Engineering Department
Land Use Application
Review Comments & Conditions

Home of the Tualatin River National Wildlife Refuge

To: Sean Conrad, Planning Manager

From: Craig Christensen P.E., Senior Civil Engineer

Project: Nottingham Battery (785-26-087)

Date: November 5, 2026

Engineering staff has reviewed the information provided for the above referenced private development project. Final construction plans will need to meet the standards established by the City of Sherwood Engineering Department and Public Works Department, Clean Water Services (CWS) and Tualatin Valley Fire & Rescue (TVF&R), in addition to requirements established by other jurisdictional agencies providing land use comments. City of Sherwood Engineering Department comments are as follows:

General Information

The proposed development consists of 1 parcel of land (approximately 9.47 acres) which is zoned General Industrial on the west side of SW Langer Farms Parkway (20655 SW Langer Farms Parkway) and the northern portion of another parcel of land (approximately 29.59 acres). The portion of this parcel that is north and east of SW Langer Farms Parkway that is located within the city limits consists of a triangularly shaped portion of property approximately 0.45 acres in size. The northeastern portion of this parcel is outside the city limits. The western parcel of land has an existing power substation. The proposed development is to install overhead power lines from an existing power tower on the west side of SW Langer Farms Parkway to a property outside and north of the city limits. However, staff will be recommending that the proposed overhead power lines be installed underground and therefore these land use comments are based upon the power lines being installed underground.

Transportation

Both subject parcels of land have frontage along SW Langer Farms Parkway. SW Langer Farms Parkway is a city collector street and is currently fully developed along the subject property frontage. The western parcel has access to SW Langer Farms Parkway via a driveway near the southern end of that parcel. The northeastern parcel of land has a driveway drop for field access for maintaining field/crops on that parcel of land.

It is likely that temporary use of the existing driveway that accesses the northeastern parcel of land for construction will be desired by the development for the installation of the power lines. If so, then a temporary use permit will be required. In order for a temporary use permit to be issued, the developer will need to provide the Washington County approval to have a temporary construction access road within the county portion of the northeastern subject parcel. Approval of the Sherwood City Engineer and Sherwood planning staff is also required. If approved, the temporary construction access will need to be removed prior to the expiration of the temporary use permit.

The subject development consists of installing electric lines that will cross beneath SW Langer Farms Parkway between the subject parcel southwest of SW Langer Farms Parkway to the subject parcel northeast of SW Langer Farms Parkway. A City of Sherwood right-of-way permit for this work is required.

Condition: Prior to Approval of a Temporary Use Permit, the developer will need to obtain approval from the Sherwood City Engineer and Sherwood Planning Department for the usage of a temporary construction access from SW Langer Farms Parkway driveway access through the portion of the northeastern subject property that lies within the City of Sherwood.

Condition: Prior to Approval of a Temporary Use Permit, the developer will need to obtain Washington County approval for that portion of the temporary construction access to be installed within the county.

Condition: Prior to the Expiration of a Temporary Use Permit, the developer will need to remove the portion of the temporary construction access road located within the City of Sherwood city limits and restore the disturbed area back to original condition meeting the approval of the Sherwood Planning Department.

Condition: Prior to Installation of Underground Utilities Beneath SW Langer Farms Parkway, the developer will need to obtain a right-of-way permit from the Sherwood Engineering Department.

Sanitary Sewer

No new sanitary sewer fixtures are being proposed with this project, therefore there are no sanitary sewer conditions.

Storm Sewer

No new/modified impervious area is being proposed with this project, therefore there are no storm sewer conditions.

Water

No new water fixtures are being proposed with this project, therefore there are no water conditions.

Grading and Erosion Control

If the total amount of disturbed area for the project (within city and county) exceeds 1 acre, then a DEQ NPDES 1200CN permit is required. Ground disturbance in excess of 500 square feet within city limits requires a city grading and erosion control permit.

Condition: Prior to Issuance of a Right-of-Way permit, the subject development shall obtain a DEQ NPDES 1200CN permit if the total amount of disturbed area (city and county) exceeds 1 acre but less than 5 acres or a DEQ NPDES 1200C permit if 5 acres and over.

Condition: Prior to Issuance of a Right-of-Way permit, the subject development shall obtain a Sherwood grading and erosion control permit if the total amount of disturbed area within city limits exceeds 500 square feet.

Other Engineering Issues

A prescreen for environmentally sensitive areas was submitted to Clean Water Services for the subject development with Clean Water Services Service Provider Letter (26-001867) being issued stating no significant impacts.

There are no existing aerial utility lines along the subject property frontage of SW Langer Farms Parkway.

Sherwood Broadband facilities exist along SW Langer Farms Parkway on the opposite side of the street from the subject property. No Sherwood Broadband vaults or conduit will be required as part of this land use application.

Notice: It is the applicant's responsibility to apply for System Development Charge/TDT credits in compliance with the Sherwood Municipal Code. The developer will need to obtain a credit voucher for credits to be applied against SDCs/TDTs. Any building permits SDCs/TDTs paid prior to issuance of credits will not be refunded. Developer shall take this into consideration when obtaining building permits.

END OF ENGINEERING CONDITIONS OF APPROVAL

M E M O R A N D U M

Date: November 2, 2026

To: Sean Conrad, Planning Manager, City of Sherwood

From: Jackie Sue Humphreys, Clean Water Services (CWS)

Subject: PGE Nottingham, 785-26-000087-PLNG, 2S129A001650, 01651, 2S129B001800

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (CWS) Storm Water Connection Permit Authorization must be obtained. Application for CWS Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 19-5 as amended by R&O 19-22, or prior standards as meeting the implementation policy of R&O 18-28, and is to include:

a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.

b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.

c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.

d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.

g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.

h. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.

i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute CWS approval of storm or sanitary sewer compliance to the NPDES permit held by CWS. CWS, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

From: Kristen Tabscott
To: Sean Conrad
Subject: RE: PGE Utility Facility Replacement and Interconnection - Sherwood
Date: Wednesday, September 9, 2026 11:35:36 AM
Attachments: image001.png
image002.png

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Perfect, I looked but wanted to make sure I didn't accidentally miss something. We don't have any comments for this one.

Thanks!

Kristen Tabscott
EXECUTIVE ASSISTANT
–
Pride Disposal & Recycling Company
503-625-6177
pridedisposal.com
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From: Sean Conrad <conrads@sherwoodoregon.gov>
Sent: Wednesday, September 9, 2026 11:32 AM
To: Kristen Tabscott <kTabscott@pridedisposal.com>
Subject: RE: PGE Utility Facility Replacement and Interconnection - Sherwood

Hi Kristen-
You are correct, no garbage enclosures are part of the scope of work. The permit is to install electrical poles to serve a proposed battery energy storage facility in Washington County.

Thanks

Sean Conrad, AICP
City of Sherwood
Planning Manager, Community Development Department
conrads@sherwoodoregon.gov
Desk 503.625.4208
Work Cell 971.626.9690

From: Kristen Tabscott <kTabscott@pridedisposal.com>
Sent: Wednesday, September 9, 2026 11:27 AM

To: Sean Conrad <conrads@sherwoodoregon.gov>
Subject: RE: PGE Utility Facility Replacement and Interconnection - Sherwood

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Correct me if I am wrong, I don't believe that any of these changes involve garbage enclosures, correct?

Kristen Tabscott
EXECUTIVE ASSISTANT
–
Pride Disposal & Recycling Company
503-625-6177
pridedisposal.com
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From: Sean Conrad <conrads@sherwoodoregon.gov>
Sent: Tuesday, September 8, 2026 4:24 PM
To: jason.arn@tvfr.com; Craig Christensen <ChristensenC@SherwoodOregon.gov>; Jared Bradbury <BradburyJ@sherwoodoregon.gov>; Katie Corgan <CorganK@SherwoodOregon.gov>; tony Mills <anthony_mills@washingtoncountyor.gov>; ODOT Region 1 <ODOT_R1_DevRev@odot.oregon.gov>; Kristen Tabscott <kTabscott@pridedisposal.com>; Richard Sattler <SattlerR@SherwoodOregon.gov>; Jason Waters <WatersJ@SherwoodOregon.gov>; Henry English <henry.english@pgn.com>; CWS Comments <LUComments@cleanwaterservices.org>; Eva Kristofik <eva_kristofik@fws.gov>; Darin Smith <dxsmith@bpa.gov>
Subject: PGE Utility Facility Replacement and Interconnection - Sherwood

Hi
This email is regarding a request for comment for the following project:

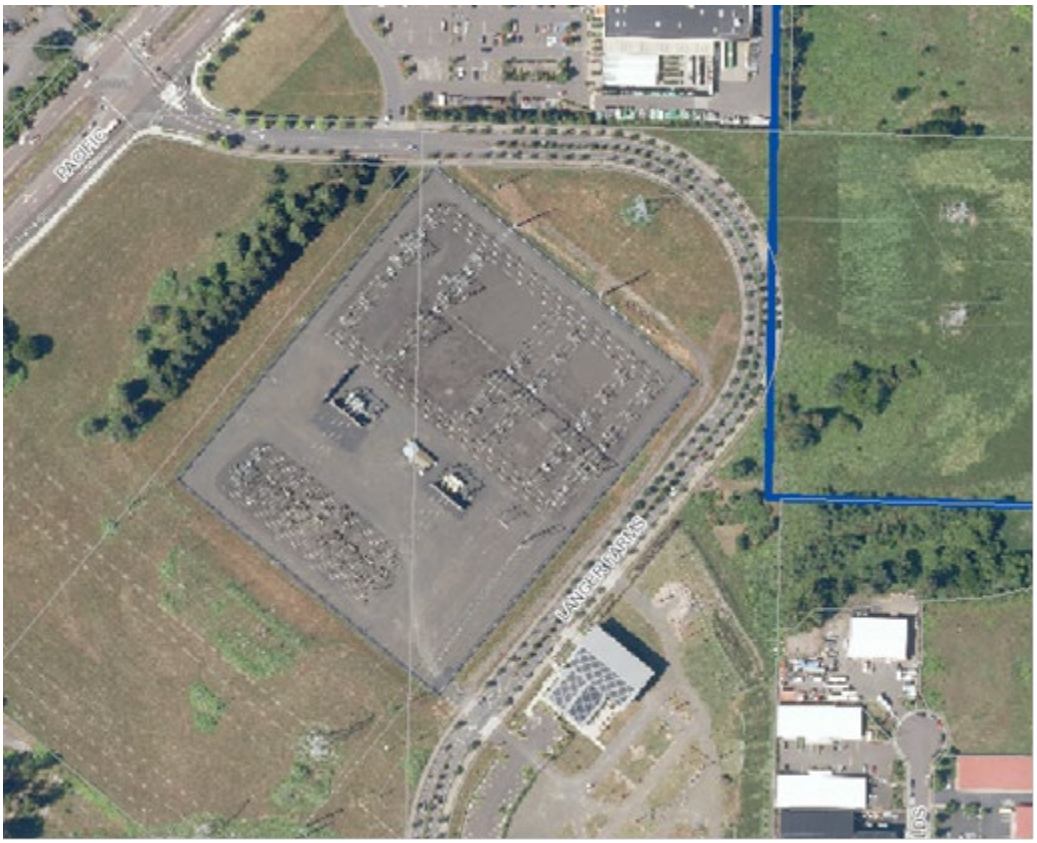
Project proposal: The project includes replacing existing PGE utility infrastructure, adding new electrical infrastructure to interconnect a new renewable energy integration resource (Nottingham Battery Energy Storage System) to PGE's Sherwood substation, PGE's regional grid and consolidating the existing 115kV transmission segment into a single shared structure. The Nottingham Battery Energy Storage System facility was approved in Washington County in May 2025.

Application materials can be located here: Nottingham CUP

Applicant: TUAL bn LLC

Case File No. 785-26-000087-PLNG

Location: 20655 SW Langer Farms Pkwy (PGE substation site)



Please provide comments no later than **9/25/2026**. If your agency will not be providing comments for the land use application, please indicate that 'no comment' will be provided.

If you have any questions or concerns, please reach out for assistance.

Thanks for your time.

Sean Conrad, AICP
City of Sherwood
Planning Manager, Community Development Department
conrads@sherwoodoregon.gov
Desk 503.625.4208
Work Cell 971.626.9690

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From: Sean Conrad
To: "jason.arn@tvfr.com"; Craig Christensen; Jared Bradbury; Katie Corgan; "anthony_mills@washingtoncountyor.gov"; "odot_r1_devrev@odot.oregon.gov"; "ktabscott@pridedisposal.com"; Richard Sattler; Jason Waters; "henry.english@pgn.com"; "LUComments@cleanwaterservices.org"; "eva_kristofik@fws.gov"; "dxsmith@bpa.gov"
Subject: PGE Utility Facility Replacement and Interconnection - Sherwood
Date: Wednesday, October 14, 2026 2:17:00 PM
Attachments: image002.png
image001.png

Good afternoon,

An application located at **20655 SW Langer Farms Pkwy** (Washington County Assessors and Tax Lot Numbers: 2S129A001650, 2S129A001651, and 2S129B001800) was deemed complete on 10/9/2026. This application is associated with a Type III – Conditional Use Permit and Type II Site Plan Review (Permit No. 785-26-000087-PLNG) for the following:

Project proposal: The project includes replacing existing PGE utility infrastructure, adding new electrical infrastructure to interconnect a new renewable energy integration resource (Nottingham Battery Energy Storage System) to PGE's Sherwood substation, PGE's regional grid and consolidating the existing 115kV transmission segment into a single shared structure. The Nottingham Battery Energy Storage System facility was approved in Washington County in May 2025.

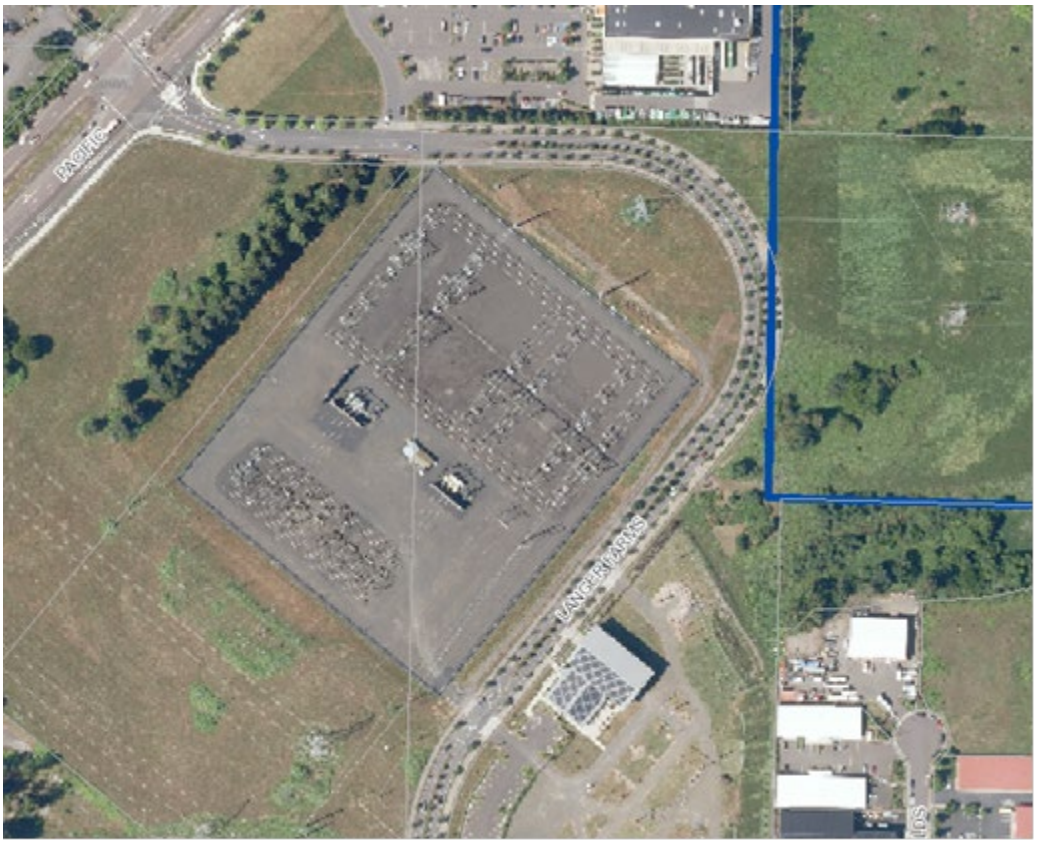
Application materials can be located here: Nottingham CUP

Please provide final comments no later than **10/30/26**.

If your agency does not have comments, or if comments have already been submitted, please indicate **"No comment"** or **"Comments provided on [DATE]."**

If you have any questions or need assistance, please don't hesitate to reach out.

Location: 20655 SW Langer Farms Pkwy (PGE substation site)



Thanks

Sean Conrad, AICP
City of Sherwood
Planning Manager, Community Development Department
conrads@sherwoodoregon.gov
Desk 503.625.4208
Work Cell 971.626.9690

NOTICE OF PUBLIC HEARING

785-26-000087-PLNG
CONDITIONAL USE PERMIT/SITE PLAN REVIEW
NOTTINGHAM ENERGY STORAGE PROJECT
November 19, 2026, AT 6:00PM

Public Notice is hereby given that the City of Sherwood Hearings Officer will conduct a public hearing on **Thursday, November 19, 2026, at 6:00 PM** on the proposal described below. Public testimony can be provided in writing prior to hearing or in person or by telephone during the live hearing. The hearing will be held at Sherwood City Hall (Community Room, 1st Floor), 22560 SW Pine St., Sherwood, OR and broadcast live on the City's YouTube channel at https://www.youtube.com/user/CityofSherwood

Proposal: An application for a Type III – Conditional Use Permit (CUP) and Type II Site Plan Review to allow the installation of up to 5 poles within the Sherwood city limits. The new steel monopoles will have a height up to 140 feet to accommodate co-location of an existing 115-kV utility line and a new 230-kV gen-tie line. The proposed project will allow a Battery Energy Storage System facility, approved by Washington County and located on tax lots 2S120D001200 and 2S120D001100, to connect to the Portland General Electric Sherwood substation located at 20655 SW Langer Farms Parkway. The subject parcel is approximately ±22.0 acres in size and zoned Light Industrial (LI).

Case File No.: 785-26-000087-PLNG
Tax Map/Lot:S129A001650/2S129A001651/2S129B001800

Location: East and west sides of SW Langer Farms Parkway, approximately ¼ mile east of the intersection of SW Langer Farms Parkway and Pacific Highway W

Address: 20655 SW Langer Farms Parkway

Applicant
TUAL bn LLC
Attn: Todd Ellwood
515 Flagler Dr., Suite P200
West Palm Beach, FL 33401

Owner
Portland General Electric Co.
121 SW Salmon St.
Portland OR 97204

Staff Contact: Sean Conrad, Planning Manager conrads@sherwoodoregon.gov
503-625-4208

Find out about the project on the City's website:
www.sherwoodoregon.gov/projects/brightnight-energy-storage-nottingham-bess/

Application materials are also available for review at the city offices or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. The City Planning Staff report on this matter will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call Sean Conrad at (503) 625-4208.

The following chapters of the Sherwood Zoning and Community Development Code (SZCDC) are applicable to this proposal: Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits; Chapter 16.31 – Industrial Land Use Districts; Chapter 16.82 – Conditional Uses; Chapter 16.90 – Site Planning; Chapter 16.94 – Off-Street Parking and Loading; Chapter 16.98 – On-Site Storage; Chapter 16.106 Transportation Facilities; Chapter 16.108 Improvement Plan Review; Chapter 16.110 Sanitary Sewers; Chapter 16.112 Water Supply; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private; Chapter 16.140 – Parks, Trees and Open Space; Utilities; Chapter 16.144 – Noise; Chapter 16.146 – Vibrations; Chapter – 16.148 Air Quality; Chapter 16.150 – Odors; Chapter – 15.152 – Heat and Glare.

How to Provide Testimony: Public testimony may be provided in writing, in person, or by phone.

- In Writing: Provide testimony in writing, prior to the hearing, via email to conrads@sherwoodoregon.gov or regular mail to Planning Department, Sherwood City Hall, 22560 SW Pine St., Sherwood, OR 97140. Must be received at least 1 hour prior to the hearing.

- In Person: Provide testimony in-person during hearing at Sherwood City Hall (Community Room, 1st Floor), 22560 SW Pine St., Sherwood, OR 97140

- By Telephone: Provide testimony by telephone during the hearing via ZOOM. Contact Sean Conrad at least 24-hours in advance of the scheduled hearing to obtain ZOOM access instructions at conrads@sherwoodoregon.gov or 503-625-4208.

All testimony must clearly state that it is intended as testimony for a public hearing, the specific public hearing topic for which it is intended. Written testimony must be received at least 1 hour in advance of the scheduled meeting time.

Public testimony should be limited to the findings of fact in the Staff Report, the above criteria, or other City or State applicable land use standards. Only those persons who provide testimony may appeal the decision. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal, on said issue, to the Appeal Authority or State Land Use Board of Appeals (LUBA).

Notice to mortgagee, lien holder, vendor or seller: The City of Sherwood requests that you promptly forward this notice to the purchaser if this notice is received.

City of Sherwood Land Use Notices

Below is a list of projects under review that require a public hearing. This information is current as of October 21, 2026. For the most current list of projects and status, as this is subject to change, contact the city or review the "Land Use Projects" link on the Planning page of the website:

Project Name/ Location	Description of Project and Applicable Code Criteria	Status / Staff Contact
Nottingham Energy Storage Project **Case File No:** 785-26-000087-PLNG **Address:** 20655 SW Langer Farms Pkwy **Map/Tax lots:** 2S129A001650, 2S129A001651, and 2S129B001800	An application for a Type III - Conditional Use permit (CUP) and Type II Site Plan Review to allow the installation of up to 5 poles within the Sherwood city limits. The new steel monopoles will have a height up to 140 feet to accommodate co-location of an existing 115-kV utility line and a new 230-kV gen-tie line. The proposed project will allow a Battery Energy Storage System facility, approved by Washington County and located on taxlots 2S120D001200 and 2S120D001100 to connect to the Portland General Electric Sherwood substation.	**Public Hearing:** November 19, 2026 6:00pm Sherwood City Hall Community Room (1st Floor) 22560 SW Pine Street **Decision maker:** Hearings Officer **Staff contact:** Sean Conrad Planning Manager 503-925-2308
Code Criteria: Sherwood Zoning and Community Development Code: Chapter 16.70 – General Provisions; Chapter 16.72 – Procedures for Processing Development Permits; Chapter 16.31 – Industrial Land Use Districts; Chapter 16.82 – Conditional Uses; Chapter 16.94 – Off-Street Parking and Loading; Chapter 16.98 – On-Site Storage; Chapter 16.106 Transportation Facilities; Chapter 16.108 – Improvement Plan Review; Chapter 16.110 Sanitary Sewers; Chapter 16.112 Water Supply; Chapter 16.114 Storm Water; Chapter 16.116 Fire Protection; Chapter 16.118 Public and Private Utilities; Chapter 16.144 – Noise; Chapter 16.146 - Site Plan Review; Chapter 16.90 - Parks, Trees, and Open Spaces; Chapter 16.140 – Vibrations; Chapter – 16.148 Air Quality; Chapter 16.150 – Odors; Chapter – 15.152 – Heat and Glare.		

Anyone may testify at any public hearing verbally or in writing. Written statements are encouraged and may be submitted to the Planning Department, City Hall, 22560 SW Pine Street, Sherwood, OR 97140. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision-maker and the parties an opportunity to respond to the issue will preclude appeal on said issue to the State Land Use Board of Appeals (LUBA). All hearings will be held in the Community Room of the City Hall at 22560 SW Pine Street.

Application materials are available for review or can be copied for a reasonable cost at City Hall, 22560 SW Pine Street. All application materials are available on the web site at http://www.sherwoodoregon.gov/projects. The City Planning staff reports on these matters will be available for review at least seven (7) days in advance of the hearing. If you have any questions, please call the Planning Department at (503) 925-2308.

Publications October 30 and November 12

U.S. FISH AND WILDLIFE SERVICE
2600 SE 98TH AVENUE, SUITE 10
PORTLAND, OR 97266

AMSTAD, TONY & DEEANN REV TRUST
16300 SW 192ND AVE
SHERWOOD, OR 97140

BARLETT, MARK F & BARTLETT, PATRICIA A
14480 NE REX HILL CT
NEWBERG, OR 97132

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH, WA 98027

DIG SHERWOOD OFFICE 20015 LLC
805 SW BROADWAY STE 600
PORTLAND, OR 97205

DYNAMIC FINANCE CORP
853 E VALLEY BLVD #200
SAN GABRIEL, CA 91776

EVERLEY, STEVE
20055 SW PACIFIC HWY STE 209
SHERWOOD, OR 97140

G GARY LLC
1800 SW 1ST AVE #220
PORTLAND, OR 97201

G&T SHERWOOD LLC
PO BOX 23051
TIGARD, OR 97281

GHERMAN, DANIEL & GHERMAN, LIA & SCHIRIAC, GHEORGHE ET AL
19630 SW PACIFIC HWY
SHERWOOD, OR 97140

HAHN, PHILIP G & LISA W REV LIV TRUST
19270 SW PACIFIC HWY
SHERWOOD, OR 97140

HOME DEPOT USA INC
PO BOX 105842
ATLANTA, GA 30348

J&J LEGACY LLC
14130 SW HARGIS RD
BEAVERTON, OR 97008

LANGER, CLARENCE D JR IRREV TRUST & LANGER, PAMELA A IRREV TRUST
15585 SW TUALATIN SHERWOOD RD
SHERWOOD, OR 97140

LAUGHING RANCH HOLDINGS LLC
15114 SW ARROW ST
SHERWOOD, OR 97140

LAZY U RANCH LLC
23775 SW STONEHAVEN ST
SHERWOOD, OR 97140

LITERA HOLDINGS LLC
20715 SW OLDS PL
SHERWOOD, OR 97140

LS PROPDROP LLC
PO BOX 5350
BEND, OR 97708

MCLELLAN ESTATE CO
3 TWIN DOLPHIN DR STE 315
REDWOOD CITY, CA 94065

MORGAN BAKER HOLDINGS LLC
15205 SW ARROW ST
SHERWOOD, OR 97140

NELMUN MANAGEMENT LLC
21370 SW LANGER FARMS PKWY #142-171
SHERWOOD, OR 97140

PORTLAND GENERAL ELECTRIC CO
121 SW SALMON ST
PORTLAND, OR 97204

RALSTON & RALSTON LLC
2959 SW BENNINGTON DR
PORTLAND, OR 97205

SCHACH, KATHRYN V TRUST & ANDERSON, ERIC JOHN & ANDERSON, BARBARA
20935 SW REGAL CT
ALOHA, OR 97003

SEMI TRUCK CENTERS INC
20633 SW OLDS PL
SHERWOOD, OR 97140

SENTINEL SELF STORAGE LLC
28185 SW HEATER RD
SHERWOOD, OR 97140

SHERWOOD, CITY OF
22560 SW PINE ST
SHERWOOD, OR 97140

TACKE LLC & LAF LLC
901 NE GLISAN ST STE 200
PORTLAND, OR 97232

TMK PROPERTIES LLC
9621 SW CLARK HILL RD
BEAVERTON, OR 97007

UNITED STATES OF AMERICA DEPT OF INTERIOR
911 NE 11TH AVE
PORTLAND, OR 97232

WALGRAEVE, GARY
11345 SW HERMAN RD
TUALATIN, OR 97062

WASHINGTON COUNTY
1400 SW WALNUT ST MS 18
HILLSBORO, OR 97123

Alex Conzemius

From: Alex Conzemius
Sent: Friday, October 2, 2026 3:57 PM
To: 'Arn, Jason S.'
Subject: RE: TVF&R Review Determination – No Service Provider Permit Required

Hi Jason. Thank you for the note on the PGE utility line replacement and interconnection in Sherwood. I understand from your response that upgrading the existing poles to carry a new 230 kV gen-tie on the same structures as the existing 115 kV line, at the PGE Sherwood Substation on tax lots 2S129B001800, 2S129A0021650, and 2S129A001651, does not require a TVF&R service-provider letter. Thank you for your help.

From: Arn, Jason S. <Jason.Arn@tvfr.com>
Sent: Wednesday, August 26, 2026 11:38 AM
To: Alex Conzemius <alex.conzemius@erm.com>
Subject: TVF&R Review Determination – No Service Provider Permit Required

You don't often get email from jason.arn@tvfr.com. Learn why this is important

EXTERNAL MESSAGE

Hi Alex,

Thank you for your submittal and the information provided regarding the proposed utility infrastructure improvements.

Based on our review, the scope of this project does not rise to a level that requires review from our office. Therefore, a TVF&R Service Provider Permit is not required for this project.

If the project scope changes or if any questions arise during the course of the work, please do not hesitate to reach out.

Best regards,

Jason Arn | Deputy Fire Marshal CFI
Tualatin Valley Fire & Rescue
Direct: 503-259-1510
www.tvfr.com

Subject: Case File No. 785-26-000087-PLNG, Nottingham Energy Storage Project: Support

Hearings Officer:

IBEW Local 48 represents about 6,000 electrical workers and apprentices, across Oregon & Southwest Washington, and has a premier electrical apprenticeship program that has spent the last century training electricians for our communities. **We urge you to approve the conditional use permit for the Nottingham Energy Storage Project.**

This should be an incredible time for labor. Our region needs big projects that update essential infrastructure, and broad support for the clean energy economy should make energy upgrades especially welcome. Nottingham is exactly the kind of project we should be saying yes to.

Our members keep the lights on in this region. We build the infrastructure and energy facilities that homes and businesses across Washington County depend on. Nottingham would support 175 to 200 local jobs during construction and bring $19.6 million in local wages and benefits, part of $85.9 million in taxes, wages, and local spending during construction. For our members these are wages and benefits that support their families, and our communities. Some call these temporary jobs, but union careers are built one project at a time.

The project benefits the community well beyond construction. Its location, a short line from PGE's Sherwood Substation, makes the grid more efficient and gets more out of existing resources. PGE selected it as a least-cost, least-risk resource to keep the grid reliable during peak demand, and reliable, affordable power helps decide whether Washington County can attract and keep good employers. The project would also generate $37.6 million in tax revenue over 20 years.

BrightNight partnered with the U.S. Fish and Wildlife Service to donate 11.3 acres of currently unprotected land to the Tualatin River National Wildlife Refuge, in exchange for 0.1 acres of existing access road. After its own impact assessment, the Service found that "the long-term ecological benefits of the exchange outweigh the impacts" and that the exchange "improves the Refuge's ability to protect and manage habitat in a more contiguous and ecologically functional landscape."

Nottingham has also been designed alongside Tualatin Valley Fire & Rescue to meet county and state fire and safety codes.

I encourage you to approve Nottingham's conditional use permit. Thank you for your time and consideration.

Respectfully,

Garth Bachman
Business Manager/Financial Secretary
IBEW Local 48

Support for the Nottingham Energy Storage Interconnection

To: City of Sherwood Hearings Officer
Re: LU 2026-010 SP, CUP (785-26-000087-PLNG)
BrightNight Energy Storage – Nottingham BESS
20655 SW Langer Farms Parkway

Dear Hearings Officer:

My name is Jim Huston. I live at 21125 SW Ramblin Reck Road, which has a Sherwood address and is in the Sherwood School District, although my property is in unincorporated Washington County. I am writing to respectfully encourage the City of Sherwood to grant the transmission line upgrade permit necessary for the construction of the Nottingham Storage Project.

I also want to correct a mistake in my earlier testimony on LU 2026-006, Meadowlark. I mistakenly identified that separate project as associated with BrightNight's Nottingham project. This letter addresses Nottingham and the specific improvements now before you.

My family and I have walked in the Tualatin River National Wildlife Refuge for years. I have supported Tualatin Riverkeepers in the past, and I respect the work that organization and the Bird Alliance of Oregon do. We share a concern for the Refuge and its birds. On this application, however, I reach a different conclusion. I believe Nottingham can meet an important electricity need while providing reasonable, enforceable wildlife protections.

I understand that support for clean energy does not, by itself, satisfy Sherwood's approval criteria. My support rests on the proposed location and design, the technical evidence, and conditions that make the environmental commitments binding.

The proposal before Sherwood

This application concerns the connection to PGE's Sherwood Substation, rather than a new approval of the battery facility itself. The City's project description identifies replacement utility infrastructure and a shared transmission structure. Washington County has already approved the battery facility itself, and their approval is included as Appendix K. [1, 2]

The city portion would carry approximately 1,200 feet of new 230-kV line with the existing 115-kV line on up to five replacement poles. The avian assessment describes poles approximately 120–140 feet tall, replacing structures approximately 53–63 feet tall. That is a substantial height increase, and it deserves careful review. My support does not depend on minimizing that change. [3]

Community need under criterion C3

Nottingham is a proposed 200-megawatt storage facility. OPB reports that BrightNight has a 20-year contract with PGE and that the project responds to an identified utility need. Storage can retain electricity when wind and solar output is available and deliver it when customers need it. Those are practical benefits for households and businesses, particularly during periods of high demand. Going forward our community will face increasing risks to the electricity we all depend on – energy storage is an effective mitigation strategy to much of that risk. [4]

BrightNight estimates that Nottingham would generate approximately $37.6 million in cumulative local tax revenue over 20 years and support roughly 175–200 direct and indirect jobs during construction. Those are

meaningful benefits for our community. They do not excuse environmental impacts, but they strengthen the case for a project whose impacts have been responsibly addressed.

The application connects this work to Sherwood's Comprehensive Plan goals for dependable, adequate utilities and coordinated service delivery. To me, enabling storage to connect at an existing substation and in proximity to the PGE Sherwood Training Center is a concrete way to advance those goals. [5] I believe that supports the community-need finding under §16.82.020(C)(3).

Site suitability and alternatives under criterion C5

The existing utility corridor is an important reason this location makes sense. Sharing an alignment avoids establishing a separate corridor for the city segment. That does not make every possible impact acceptable, but it is a good starting point for siting necessary infrastructure.

The Nottingham Storage Project is an example of thoughtful energy infrastructure siting. Putting new electrical infrastructure alongside an existing substation and transmission corridor just makes sense. It uses an area already serving that purpose and limits the need for a separate corridor. The taller poles still require careful consideration, but the existing setting is a meaningful advantage.

I initially wondered why the connection could not all be underground. Appendix I identifies specific constraints: PGE's required connection point, conflicts with existing and future infrastructure, and a crossing with Meadowlark's proposed underground line that the applicant says would reduce the performance of both projects. Underground construction would also require vaults, transition facilities, and excavation for repairs. These are engineering considerations that deserve weight, rather than an assumption that burial is always the less disruptive choice. [6]

I find that explanation persuasive. I support a finding under §16.82.020(C)(5) that this site can accommodate the proposed use, with appropriate safeguards for its surroundings.

Services and compatibility under criteria C1 C2 and C4

The application describes limited additional demands on public services and continued use of existing access. Those features support approval under C.1. Under C.2 and C.4, I support enforceable requirements for safe construction, control of dust and erosion, and compliance with applicable noise limits. [5]

Appendix G predicts electric fields below the Oregon criterion it evaluates and magnetic fields below the public reference levels it cites. Its noise modeling is also reassuring, but the report expressly says it is not a site-specific noise compliance determination. I support the City confirming compliance through its technical review and imposing any necessary noise conditions. [7]

Birds and the natural environment under criterion C6

This is the issue I have considered most carefully. The Refuge's proximity warrants particular care. The numerous existing power lines that are unmarked provide context, but their presence does not make additional lines harmless.

Appendix H concludes that the proposed city alignment would add minimal collision risk with mitigation. It commits to marking conductors and describes a design without overhead shield wires or guy wires. It also recognizes reduced visibility during wet, foggy weather and recommends markers suited to those conditions. Existing PGE and Bonneville lines in this corridor are described as unmarked. [3]

There is evidence that line marking helps. A 2019 meta-analysis by Bernardino and colleagues examined 35 field studies involving 66 trials and estimated an average collision reduction of about 50 percent. Results varied, so that figure is evidence supporting mitigation, not a promise of a particular result at Nottingham. [8]

I do not interpret the applicant's qualitative assessment as a guarantee that no bird will be struck. I do, however, believe the proposal satisfies criterion C.6. I would support a final avian-protection plan, approved before construction, specifying marker placement and suitability for local conditions, with inspection, replacement, and maintenance for the operating life of the line. I would also support a monitoring and response requirement developed with qualified wildlife professionals. It should identify who is responsible, how results will be reported, and what corrective steps would follow if monitoring identifies a problem. That would give the City and the public a way to evaluate whether the protections are working and address problems during operation.

The proposed addition to the Refuge also deserves serious consideration. In a signed letter, U.S. Fish & Wildlife Service Acting Regional Director Bridget Fahey identifies a proposed exchange and donation that would bring 11.3 acres of wetland habitat into the Refuge. The Service finds a net conservation benefit and identifies opportunities for priority wetland restoration and better habitat connectivity. The letter also acknowledges that BrightNight would donate the difference in the properties' values. [9]

I disagree with dismissing this land because it needs restoration or is not already ideal habitat. In my view, conservation value includes what land can become under permanent protection and competent management. Land next to an existing refuge can help make the protected landscape more connected and useful to wildlife. The judgment of the agency responsible for managing this Refuge deserves substantial weight.

This is a proposed transaction, and its benefits should be described that way until it is completed. Nor does adding acreage replace the need to satisfy C.6 for the work before Sherwood. I nevertheless regard the opportunity to expand and restore Refuge habitat as a meaningful benefit of the broader Nottingham project.

Climate and conservation

Audubon's Survival by Degrees report finds that rising temperatures increase extinction risk for roughly two-thirds of North American bird species. The Fish & Wildlife Service also identifies habitat loss, degradation, and fragmentation as major threats. [10, 11] That wider picture matters to me as someone who wants the Refuge and the avian species that depend on it protected for future generations.

The Vista Sands Solar project in Wisconsin offers a useful example. Its proposed location near important greater prairie-chicken habitat drew serious conservation concerns. After approval and a legal challenge, the developer and Wisconsin Wildlife Federation reached an agreement adding habitat protections while preserving the project's generating capacity. [12, 13] To me, that shows the value of taking wildlife concerns seriously and working toward specific, lasting protections that allow an energy project to proceed.

Nottingham must be judged on its own evidence and Sherwood's approval criteria. The Wisconsin example does not establish that Nottingham's impacts are acceptable. It does, however, reinforce my support for the approach proposed here: use an existing utility corridor, require effective bird protections, and pursue a permanent addition to the Refuge. We need to protect habitat and build an electrical system that supports more renewable energy. I believe this project offers a responsible way to advance both goals.

Request for approval

I respectfully ask you to approve LU 2026-010 SP, CUP, with conditions needed to ensure compliance with the applicable standards and to carry out the wildlife protections for the life of the project. I also support requiring completion of all other necessary approvals before the affected work proceeds.

My support comes from caring about this place. I want my family to keep enjoying the Refuge, and I want the region to make progress toward cleaner, more reliable electricity. After considering the current proposal, I believe approval with enforceable protections is the responsible decision.

Sincerely,

James W. Huston
21125 SW Ramblin Reck Road
Sherwood, Oregon

References

Bracketed references identify the sources for factual statements. Page references below use the printed report pages, where provided. Application appendices are available through the City's project page. Sources reviewed October 24, 2026.

[1] City of Sherwood, BrightNight Energy Storage – Nottingham BESS, LU 2026-010 SP, CUP. View source

[2] Washington County, Nottingham Special Use and Development Review approval, Casefile L2400314-SU/D (Appendix K to the Sherwood application). View source

[3] ERM, Avian Collision Risk Assessment, August 2026, Appendix H, pp. 16–18. Applicant-prepared assessment. View source

[4] Monica Samayoa, OPB, Environmentalists say Washington County renewable energy project is too near national wildlife refuge, March 17, 2026. View source

[5] ERM, PGE Utility Facility Replacement and Interconnection, Site Plan and CUP Application, August 2026, pp. 4–12. Applicant's criteria analysis, not a City finding. View source

[6] ERM, Alternatives Analysis, August 2026, Appendix I, pp. 1–6. Applicant-prepared analysis. View source

[7] EMF Study, August 2026, Appendix G, pp. 12–14, including limitations on the noise comparisons. View source

[8] Bernardino et al., Re-assessing the effectiveness of wire-marking to mitigate bird collisions with power lines: A meta-analysis and guidelines for field studies, Journal of Environmental Management 252 (2019), 109651. View source

[9] Bridget Fahey, Acting Regional Director, U.S. Fish & Wildlife Service, signed letter to Jess Melin of BrightNight concerning the proposed land exchange and donation. Copy posted by BrightNight. View source

[10] National Audubon Society, Survival by Degrees: 389 Bird Species on the Brink (2019). View source

[11] U.S. Fish & Wildlife Service, Threats to Birds, including its discussion of habitat impacts. View source

[12] https://pv-magazine-usa.com/2024/12/16/vista-sands-1-3-gw-solar-project-approved-in-wisconsin/

[13] https://www.cleanwisconsin.org/wp-content/uploads/2024/07/PM-Direct-Test.-Vista-Sands.pdf?utm_source=chatgpt.com

Laborers' International Union of North America | LiUNA! LOCAL 737

Feel the Power

Subject: Case File No. 785-26-000087-PLNG, Nottingham Energy Storage Project: Support

Hearings Officer:

On behalf of Laborers' Local 737, which represents approximately three thousand members, **I urge you to approve the conditional use permit for the Nottingham Energy Storage Project.**

This should be an incredible time for labor. Our region needs big projects that update essential infrastructure, and broad support for the clean energy economy should make energy upgrades especially welcome. Nottingham is exactly the kind of project we should be saying yes to.

Our members keep the lights on in this region. We build the substations, power lines, and energy facilities that homes and businesses across Washington County depend on. Nottingham would support 175 to 200 local jobs during construction and bring $19.6 million in local wages and benefits, part of $85.9 million in taxes, wages, and local spending during construction. For an apprentice, that's hours toward a career. For a journey worker, it is a paycheck that gets spent right here in Sherwood and Washington County. Some call these temporary jobs, but union careers are built one 6- to 24-month project at a time.

The project benefits the community well beyond construction. Its location, a short line from PGE's Sherwood Substation, makes the grid more efficient and gets more out of existing resources. PGE selected it as a least-cost, least-risk resource to keep the grid reliable during peak demand, and reliable, affordable power helps decide whether Washington County can attract and keep good employers. The project would also generate $37.6 million in tax revenue over 20 years.

BrightNight partnered with the U.S. Fish and Wildlife Service to donate 11.3 acres of currently unprotected land to the Tualatin River National Wildlife Refuge, in exchange for 0.1 acres of existing access road. After its own impact assessment, the Service found that "the long-term ecological benefits of the exchange outweigh the impacts" and that the exchange "improves the Refuge's ability to protect and manage habitat in a more contiguous and ecologically functional landscape."

Nottingham has also been designed alongside Tualatin Valley Fire & Rescue to meet county and state fire and safety codes.

I encourage you to approve Nottingham's conditional use permit. Thank you for your time and consideration.

Respectfully,

Zack Culver
Business Manger
Laborers' Local 737

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Supplemental Testimony Supporting the Nottingham Energy Storage Interconnection
To: City of Sherwood Hearings Officer
Re: LU 2026-010 SP, CUP (785-26-000087-PLNG)
Date: October 31, 2026

Dear Hearings Officer:

I am supplementing my testimony submitted on October 29, 2026 with two sources addressing questions central to this application: whether bird-flight diverters provide meaningful protection, and how to evaluate undergrounding as an alternative.

These sources do not decide Nottingham's compliance with Sherwood's code. I offer them as additional evidence relevant to site suitability and protection of birds under criteria C.5 and C.6.

For the Swan Lake North pumped-storage project in Oregon, FERC staff specifically evaluated burying the transmission line beneath the Lost River to avoid bird collisions. In its January 2019 final environmental impact statement, staff recommended flight diverters and monitoring as a better approach for that crossing, while acknowledging that additional measures might become necessary. Staff also recommended measurable thresholds for identifying when further protection would be required, together with procedures for documenting and reporting bird injuries and fatalities. [1]

That analysis does not establish which alternative is appropriate here. It does show why the City should consider Nottingham's specific engineering constraints and proposed protections, rather than assume that undergrounding is always the necessary answer.

A 2009 study at California's San Luis National Wildlife Refuge Complex provides additional field evidence. Researchers estimated 48 percent fewer collisions on lines fitted with one diverter type and 38 percent fewer with another, compared with unmarked control lines. The study had limitations, including the absence of carcass searches before installation. Effectiveness also varied by location and species. For bird species that fly at night such as coots, the study recommended diverters that illuminate at night or in low light conditions. In no cases were the diverters harmful and in multiple locations and for multiple species they reduced collisions by a statistically significant amount. The researchers recommended continued monitoring and additional protections where local conditions warranted them. [2]

I find both the positive results and those limitations useful. They reinforce my support for markers selected for local conditions, backed by a clear obligation to evaluate their performance.

My prior testimony requested an enforceable avian-protection plan. I would specifically support requiring for that plan to establish monitoring methods and duration, reporting responsibilities, and measurable triggers for corrective action, developed with qualified wildlife professionals and in consultation with the relevant wildlife agencies. Marker inspection, maintenance, and replacement should continue throughout operation.

I care about whether these protections work after construction, as well as what is promised during permitting. These additional sources strengthen my support for approval based on Nottingham's own evidence, with specific and enforceable wildlife safeguards.

Sincerely,

James W Huston

James W. Huston

Sources

[1] Federal Energy Regulatory Commission, *Swan Lake North Pumped Storage Project Final Environmental Impact Statement*, January 2019, Project No. 13318-003, printed pp. 228 and 247.

[2] Ventana Wildlife Society, *Evaluating Diverter Effectiveness in Reducing Avian Collisions With Distribution Lines at San Luis National Wildlife Refuge Complex, Merced County, California*, August 2009, CEC-500-2009-078, printed pp. 1–2.

From: Tyler Smith
To: Sean Conrad
Subject: Case File No. 785-26-000087-PLNG, Nottingham Energy Storage Project: Support
Date: Thursday, November 5, 2026 3:13:01 PM

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Subject: Case File No. 785-26-000087-PLNG, Nottingham Energy Storage Project: Support

Hearings Officer:

On behalf of Ironworkers Local 29, which represents 1500 Ironworker members, **I urge you to approve the conditional use permit for the Nottingham Energy Storage Project.**

This should be an incredible time for labor. Our region needs big projects that update essential infrastructure, and broad support for the clean energy economy should make energy upgrades especially welcome. Nottingham is exactly the kind of project we should be saying yes to.

Our members keep the lights on in this region. We build the substations, power lines, and energy facilities that homes and businesses across Washington County depend on. Nottingham would support 175 to 200 local jobs during construction and bring $19.6 million in local wages and benefits, part of $85.9 million in taxes, wages, and local spending during construction. For an apprentice, that's hours toward a career. For a journey worker, it's a paycheck that gets spent right here in Sherwood and Washington County. Some call these temporary jobs, but union careers are built one 6- to 24-month project at a time.

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Nottingham has also been designed alongside Tualatin Valley Fire & Rescue to meet county and state fire and safety codes.

I encourage you to approve Nottingham's conditional use permit. Thank you for your time and consideration.

Respectfully,

Tyler Smith, Vice President & Business Agent
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Vice President/ Business Agent

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