



## Land Use Application

### Project Information

Project Title: Tonquin Substation
Brief Description: Development of a electrical substation at the southwest corner of the site between SW Blake Rd. and SW 124th Ave. Improvements include substation equipment, fencing, and lighting. A variance is requested for the perimeter fence setbacks.

### Property Information

Address: 12150 Tualatin-Sherwood Rd.
Assessor's Map Number and Tax Lots: 2S127C000500

### Applicant/Primary Contact

Name: Frank Angelo	Company Name: Angelo Planning Group	
Address: 921 SW Washington St. STE 468,		
City: Portland	State: OR	ZIP: 97205
Phone: 503.227.3664 (leave message)	Email: fangelo@angeloplanning.com	

### Property Owner

Name: Jennifer Santhouse, Portland General Electric, Attn: Tina Tippin		
Address: 121 SW Salmon Street		
City: Portland	State: OR	ZIP: 97204
Phone: 503.464.7672	Email: tina.tippin@pgn.com	

Property Owner's Signature:  Manager, Property Services	Date: 3/5/2021
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*(Note: Letter of authorization is required if not signed by owner)*

**AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.**

Applicant's Signature:	Date: 3/10/21
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**Land Use Application Type:**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)                          | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input type="checkbox"/> Architectural Review (AR)                 | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR)            |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA)     | <input type="checkbox"/> Sign Variance (SVAR)             |
| <input type="checkbox"/> Architectural Review—ADU (ARADU)          | <input type="checkbox"/> Plan Text Amendment (PTA)    | <input checked="" type="checkbox"/> Variance (VAR)        |
| <input type="checkbox"/> Conditional Use (CUP)                     | <input type="checkbox"/> Tree Removal/Review (TCP)    |   |

### Office Use

Case No:	Date Received:	Received by:
Fee:	Receipt No:	



**Fidelity National Title**  
Company of Oregon

1433 SW Sixth Avenue  
(503)646-4444

**OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS**  
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

**To ("Customer"):** Portland General Electric Company  
121 SW Salmon St.  
Portland, OR 97204

**Customer Ref.:** 12150 SW Tualatin Sherwood Road  
**Order No.:** 45141904212  
**Effective Date:** March 20, 2019 at 08:00 AM  
**Charge:** \$350.00

The information contained in this report is furnished by Fidelity National Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

**THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.**

**Part One - Ownership and Property Description**

**Owner.** The apparent vested owner of property ("the Property") as of the Effective Date is:

Portland General Electric Company, an Oregon corporation

**Premises.** The Property is:

**(a) Street Address:**

12150 SW Tualatin Sherwood Road, Tualatin, OR 97062

**(b) Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Part Two - Encumbrances**

**Encumbrances.** As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

**EXCEPTIONS**

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

Tax Identification : R546822  
Affects: Parcel I and III

Tax Identification: R546840  
Affects: Parcel II

**THE FOLLOWING EXCEPTIONS AFFECT PARCEL I:**

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Dedication Deed  
In favor of: Washington County  
Purpose: Permanent Drainage  
Recording Date: January 8, 1993  
Recording No: 93001500  
Affects: North line

3. Access Agreement including the terms and provisions thereof

Executed by: Washington County and Earl J. and Loris D. Itel  
Recording Date: January 8, 1993  
Recording No.: 93001502  
Affects: As described therein

**THE FOLLOWING EXCEPTIONS AFFECT PARCEL II:**

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Raymond A. Stevens and Celia A. Stevens  
Purpose: Maintain and service 8 inch tile line for drainage  
Recording Date: November 23, 1959  
Recording No: Book 424 Page 648  
Affects: Northeast portion exact location not stated however

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Dedication Deed  
In favor of: Washington County  
Purpose: Permanent Drainage  
Recording Date: January 8, 1993

Recording No: 93001500  
Affects: North line

6. Access Agreement including the terms and provisions thereof

Executed by: Washington County and Earl J. and Loris D. Itel  
Recording Date: January 8, 1993  
Recording No.: 93001502  
Affects: As described therein

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County  
Purpose: Permanent slope and drainage  
Recording Date: August 14, 2015  
Recording No: 2015-069441  
Affects: West and Northwesterly portions as described therein

THE FOLLOWING EXCEPTIONS AFFECT ALL PARCELS:

8. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

9. Waiver of Rights and Remedies, including the terms and provisions thereof :

Purpose: Measure 37 & 49 Waiver of rights and Remedies  
Recording Date: December 19, 2018  
Recording No.: 2018-084997

10. Mortgage Notice, including the terms and provisions thereof

Recording Date: February 11, 2019  
Recording No: 2019-008401

Note: Property Taxes are paid for the fiscal year as follows:

Fiscal Year: 2018-2019  
Amount: \$3,352.26  
Levy Code: 088.13  
Account No.: R546822  
Map No.: 2S127C-00500  
Affects: Parcel I and III

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Note: Property Taxes are paid for the fiscal year as follows:

Fiscal Year: 2018-2019  
Amount: \$126.06  
Levy Code: 088.13  
Account No.: R546840

Fidelity National Title Company of Oregon  
Order No. 45141904212

Map No.: 2S127C-00701  
Affects: Parcel II

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

**End of Reported Information**

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Kim Alf  
503-469-4156  
Kim.Alf@TitleGroup.FNTG.com  
Fidelity National Title Company of Oregon  
1433 SW Sixth Avenue  
Portland, OR 97201

**EXHIBIT "A"**  
Legal Description

PARCEL I:

A tract of land Situated in the West one half of Section 27, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being described as follows:

Beginning at a point 975.46 feet East of the West quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West, Willamette Meridian, thence North 89° 47' East along the East-West center line of said Section 27, a distance of 326.99 feet to a point; thence North 0° 03' West 689.7 feet to a point, thence South 85° 20' West to a point directly North of the beginning point hereof; thence South 662.62 feet to the place of beginning;

ALSO: Beginning at a point 462 .3 feet East of the quarter section corner between Sections 2 and 28, Township 2 South, Range 1 West, Willamette Meridian, and running thence South 1315.38 feet; thence North 89° 47' East 513.16 feet; thence North 1978.0 feet to the center of the county road; thence South 85° 20' West 179.0 feet, thence South 82° 04' West, 341.6 feet; thence South 601.11 feet to the place of beginning.

PARCEL II:

A tract of land Situated in the West one half of Section 27, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being described as follows:

Commencing at the quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon; running thence South 1315.38 feet; thence North 89°47' East, 462.3 feet; thence North 1590.39 feet to an iron which bears South 89°59' East, 462.2 feet and North 275.0 feet from the West quarter corner of said Section 27; thence West, 150.75 feet to an iron; thence North parallel with the East line of the tract conveyed to R.A. Stevens and Celia A. Stevens, husband and wife, by deed recorded September 3, 1948 in Book 288, Page 561, 276.6 feet to an iron; thence continuing North 28.5 feet, more or less, to the North line of said Stevens tract; thence South 82°04' West, 313.3 feet to the Northwest corner of said Stevens tract; thence South, 537.25 feet to the place of beginning;

EXCEPTING THEREFROM that portion conveyed to Washington County for right of way purposes in Dedication Deed recorded August 14, 2015 as Recorder's No. 2015-069441, Washington County Deed Records.

PARCEL III:

A tract of land Situated in the West one half of Section 27, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, and being described as follows:

Beginning at a point 975.46 feet East of the quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon; thence South 1315.38 feet; thence North 89°47' East 1 rod; thence North to the County Road; thence Northwesterly along the County Road to a point due North of the beginning point; thence South 662.62 feet to the place of beginning;

EXCEPTING THEREFROM that portion described as follows:

Beginning at a point 975.46 feet East of the West quarter section corner between Sections 27 and 28, Township 2 South, Range 1 West, Willamette Meridian, thence North 89° 47' East along the East-West center line of said Section 27, a distance of 326.99 feet to a point; thence North 0° 03' West 689.7 feet to a point, thence South 85° 20' West to a point directly North of the beginning point hereof; thence South 662.62 feet to the place of beginning.

**LIMITATIONS OF LIABILITY**

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY





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MEMORANDUM

**Neighborhood / Developer Meeting Summary**  
**Portland General Electric (PGE) Tonquin Substation**

DATE January 18, 2021  
TO Tabitha Boschetti, City of Tualatin  
FROM Frank Angelo and Emma Porricolo, APG  
CC Tina Tippin and Jordan Messinger, PGE

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The Neighborhood Meeting for the proposed Variance and Architectural review applications was held through a virtual meeting:

Neighborhood Review Meeting  
Thursday, December 10, 2020: 6:00 pm  
GoToMeeting (Virtual)

**Project Staff Present**

1. Frank Angelo, APG
2. Emma Porricolo, APG
3. Tina Tippin, PGE
4. Jordan Messinger, PGE

**Summary of Meeting** – No community members attended the meeting. Pursuant to the City of Tualatin’s Temporary Guidance for Neighborhood / Developer Meetings, the project team left the meeting 30 minutes after the start.

**Attachments:**

- Meeting Agenda
- Meeting Notice
- Mailing Notification List
- Presentation
- Mailing and Posting Affidavits



Portland General Electric  
121 SW Salmon Street · Portland, Ore. 97204

**Tonquin Substation  
Neighborhood / Developer Meeting  
Thursday, December 10, 2020  
6:00pm – 7:00pm**

Agenda

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Welcome / Online Sign-in	Frank Angelo, Principal Angelo Planning Group	6:00 - 6:10 pm
Project Background	Jordan Messinger, Portland General Electric	6:10 – 6:20 pm
Land Use Review Process	Frank Angelo, Principal Angelo Planning Group	6:20 – 6:30 pm
Questions and Discussion	Frank Angelo, APG	6:30 – 7:00 pm

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*For more information:*

Emma Porricolo, Assistant Planner  
Angelo Planning Group  
P: 503-542-3405  
[eporricolo@angeloplanning.com](mailto:eporricolo@angeloplanning.com)



November 16, 2020

Dear Property Owner:

RE: Portland General Electric Tonquin Substation

Dear Property Owner:

You are cordially invited to attend a meeting on **Thursday, December 10, 2020 at 6:00pm**. This meeting is being held to discuss a proposed project located at 12150 Tualatin-Sherwood Road (tax lot 2S127C000500). Portland General Electric (PGE) is proposing to develop a new substation at this location (see location map). The proposed Tonquin Substation is located on the same site as the PGE Integrated Operations Center, previously approved by the City of Tualatin in 2019. However, this application is separate from the Operations Center approval. The substation is a crucial element of substation improvements across PGE's network to improve PGE's service to the growing region.

Because of the current Covid-19 situation, the City of Tualatin has prepared Temporary Guidance for Neighborhood/Developer Meetings. This Guidance allows the Neighborhood/Developer Meeting to be conducted as a Virtual Meeting. The Tonquin Substation Project Virtual Neighborhood Meeting will be held on **Thursday, December 10<sup>th</sup> at 6:00pm**.

The City of Tualatin has laid out the following requirements for a Virtual Neighborhood Meeting:

- Be publicly accessible
- Does not require user login
- Allows a call-in option for non-internet users

Accordingly, we are providing the attached instructions for you to use if you choose to participate in this Neighborhood Meeting for the proposed Tonquin Substation.

Mailed notice of this Virtual Meeting has been provided in the same manner as specified in TDC 32.120.

a. This notice includes the following information:

- i. Instructions for how to join the virtual meeting and how to submit written comments both prior to and during the meeting. See attachment.
- ii. Instructions for how to obtain or view materials to be presented during the virtual meeting. Such materials shall be made available, upon request or on a publicly accessible digital platform, a minimum of two days prior to the meeting and a minimum of 10 days after the meeting concludes. See attachment.

iii. Preliminary details of the major elements of the proposed development. See description above.

iv. Whether the development proposal includes a single or multiple applications. The application will include an Architectural Review application and Variance from the setback standard and possibly the landscape standards.

The purpose of this meeting is to provide a forum for surrounding property owners / residents to review the proposal and to identify issues so they can be considered before the formal application is submitted. This meeting gives you the opportunity to share with us any special information you know about the property involved. Please note that this will be an informational meeting on preliminary development plans prior to official submission to the City. These plans may change slightly before the application is submitted to the City.

Please contact me at 503-227-3664 (leave a message) or at [fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com) if you have questions about this meeting or the proposed project. We look forward to discussing this proposal with you.

Sincerely,



Frank Angelo, Principal  
Angelo Planning Group  
503-577-4087  
[fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com)

Attachment: PGE Tonquin Substation Project Neighborhood/Developer Meeting Instructions  
Project Location Map

## **Tonquin Substation Development Virtual Neighborhood Meeting Instructions**

The following are the instructions to participate in the Tonquin Substation Virtual Neighborhood Developer Meeting to be held on **Thursday, December 10<sup>th</sup> at 6:00pm**.

1. Log or call in via GoToMeeting using the information below:

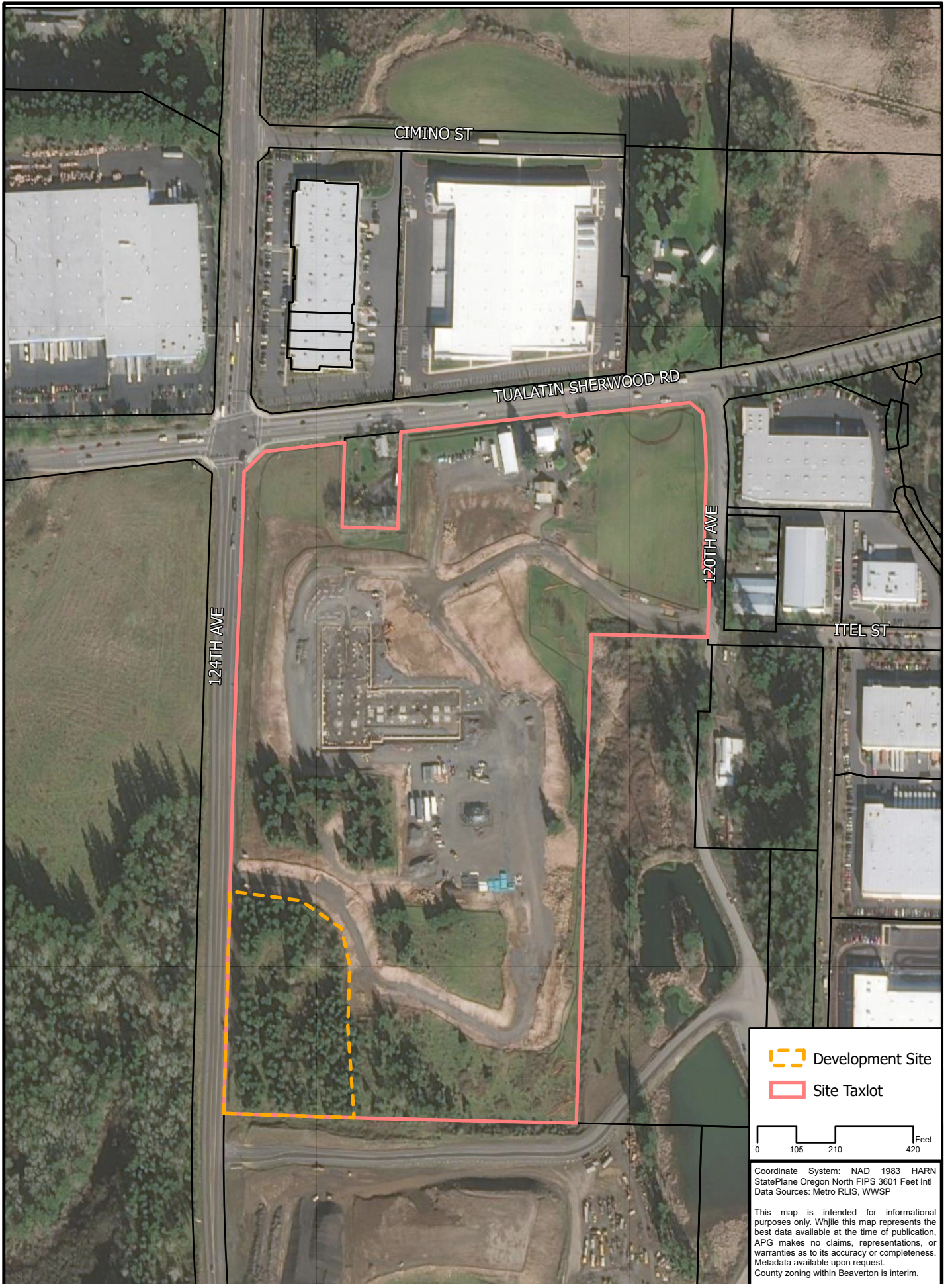
Website for video: <https://www.gotomeet.me/AngeloPlanning/tonquin>

**You can also dial in using your phone.**

United States: [+1 \(312\) 757-3121](tel:+13127573121) and use **Access Code:** 641-824-341

If you are new to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/641824341>

2. Submit written questions or comments before or during the meeting by emailing Frank Angelo at: [fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com)
3. Materials presented at the meeting will be available to view online 2 days prior to, and 10 days after, the meeting at the following link: <https://tinyurl.com/tonquindocuments>  
(The link will take you to a Dropbox folder.)





CIMINO ST

TUALATIN SHERWOOD RD

124TH AVE

120TH AVE

ITTEL ST

-  Development Site
-  Site Taxlot



Coordinate System: NAD 1983 HARN  
StatePlane Oregon North FIPS 3601 Feet Int  
Data Sources: Metro RLIS, WWSP

This map is intended for informational purposes only. While this map represents the best data available at the time of publication, APG makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request. County zoning within Beaverton is interim.

TUALATIN 124 LLC  
9760 SW FREEMAN DR  
WILSONVILLE, OR 97070-9221

SHIELDS MANUFACTURING INC  
12310 SW CIMINO ST  
TUALATIN, OR 97062-7628

NICOL GORHAM DOUGLAS REV TRUST  
NICOL ROBIN HIATT REV TRUST  
3891 CALAROGA DR  
WEST LINN, OR 97068-1071

INDOOR ARENA INVESTORS LLC  
11883 SW ITEL ST  
TUALATIN, OR 97062-6855

MAJESTIC TUALATIN LLC  
13191 CROSSROADS PKWY N FL 6  
CITY OF INDUSTRY, CA 91746-3421

DTI PROPERTIES LLC BY DAYNE  
BARRETT INGRAM  
15836 SW MADRONA LN  
SHERWOOD, OR 97140-9578

WESTERN PRECISION PROPERTIES LLC  
BY WESTERN PRECISION PRODUCTS INC  
21101 SW 115TH AVE  
TUALATIN, OR 97062-6959

COLUMBIA CORRUGATED BOX CO INC  
12777 SW TUALATIN-SHERWOOD RD  
TUALATIN, OR 97062-8051

IPT TUALATIN DC LLC BY MARVIN POER  
ATTN: SCOTT DONALD  
18818 TELLER AVE #277  
IRVINE, CA 92612-1612

MILGARD MANUFACTURING INC BY  
RYAN LLC ATTN: DEPT 720  
PO BOX 4900  
SCOTTSDALE, AZ 85261-4900

ITEL MICHAEL  
20900 SW 120TH AVE  
TUALATIN, OR 97062-6817

KSTUDE LLC & KYLE CHRIS MEMORIAL  
TRUST  
4137 WESTBAY RD  
LAKE OSWEGO, OR 97035-5521

ASHWOOD CONSTRUCTION INC  
29772 SW HEATER RD  
SHERWOOD, OR 97140-5005

TIGARD SAND & GRAVEL LLC  
PO BOX 4810  
TUALATIN, OR 97062-4810

CPUS 115TH COMMERCE PARK LP BY  
NTRG  
14785 PRESTON RD #660  
DALLAS, TX 75254-9172

CIPOLE LLC  
450 NEWPORT CENTER DR STE 405  
NEWPORT BEACH, CA 92660-7610

ICC 2 LLC  
1101 SE TECH CENTER DR STE 160  
VANCOUVER, WA 98683-5521

TUALATIN CITY OF  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062-7092

G & S FAMILY LP  
20752 SW 120TH AVE  
TUALATIN, OR 97062-6961

LU PACIFIC BUILDING #2 LLC BY PETER  
LU  
PO BOX 483  
TUALATIN, OR 97062-0483

PORTLAND GENERAL ELECTRIC CO  
ATTN: 1WTC0510-CORP TAX DEPT  
121 SW SALMON ST  
PORTLAND, OR 97204-2908

OREGON REAL ESTATE 8 LLC  
4930 CASH RD  
DALLAS, TX 75247-6308

FORE-SIGHT BALBOA LLC  
20400 SW CIPOLE RD  
TUALATIN, OR 97062-7269

OREGON ASPHALTIC PAVING LLC  
PO BOX 4810  
TUALATIN, OR 97062-4810

# Tonquin Substation Portland General Electric

Neighborhood / Developer Meeting  
Tuesday, December 10, 2020



**Portland General Electric**

121 SW Salmon Street · Portland, Ore. 97204



# Agenda

- Welcome/ Online Sign-in
- Project Background
- Land Use Review Process
- Questions and Discussion

# Sign-In



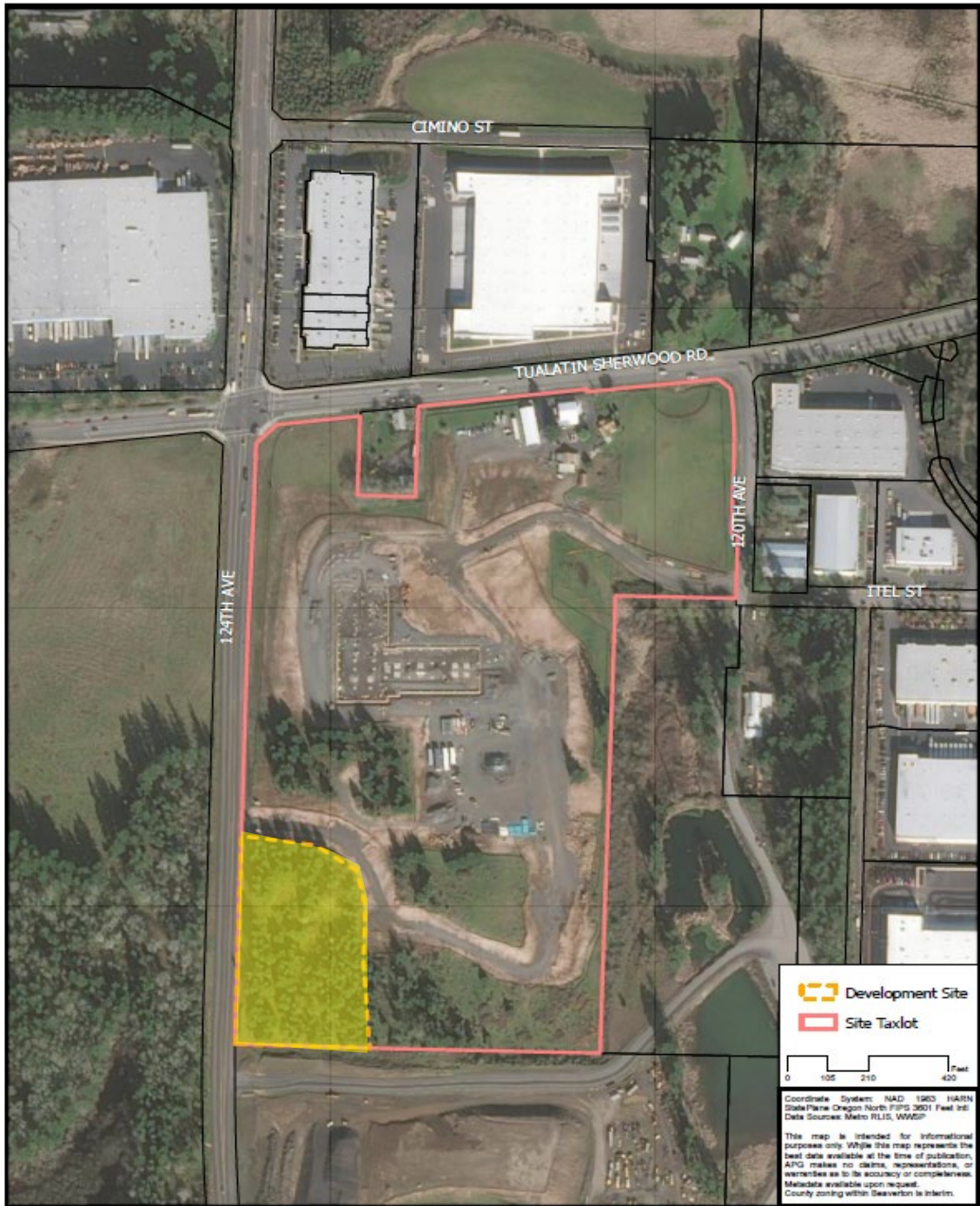
- Please complete the quick online sign-in sheet
- Options
  - Use the link in the messages tab to access the form
  - Take a picture of the QR code on the slide
  - Email the following information to [fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com) or type it into the messages tab
    - Name (first and last), address, email address, and phone number

# Project Description

- Development of a new substation
- Located on the same site as the PGE Integrated Operations Center approved by Tualatin in 2019.
- Incorporate the latest smart grid technologies, improve reliability, safety, and accommodate growth.

# Project Description

- Increase service reliability and help improve overall system operations for all of PGE's customers.
- One of a number of projects PGE is working on to:
  - Enhance and modernize the energy grid
  - Make it smarter and more resilient
  - Create a platform for a clean energy future.

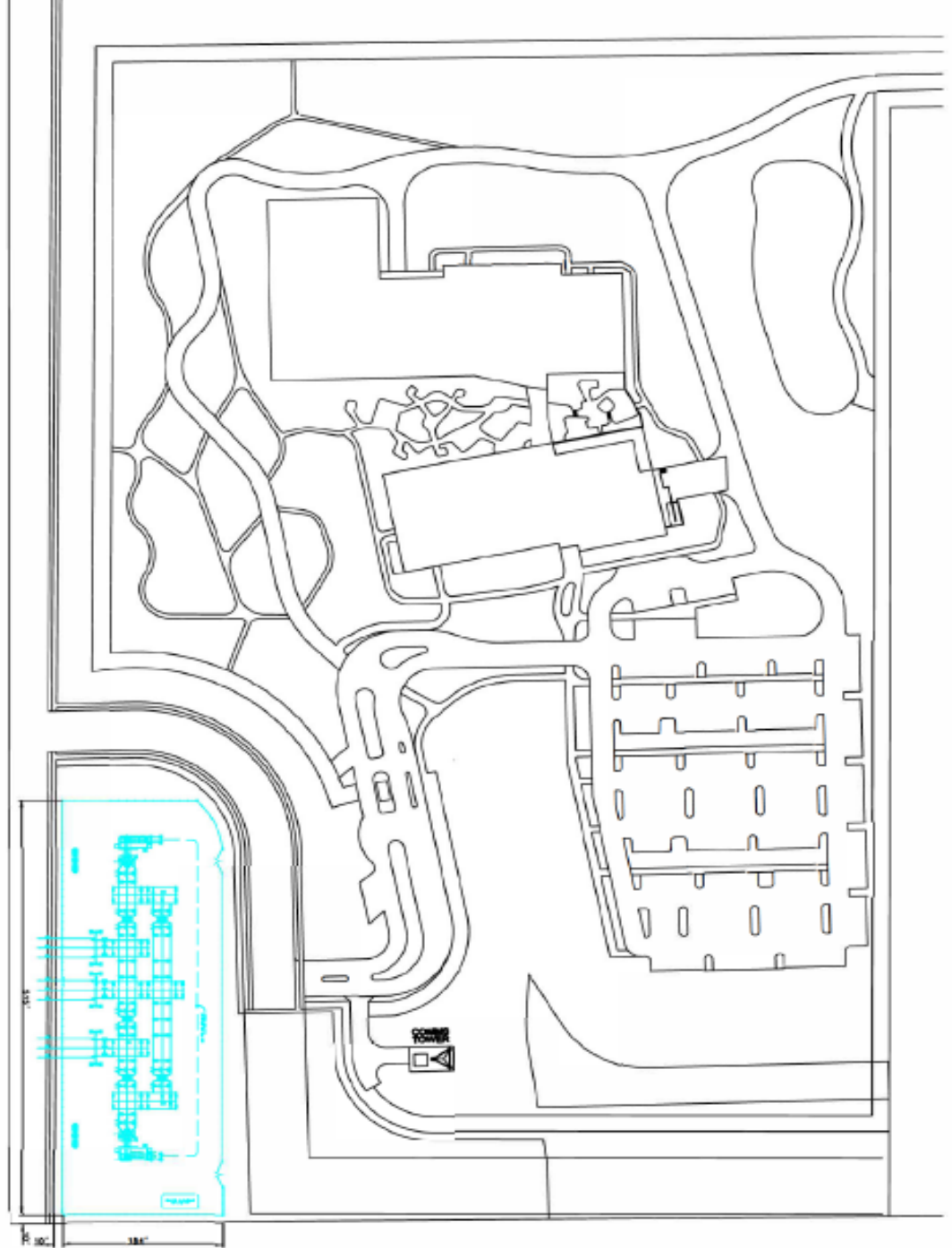


# Tonquin Substation Site

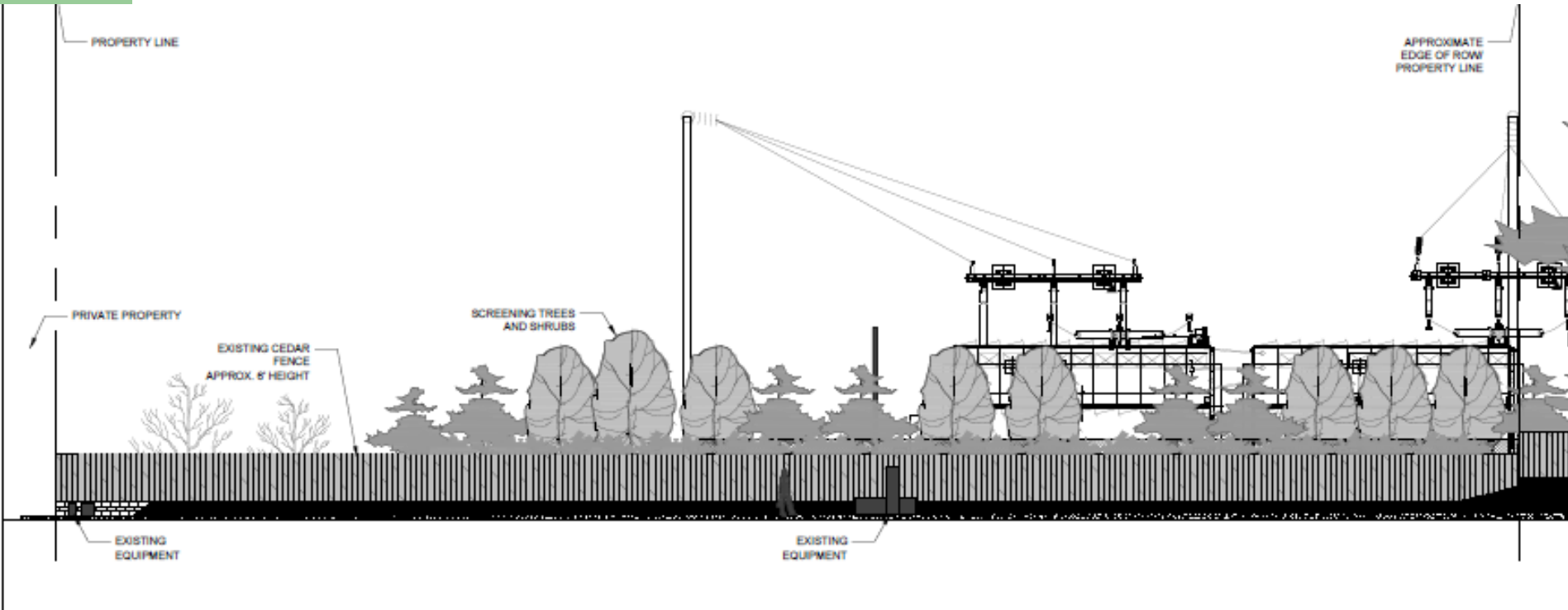


# Site Plan

\*Conceptual



# Examples from PGE Substations



# Examples from PGE Substations





# Site Description

- **Zoning Designation:** Manufacturing Business Park (MBP)
- **Site Size:** 43.85 acres
- **Project Area:** approx. 4.25 acres

# Land Use Review Process

- Type II Staff Review - Administrative
- Variances
  - Setback
  - Landscaping
- Variances reviewed by Planning Commission

# Estimated Schedule

- Local Reviews – through Summer 2021
- Construction – 2022 - 2024
- Operational – January 2024

# Questions?

*Trouble with GoToMeeting?*

*Contact Frank Angelo at*

*[fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com)*

**AFFIDAVIT OF MAILING NOTICE**

STATE OF OREGON            )  
  ) SS  
COUNTY OF WASHINGTON )

I, Emma Porricolo being first duly sworn, depose and say:

That on the 20 day of November, 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Emma Porricolo  
Signature

SUBSCRIBED AND SWORN to before me this 20<sup>th</sup> day of November, 2020.



Susan M Miller  
Notary Public for Oregon  
My commission expires:

RE: \_\_\_\_\_

CERTIFICATION OF SIGN POSTING

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p><u>12/10/2010</u> <u>6:00</u> p.m.</p> <p>SW <u>Virtual</u></p> <hr/> <p><u>503-227-3664</u></p>
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In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain orange composed of the RGB color values Red 254, Green 127, and Blue 0. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

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As the applicant for the Toxquin Substation project, I hereby certify that on this day, ONE (1) sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Francis Angelo  
(Please Print)

Applicant's Signature: [Handwritten Signature]

Date: November 20, 2020