



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, August 4, 2022

City Hall*
22500 Salamo Road

10:00 am: **Proposed Wetland Area Protection Permit for a Removal Action**
Applicant: **PGE, Jacob Neal**
Property Address: **4800 Mill Street, Boiler Beach**
Neighborhood Assn: **Bolton Neighborhood Association**
Planner: **Darren Wyss** Project #: **PA-22-22**



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION			
CONFERENCE DATE:	8/4/22	TIME:	10:00 am
		PROJECT #:	PA-22-22
STAFF CONTACT:	Wyss	FEE:	\$350

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): Boiler Beach, 4800 Mill Street, West Linn. Taxlot #22E31 00700

Description of Proposal: Please see attached description

Applicant's Name: Jacob Neal, Portland General Electric Company

Mailing Address: 121 SW Salmon St., 3WTC0403 Portland, OR 97204

Phone No: 503-863-6300 Email Address: jacob.neal@pgn.com

Please attach a site plan on 11 x 17 inches paper depicting the following items:

- North arrow
- Scale
- Property dimensions
- Conceptual layout, design, and/or building elevations
- Streets abutting the property
- Access to and from the site
- Location of existing utilities (water, sewer, etc.)
- Location of all easements (access, utility, etc)
- Location of existing trees (a tree survey is highly recommended)
- Location of creeks and/or wetlands (a wetland delineation is highly recommended)

Please list any questions or issues that you would like the planner to address: _____

- Floodplain permitting process and application requirements
- Land Use Compatibility Statement approval timeline
- Any additional City permits needed

By my signature below, I grant city staff the **right of entry** onto the subject property to prepare for the pre-application conference. **A PGE escort will be required for any visits. Please contact Jacob Neal to arrange escort.**

Property owner's signature (REQUIRED): *Meredith Armstrong* Date: Jul 21, 2022







PGE Boiler Beach pre-application request form

Final Audit Report

2022-07-21

Created:	2022-07-21
By:	Nhan Ly (nhan.ly@pgn.com)
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"PGE Boiler Beach pre-application request form" History

-  Document created by Nhan Ly (nhan.ly@pgn.com)
2022-07-21 - 6:31:56 PM GMT- IP address: 163.116.138.117
-  Document emailed to Meredith Armstrong (meredith.armstrong@pgn.com) for signature
2022-07-21 - 6:32:48 PM GMT
-  Email viewed by Meredith Armstrong (meredith.armstrong@pgn.com)
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-  Meredith Armstrong (meredith.armstrong@pgn.com) has agreed to the terms of use and to do business electronically with PORTLAND GENERAL ELECTRIC CO
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-  Agreement completed.
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Attachment A. Description of Proposal

Portland General Electric Company (PGE) is proposing to implement a Removal Action along a Willamette River shoreline area (“Boiler Beach”), located adjacent to the West Linn Paper Company in West Linn, Oregon. The project will be conducted pursuant to Oregon Department of Environmental Quality (DEQ) Removal Rule OAR 340-122-040. Previous surveys and site assessments have found high concentrations of lead and other contaminants in fill material primarily consisting of construction debris including SEMCO bricks. Removal of these bricks and placement of a temporary cap on the shoreline will remove the direct contaminant exposure pathway for humans and sensitive ecological receptors.

The project will involve shoreline capping above the top of the bank (20 feet NAVD88) and hand removal of SEMCO bricks. SEMCO bricks along the riverbank will be removed by hand whereas in-water SEMCO bricks will be removed by diver team. Potential impacts to the shoreline area include placement of a riprap within the cap area (approximately 16,000 square feet) and removal of brick and debris within the in-water area (approximately 17,000 square feet). All excavated material and bricks from the site will be transported to an upland unloading site via barge, and then offloaded at the Columbia Ridge Landfill in Arlington, Oregon for disposal as characteristic hazardous waste due to elevated lead concentrations. Figure 1 provides an overview of the project area and planned remedy.

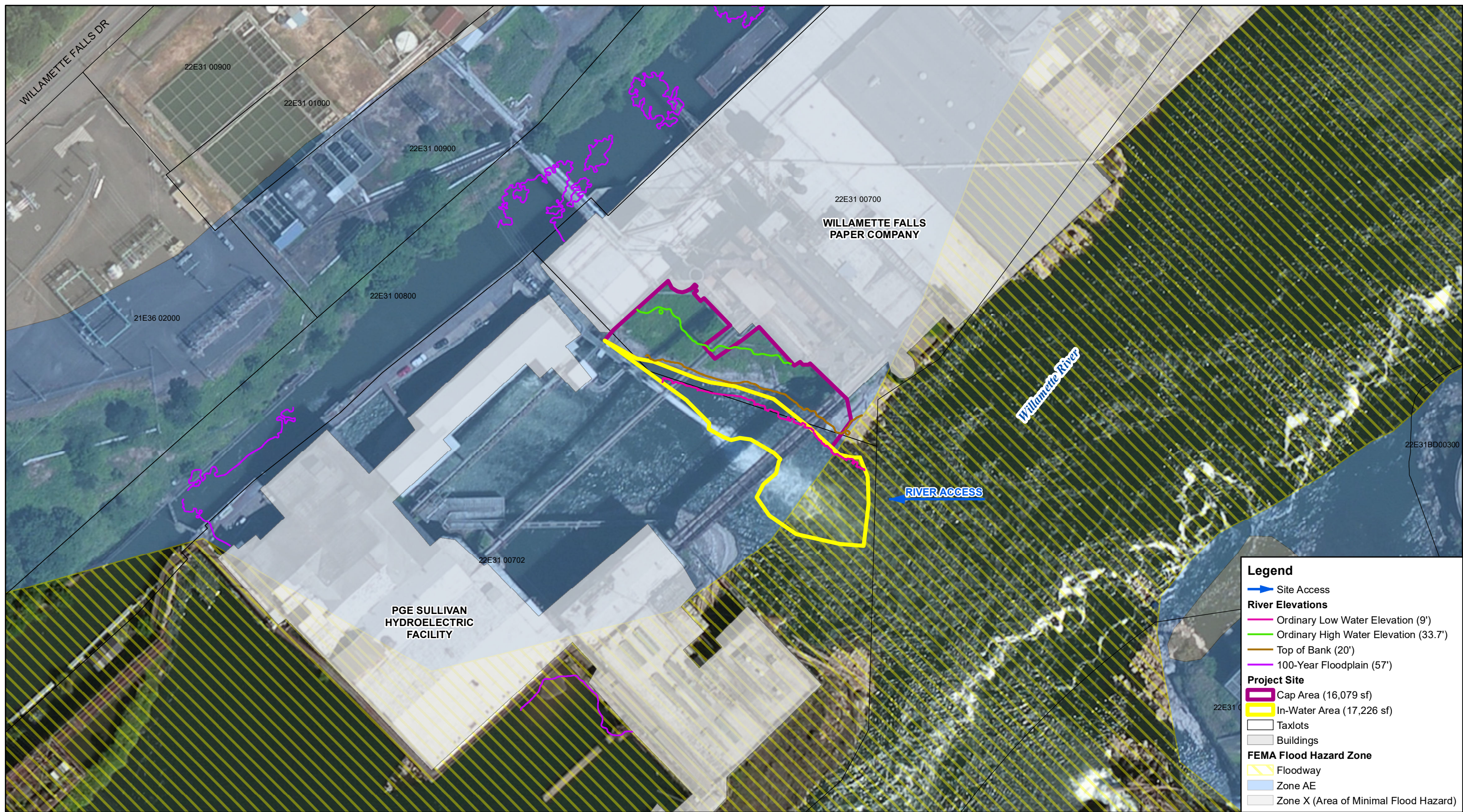
PGE will seek a floodplain development permit and a Land Use Compatibility Statement from the City of West Linn as part of the Joint Permit application process to ensure that the project meets City code requirements. No fill will be placed within the regulatory floodway to avoid the need for a FEMA no-rise certification. Further, to offset placement of fill within the 100-year floodplain, PGE will seek cut credits from an approved source, such as PGE’s Harborton mitigation site, to meet City code cut/fill balance requirements. The project is scheduled to occur during the 2023 in-water work window (July 1-October 31) once all local, state, and federal permits and approvals are obtained.

Below, we describe PGE’s plan to meet pertinent sections of the City of West Linn floodplain regulations, which are specified in Chapter 27 of the City’s Community Development Code (CDC) (approved 2/14/22). This information will be further described in the Floodplain Development Permit Application but summarized here for City review prior to the pre-application conference:

- 27.020. Applicability. A flood management area permit is required for all development in the Flood Management Area Overlay Zone. *PGE will seek a flood management permit from the City of West Linn because the project is located within the City’s flood management area overlay zone. The project site is located within the 100-year floodplain (Zone AE) but outside of the regulatory floodway (otherwise known as the “floodway fringe area”).*
- 27.070 (I). Balanced Cut and Fill.
 - (1) Development, excavation, and fill shall be performed in a manner to maintain or increase flood storage and conveyance capacity and not increase design flood elevations. *The proposed cap is located within the hydraulic conveyance shadow of the adjacent large buildings. It is not expected to appreciably decrease the flood conveyance area due to the presence of significant flow obstructions adjacent to the site. Further, the base flood elevation increase from the cap would be negligible (well below the one-foot threshold).*
 - (2) No net fill increase in any floodplain is allowed. All fill placed in a floodplain shall be balanced with an equal amount of soil material removal. Excavation areas shall not exceed

PGE Boiler Beach Removal Action
City of West Linn Pre-Application Conference Request

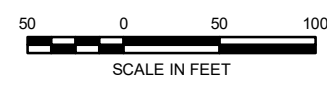
- fill areas by more than 50 percent of the square footage. Any excavation below the ordinary high water line shall not count toward compensating for fill. *PGE proposes to balance cap fill placement with an equal amount of cut/removal credits from the Harborton mitigation site, located downstream in the Willamette River. The cut credits would be derived from excavation conducted above the ordinary high water elevation (OHWE) unless the City approves balancing fill with excavation below the OHWE (i.e., in kind cut/fill balance).*
- (3) Excavation to balance a fill shall be located on the same lot or parcel as the fill unless it is not reasonable or practicable to do so. In such cases, the excavation shall be located in the same drainage basin and as close as possible to the fill site, so long as the proposed excavation and fill will not increase flood impacts for surrounding properties as determined through hydrologic and hydraulic analysis. *PGE has determined that there would be less environmental impacts from using off-site cut credits rather than performing on-site rock excavation to balance fill volumes at the site. As such, PGE proposes to use cut credits from the Harborton mitigation site located in Lower Willamette Sub-basin (River Mile 3). This mitigation site is located within the same drainage basin as the project site and meets the code requirements.*
 - 27.090. Standards for Floodways. *These standards would not apply since no work is proposed within the floodway. This eliminates the need for a “no-rise” analysis or certification, which is only required when encroaching within the floodway. Since all work would be limited to the floodway fringe, a Conditional Letter of Map Revision (CLOMR) or Letter of Map Revision (LOMR) will not be required. If the project changes and PGE determines that some work in the floodway is needed, PGE would work with the City to ensure that the project adheres to all City floodplain code requirements.*



Legend

- Site Access
- River Elevations**
- Ordinary Low Water Elevation (9')
- Ordinary High Water Elevation (33.7')
- Top of Bank (20')
- 100-Year Floodplain (57')
- Project Site**
- Cap Area (16,079 sf)
- In-Water Area (17,226 sf)
- Taxlots
- Buildings
- FEMA Flood Hazard Zone**
- Floodway
- Zone AE
- Zone X (Area of Minimal Flood Hazard)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. RLIS 2022. Jacobs Engineering Group Inc. (Jacobs) 2022. West Linn Paper Company Removal Action Alternatives Analysis. March. p. 34.



JULY 2022
60683948

PRELIMINARY SITE PLAN
PGE BOILER BEACH REMOVAL ACTION
4800 MILL ST
WEST LINN, OREGON 97068

FIGURE 1

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