Infrastructure

N

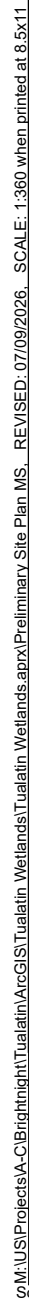


Owner: Portland General Electric Company
Drafted: July 7, 2026

Figure 3a
Preliminary Site Plan Detail

ERM Inc on behalf of TUAL bn LLC
City of Sherwood, OR





230 kv

A horizontal number line is shown with tick marks at 0, 15, 30, and 60. The word "Feet" is written below the line. A rectangular region is shaded between the 15 and 30 marks.



Drawn By: Abe Aslanides
M:\US\Projects\A-C\Brightlight\Tualatin\Wetlands\Tualatin\Wetlands.aprx\Preliminary Site Plan MS, REVISED: 07/09/2026, SCALE: 1:360 when printed at 8.5x11



Legend

- Sherwood City Limits
- Taxlots
- Existing Transmission Lines
- Existing Pole
- Replacement Pole
- Proposed Utility Infrastructure

Owner: Portland General Electric Company
Drafted: July 7, 2026

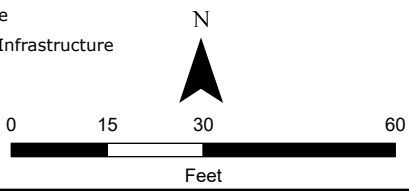


Figure 3c
Preliminary Site Plan Detail
ERM Inc on behalf of TUAL bn LLC
City of Sherwood, OR





Legend

- | | | | |
|--|-----------------------------|--|---------------------------------|
| | Sherwood City Limits | | Replacement Pole |
| | Taxlots | | Proposed Utility Infrastructure |
| | Existing Transmission Lines | | |
| | Existing Pole | | |

Owner: Portland General Electric Company
 Drafted: July 7, 2026

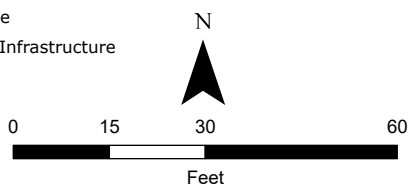


**Figure 3d
 Preliminary Site Plan Detail**

ERM Inc on behalf of TUAL bn LLC
 City of Sherwood, OR



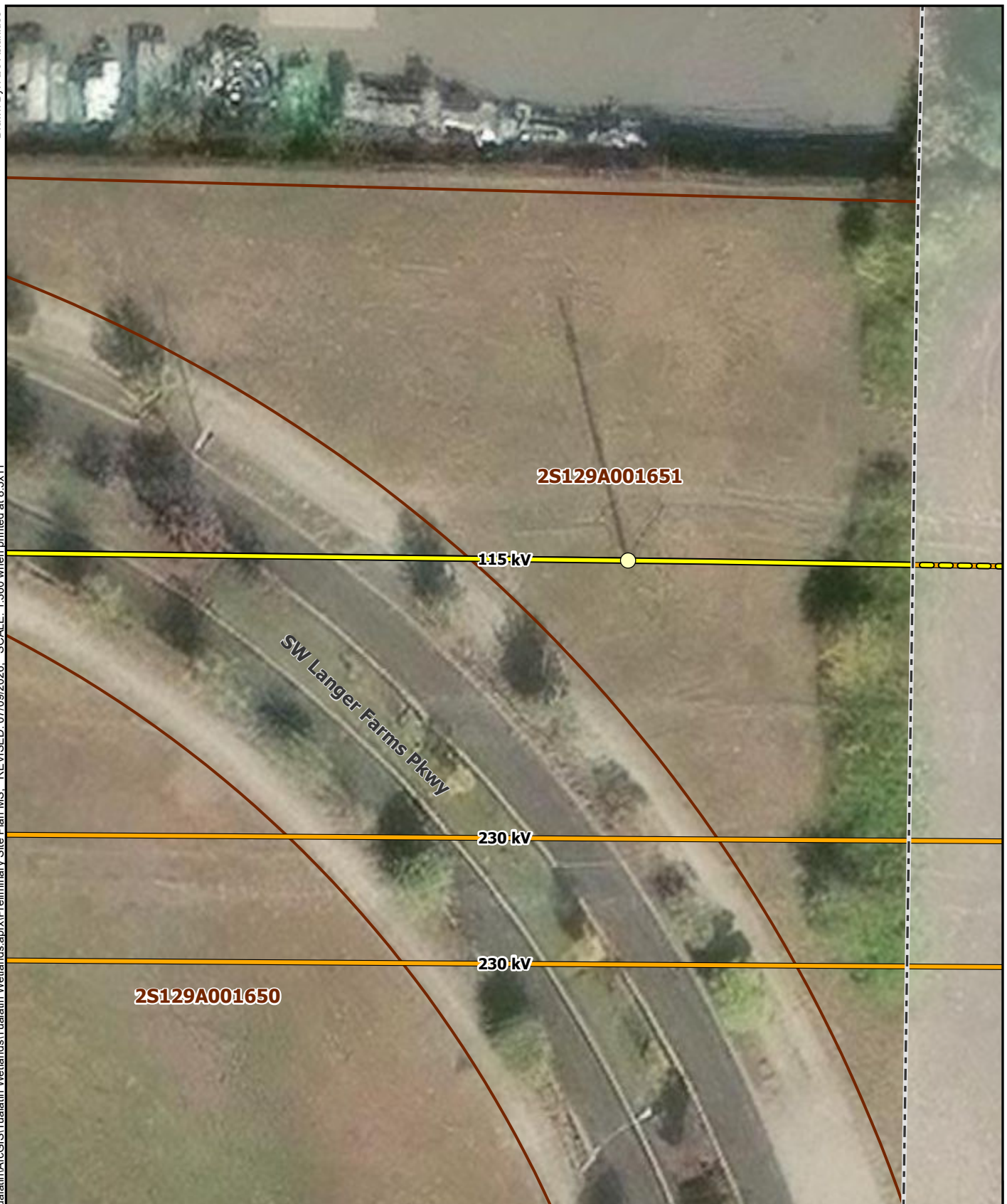


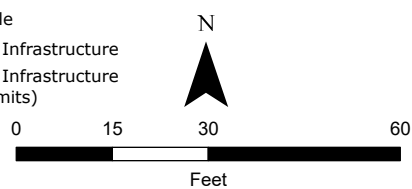
Figure 3e
Preliminary Site Plan Detail
ERM Inc on behalf of TUAL bn LLC
City of Sherwood, OR



Legend

-  Sherwood City Limits
 Taxlots
 Existing Transmission Lines
 Replacement Pole
 Proposed Utility Infrastructure
 Proposed Utility Infrastructure (Outside City Limits)

Owner: Portland General Electric Company
Drafted: July 7, 2026



Source: Esri - World Imagery Map; NAD 1983 HARN StatePlane Oregon North FIPS 3601