



## Land Use Application

Project Information		
Project Title: PGE Tonquin Substation		
Brief Description: PGE is requesting approval of a Type II Architectural Review and Tree Removal Permit for the development of a new substation at 12340 SW Blake Street (tax lot 1S127C000551)		
Property Information		
Address: 12340 SW Blake Street		
Assessor's Map Number and Tax Lot(s): 2S127C000551		
Applicant/Primary Contact		
Name: Clinton "CJ" Doxsee	Company Name: MIG   APG	
Address: 506 SW 6th Street, Suite 400		
City: Portland	State: OR	ZIP: 97204
Phone: 503-741-9859	Email: cdoxsee@migcom.com	
Property Owner		
Name: Meredith Armstrong, Portland General Electric Company, Attn: Tina Tippen		
Address: 121 SW Salmon Street, 1WTC1302		
City: Portland	State: OR	ZIP: 97204
Phone: 503-464-7672	Email: tina.tippen@pgn.com	
Property Owner's Signature:		Date: 1/10/23
<small>(Note: Letter of authorization is required if not signed by owner)</small>		

<p style="font-size: small; margin: 0;">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.</p>	
Applicant's Signature:	Date: 1/10/23

Land Use Application Type:

<input type="checkbox"/> Annexation (ANN)	<input type="checkbox"/> Historic Landmark (HIST)	<input type="checkbox"/> Minor Architectural Review (MAR)
<input checked="" 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 type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Conditional Use (CUP)	<input type="checkbox"/> Tree Removal/Review (TCP)	<input type="checkbox"/> Other _____

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

# SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** \_\_\_\_\_

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

Tax lot ID(s): \_\_\_\_\_  
 ----- 2S127C00551

**OR Site Address:** \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Nearest cross street: \_\_\_\_\_

3. **Owner Information**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone/fax: \_\_\_\_\_

Email: \_\_\_\_\_

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

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

Other \_\_\_\_\_

4. **Applicant Information**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone/fax: \_\_\_\_\_

Email: \_\_\_\_\_

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

Location and description of off-site work: \_\_\_\_\_

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

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

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

Print/type name \_\_\_\_\_

Print/type title \_\_\_\_\_

Signature ONLINE SUBMITTAL \_\_\_\_\_

Date \_\_\_\_\_

## FOR DISTRICT USE ONLY

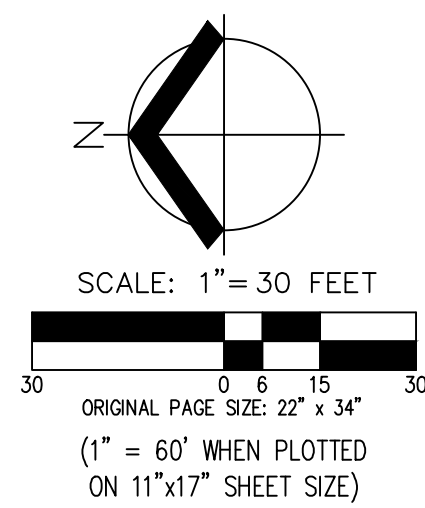
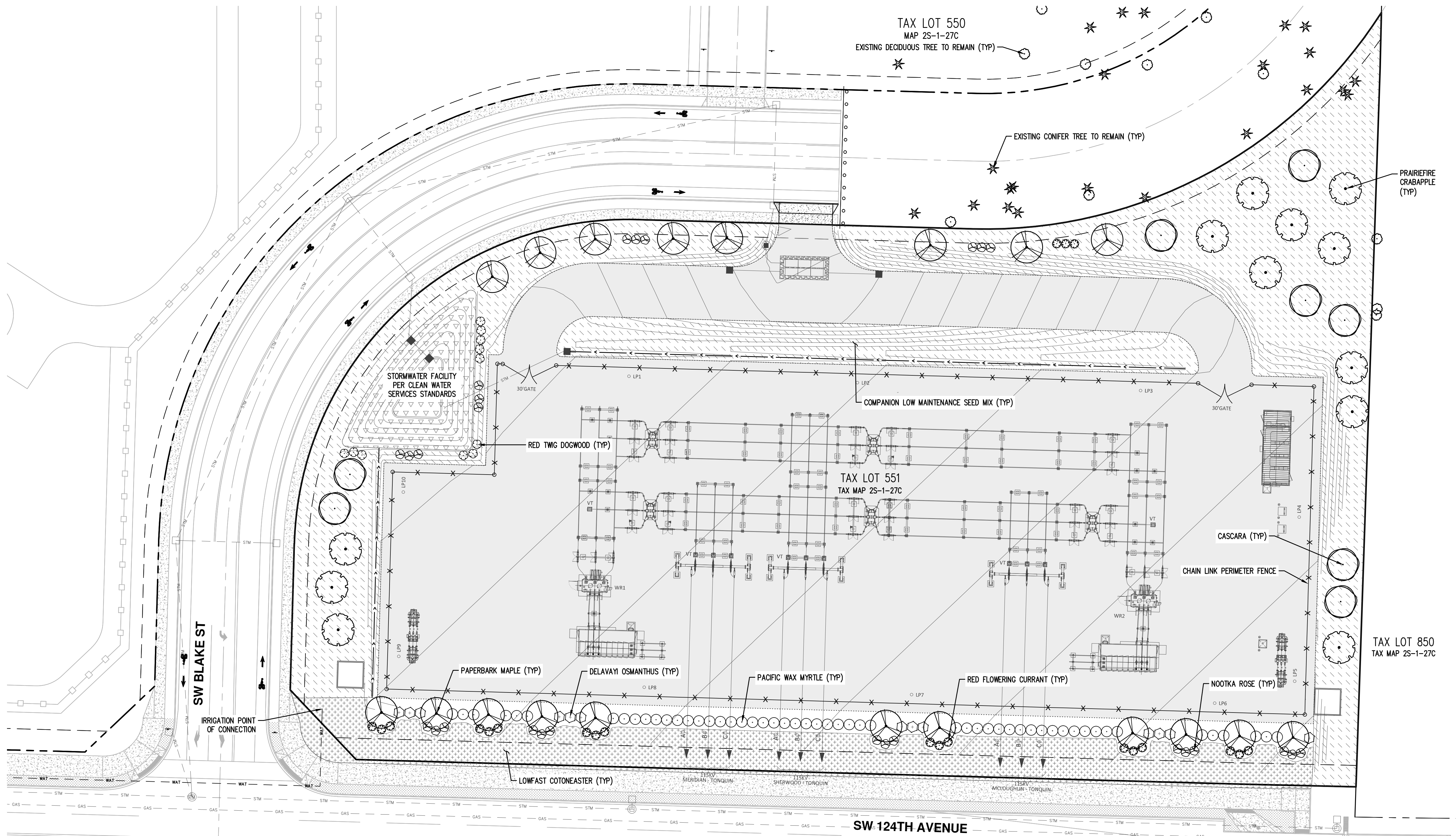
- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.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

Reviewed by Jessica Chaplen \_\_\_\_\_

Date \_\_\_\_\_

Once complete, email to: [SPLReview@cleanwaterservices.org](mailto:SPLReview@cleanwaterservices.org) • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12865 SW HERMAN RD., STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**PRELIMINARY PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	19	ACER GRISEUM	PAPERBARK MAPLE	2" CAL. B&B	AS SHOWN		1,487	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	1 GAL. CONT.	36" o.c.
	12	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2" CAL. B&B	AS SHOWN		±47,809 SF	COMPANION LOW MAINTENANCE SEED MIX - PRO TIME LAWN SEED (OR APPROVED EQUAL)	LOW-GROW PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWINGS FESCUE		
	8	RHAMNUS PURSHIANA	CASCARA	2" CAL. B&B	AS SHOWN				APPLY AT A RATE OF 7 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.		
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	STORMWATER	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	11	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL. CONT.	60" o.c.		±4,217 SF	STORMWATER FACILITY TO BE PLANTED PER CLEAN WATER SERVICES STANDARDS			
	53	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	3 GAL. CONT.	72" o.c.						
	13	OSMANTHUS DELAVAYI	DELAVAYI OSMANTHUS	3 GAL. CONT.	72" o.c.						
	21	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL. CONT.	60" o.c.						
	27	ROSA NUTKANA	NOOTKA ROSE	3 GAL. CONT.	60" o.c.						

**PRELIMINARY LANDSCAPE NOTES**

- LANDSCAPE PLAN IS PRELIMINARY. REVISIONS OR SUBSTITUTIONS TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, CONDITION, ETC. DUE TO UNFORESEEN SITE CONDITIONS, UTILITY INSTALLATION, FINAL DRIVEWAY LOCATION, PLANT AVAILABILITY AND COST, ETC. PRIOR TO FINAL INSTALLATION, MAY BE PERMITTED WHERE ALLOWED BY THE CITY OF TUALATIN DESIGN STANDARDS.
- LANDSCAPING AND IRRIGATION WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED AND BONDED IN THE STATE OF OREGON. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH CURRENT CITY OF TUALATIN MUNICIPAL CODE REQUIREMENTS, AND ALL ASPECTS OF SITE WORK NECESSARY FOR THE FULL COMPLETION OF THE PROJECT. COORDINATE LANDSCAPE WORK WITH GENERAL CONTRACTOR AND OWNER.
- ALL PLANTINGS SHALL CONFORM TO TUALATIN DESIGN STANDARDS AND TO THE AMERICAN NURSERY STANDARDS FOR NURSERY STOCK (ANSI Z60.1, CURRENT EDITION). PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTORS BOARD (OLOB).
- ALL PLANTING AREAS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH. FINISH GRADE OF NEW PLANTING AREAS SHALL SEAMLESSLY MEET EXISTING GRADE OF SURROUNDING PLANTING AREAS AND PROVIDE POSITIVE DRAINAGE. GRADE SHALL BE SMOOTH, AND FREE FROM DEBRIS AND LOW OR HIGH SPOTS WHERE WATER MAY COLLECT. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF OFF-SITE ALL ORGANIC AND/OR UNSUITABLE MATERIALS INCLUDING TREES, STUMPS, ROOTS, BRUSH AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS.
- MULCH: APPLY 3" DEEP BARK MULCH UNDER AND AROUND ALL PLANT MATERIAL. APPLY A 3' DIAMETER BARK MULCH RING AROUND TREES IN SEEDING AREAS. BARK MULCH SHALL BE DARK HEMLOCK, MEDIUM GRIND OR SHREDDED, OR SIMILAR AGED BARK MULCH. AVOID COVERING FOLIAGE OR ROOT CROWNS OF PLANTS. ADJUST PLANT ROOT BALL DEPTHS TO ACCOMMODATE MULCH APPLICATION.

**LANDSCAPE DATA**

TOTAL SITE AREA = 184,125 SF  
 TOTAL LANDSCAPE AREA = 71,680 SF (39%)

**PRELIMINARY LANDSCAPE PLAN  
 PGE TONQUIN SUBSTATION  
 PORTLAND GENERAL ELECTRIC  
 TUALATIN, OREGON**



JOB NUMBER: 8464  
 DATE: 7/7/2022  
 DESIGNED BY: TEB  
 DRAWN BY: TEB  
 CHECKED BY: BRB

**FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION**



**North Operating Center**  
11945 SW 70<sup>th</sup> Avenue  
Tigard, OR 97223  
Phone: 503-649-8577

**South Operating Center**  
8445 SW Elligsen Rd  
Wilsonville, OR 97070  
Phone: 503-649-8577

REV 6-30-20

**Project Information**

Applicant Name: CJ Doxsee, MIG  
Address: 506 SW 6<sup>th</sup> Street, Suite 400, Portland OR 97204  
Phone: 503-741-9859  
Email: cdoxsee@migcom.com  
Site Address: 12340 SW Blake Street  
City: Tualatin  
Map & Tax Lot #: 2S127000551  
Business Name: Portland General Electric (Attn: Tina Tippin)  
Land Use/Building Jurisdiction: Tualatin  
Land Use/ Building Permit # AR23-0002

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

**Project Description**

Portland General Electric (PGE) is proposing a new substation 12340 SW Blake Street (tax lot 1S127C000551). Site work includes tree removal and site grading to accommodate the fenced enclosure and driveway. A new stormwater facility is proposed. A new driveway connection to SW Blake is proposed.

**Permit/Review Type (check one):**

- X Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
  - LPG Tank (Greater than 2,000 gallons)
  - Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
    - \* Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
  - Explosives Blasting (Blasting plan is required)
  - Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
  - Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
  - Temporary Haunted House or similar
  - OLCC Cannabis Extraction License Review
  - Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

**For Fire Marshal's Office Use Only**

TVFR Permit # 2023-0012  
Permit Type: SPP  
Submittal Date: 1/26/2023  
Assigned To: McGladrey  
Due Date: 1/27/2023  
Fees Due: N/A  
Fees Paid: 0

**Approval/Inspection Conditions**  
(For Fire Marshal's Office Use Only)

**This section is for application approval only**

DFM Alex McGladrey mil 1/27/2023  
Fire Marshal or Designee Date

Conditions:

- See Attached Conditions:  Yes  No  
Site Inspection Required:  Yes  No

**This section used when site inspection is required**

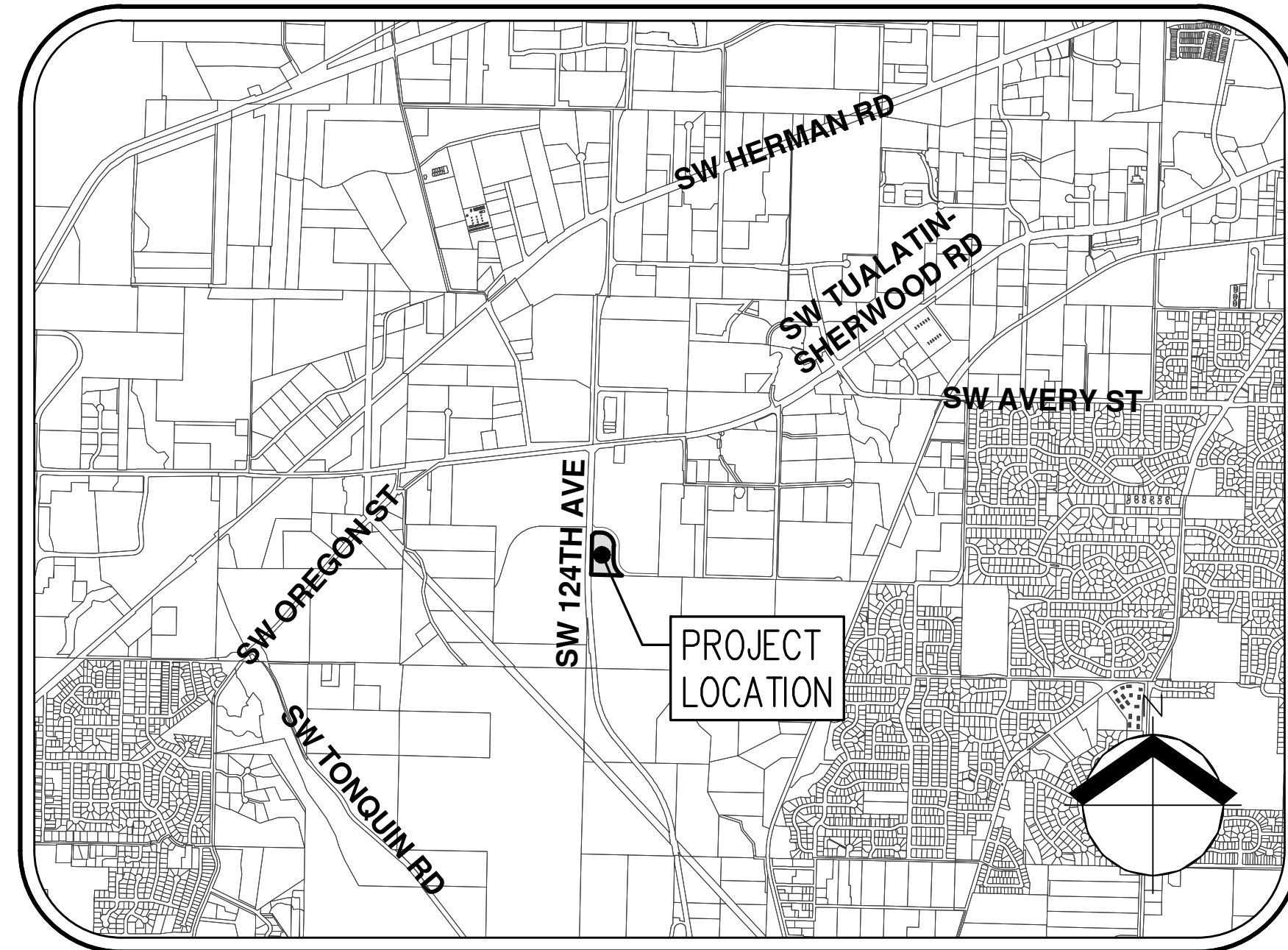
Inspection Comments:

N/A

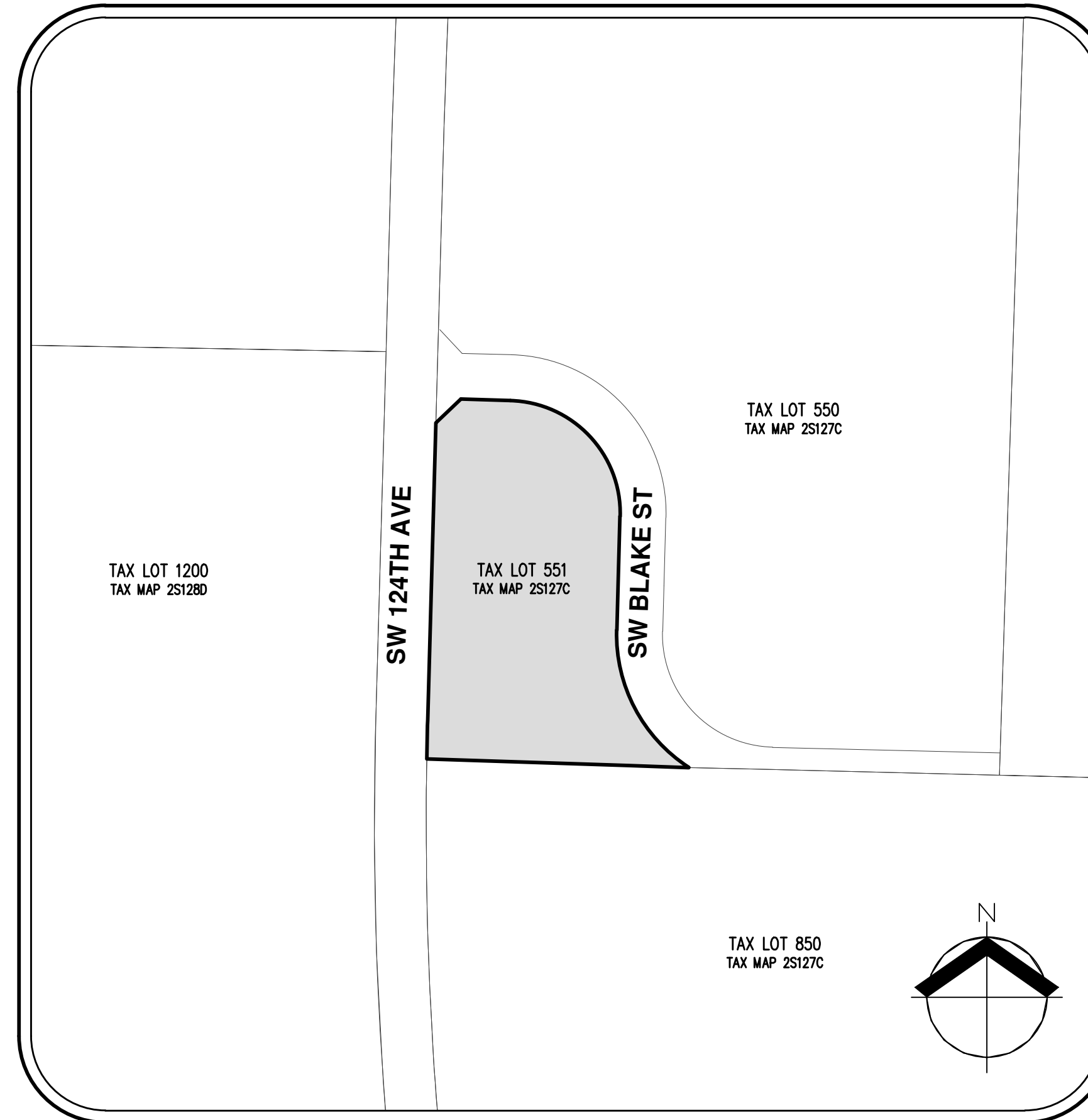
Final TVFR Approval Signature & Emp ID Date

# PGE TONQUIN SUBSTATION

## ARCHITECTURAL REVIEW PLANS



**VICINITY MAP**  
NOT TO SCALE



**SITE MAP**  
SCALE: 1" = 200'

### PROJECT TEAM

#### APPLICANT/OWNER

PORTLAND GENERAL ELECTRIC  
121 SW SALMON ST  
PORTLAND, OR 97204

#### CIVIL ENGINEERING/ARBORIST/ LANDSCAPE ARCHITECTURE

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN ROAD, SUITE 100  
TUALATIN, OR 97062  
CONTACT: BRUCE BALDWIN  
PH: 503-563-6151  
FAX: 503-563-6152  
EMAIL: BRUCE@AKS-ENG.COM

#### PLANNING

ANGELO PLANNING GROUP  
921 SW WASHINGTON STREET, SUITE 468  
PORTLAND, OR 97205  
CONTACT: FRANK ANGELO  
PH: 503-227-3664  
EMAIL: FANGELO@ANGELOPLANNING.COM

#### PROJECT DESCRIPTION

NEW PGE SUBSTATION

#### PROJECT ADDRESS

12150 SW TUALATIN-SHERWOOD ROAD  
TUALATIN, OR 97062

#### PROPERTY DESCRIPTION:

TAX LOT 500 (WASHINGTON COUNTY TAX ASSESSOR'S MAP 2S127C)  
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 2 SOUTH,  
RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF TUALATIN, WASHINGTON  
COUNTY, OREGON.

LEGEND			
EXISTING		PROPOSED	
DECIDUOUS TREE		STORM SEWER CLEAN OUT	
CONIFEROUS TREE		STORM SEWER CATCH BASIN	
FIRE HYDRANT		STORM SEWER AREA DRAIN	
WATER BLOWOFF		STORM SEWER MANHOLE	
WATER METER		GAS METER	
WATER VALVE		GAS VALVE	
DOUBLE CHECK VALVE		GUY WIRE ANCHOR	
AIR RELEASE VALVE		UTILITY POLE	
SANITARY SEWER CLEAN OUT		POWER VAULT	
SANITARY SEWER MANHOLE		POWER JUNCTION BOX	
SIGN		POWER PEDESTAL	
STREET LIGHT		COMMUNICATIONS VAULT	
MAILBOX		COMMUNICATIONS JUNCTION BOX	
		COMMUNICATIONS RISER	
<b>EXISTING</b>		<b>PROPOSED</b>	
RIGHT-OF-WAY LINE		BOUNDARY LINE	
BOUNDARY LINE		PROPERTY LINE	
PROPERTY LINE		CENTERLINE	
CENTERLINE		DITCH	
DITCH		CURB	
CURB		EDGE OF PAVEMENT	
EDGE OF PAVEMENT		EASEMENT	
EASEMENT		FENCE LINE	
FENCE LINE		GRAVEL EDGE	
GRAVEL EDGE		POWER LINE	
POWER LINE		OVERHEAD WIRE	
OVERHEAD WIRE		COMMUNICATIONS LINE	
COMMUNICATIONS LINE		FIBER OPTIC LINE	
FIBER OPTIC LINE		GAS LINE	
GAS LINE		STORM SEWER LINE	
STORM SEWER LINE		SANITARY SEWER LINE	
SANITARY SEWER LINE		WATER LINE	
WATER LINE			

### SHEET INDEX

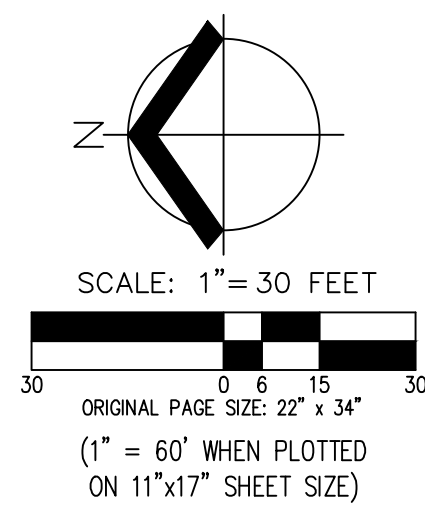
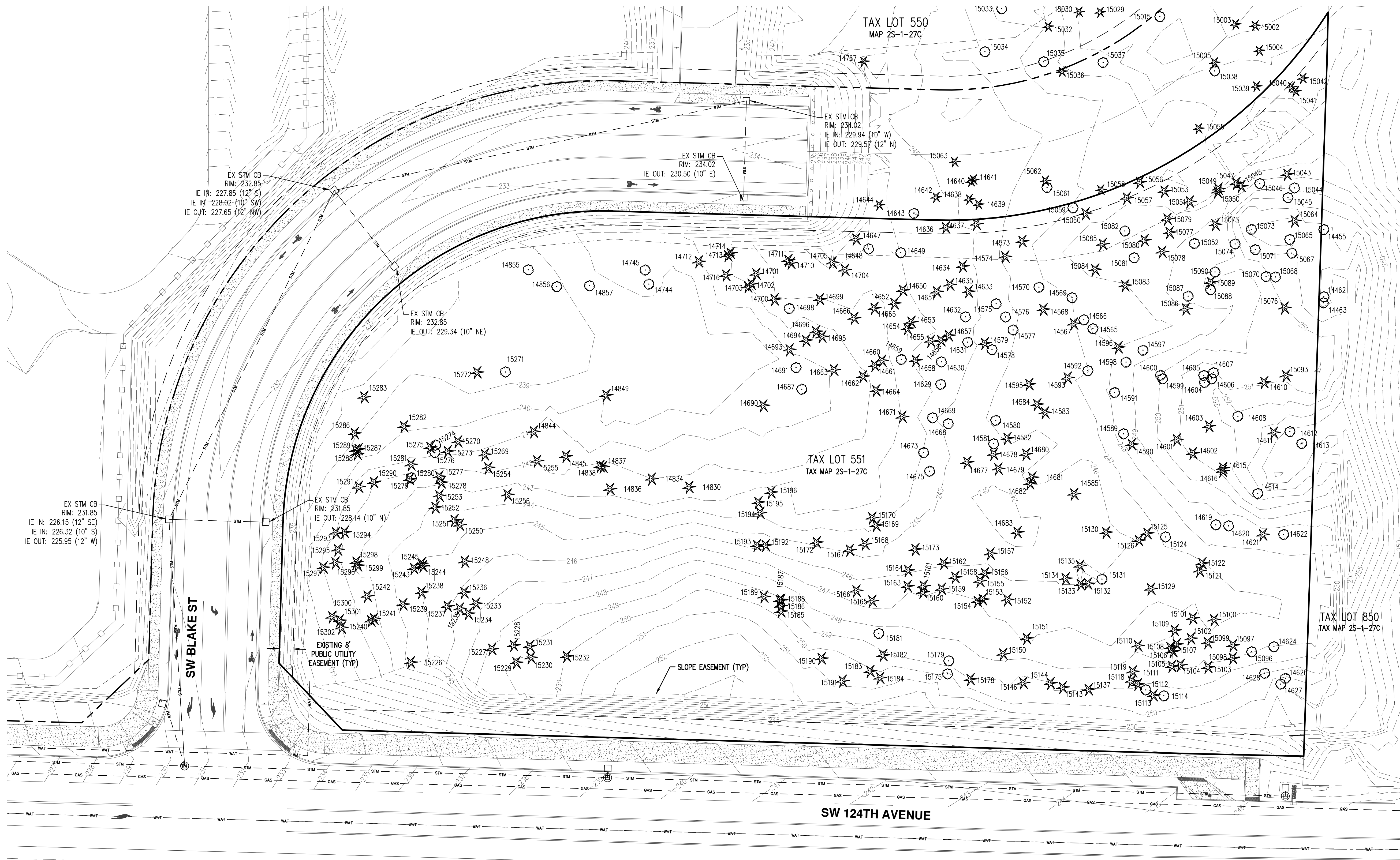
- P1 COVER SHEET WITH VICINITY AND SITE MAPS
- P2 PRELIMINARY EXISTING CONDITIONS PLAN
- P3 PRELIMINARY SITE AND UTILITY PLAN
- P4 PRELIMINARY GRADING PLAN
- P5 PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN
- P6 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P7 PRELIMINARY TREE PRESERVATION AND REMOVAL TABLE
- P8 PRELIMINARY LANDSCAPE PLAN



TVF&R Permit #2023-0012

PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOB NUMBER: 8464  
DATE: 7/7/2022  
DESIGNED BY: DJS  
DRAWN BY: DJS  
CHECKED BY: BRB



**PRELIMINARY EXISTING CONDITIONS PLAN**  
**PGE TONQUIN SUBSTATION**  
**PORTLAND GENERAL ELECTRIC**  
**TUALATIN, OREGON**

**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12965 SW HERMAN RD, STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

- NOTES:**
1. THIS PRELIMINARY EXISTING CONDITIONS PLAN IS BASED ON SURVEY, AS-BUILT, AND DESIGN PLANS PROVIDED BY THE CLIENT AND IS APPROXIMATE.
  2. THIS MAP DOES NOT CONSTITUTE A PROFESSIONAL SURVEY.
  3. CONTOUR INTERVAL IS 1 FOOT.
  4. TREES WITH DIAMETER OF 6" AND GREATER DIAMETERS WERE DETERMINED BY VISUAL TREE PRESERVATION AND REMOVAL PLAN. ADDITIONAL TREE RELATED INFORMATION.

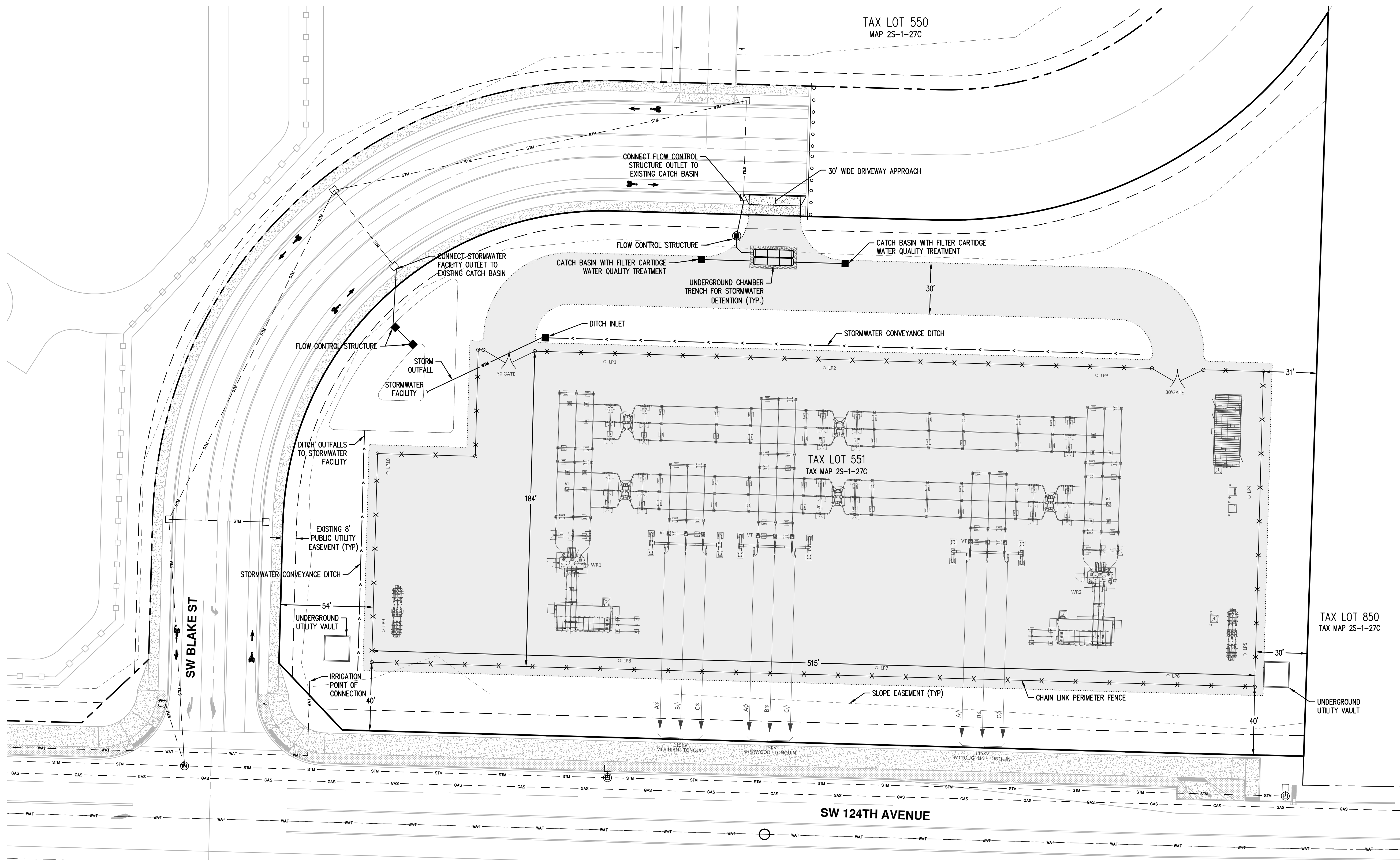


APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

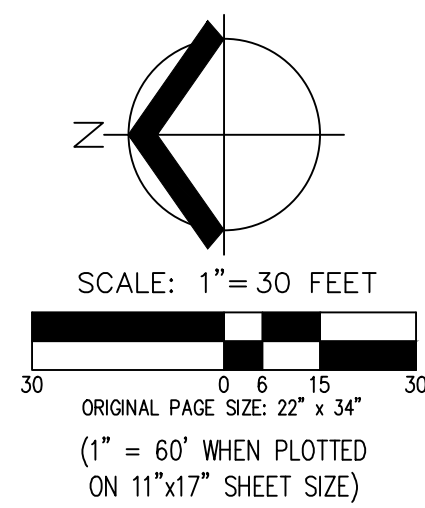
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**PRELIMINARY NOT FOR CONSTRUCTION**

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TAX LOT 550  
MAP 2S-1-27C



**PRELIMINARY SITE AND UTILITY PLAN  
PGE TONQUIN SUBSTATION  
PORTLAND GENERAL ELECTRIC  
TUALATIN, OREGON**

**AKS**  
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**SITE DATA**

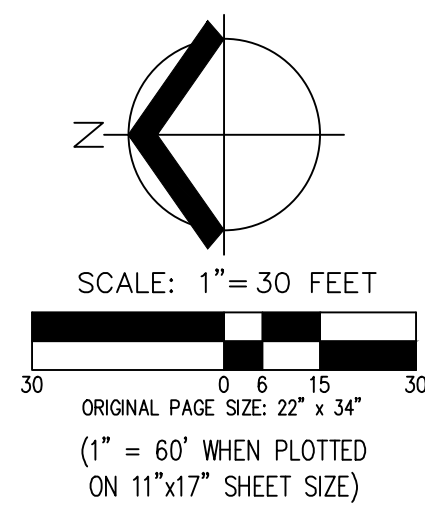
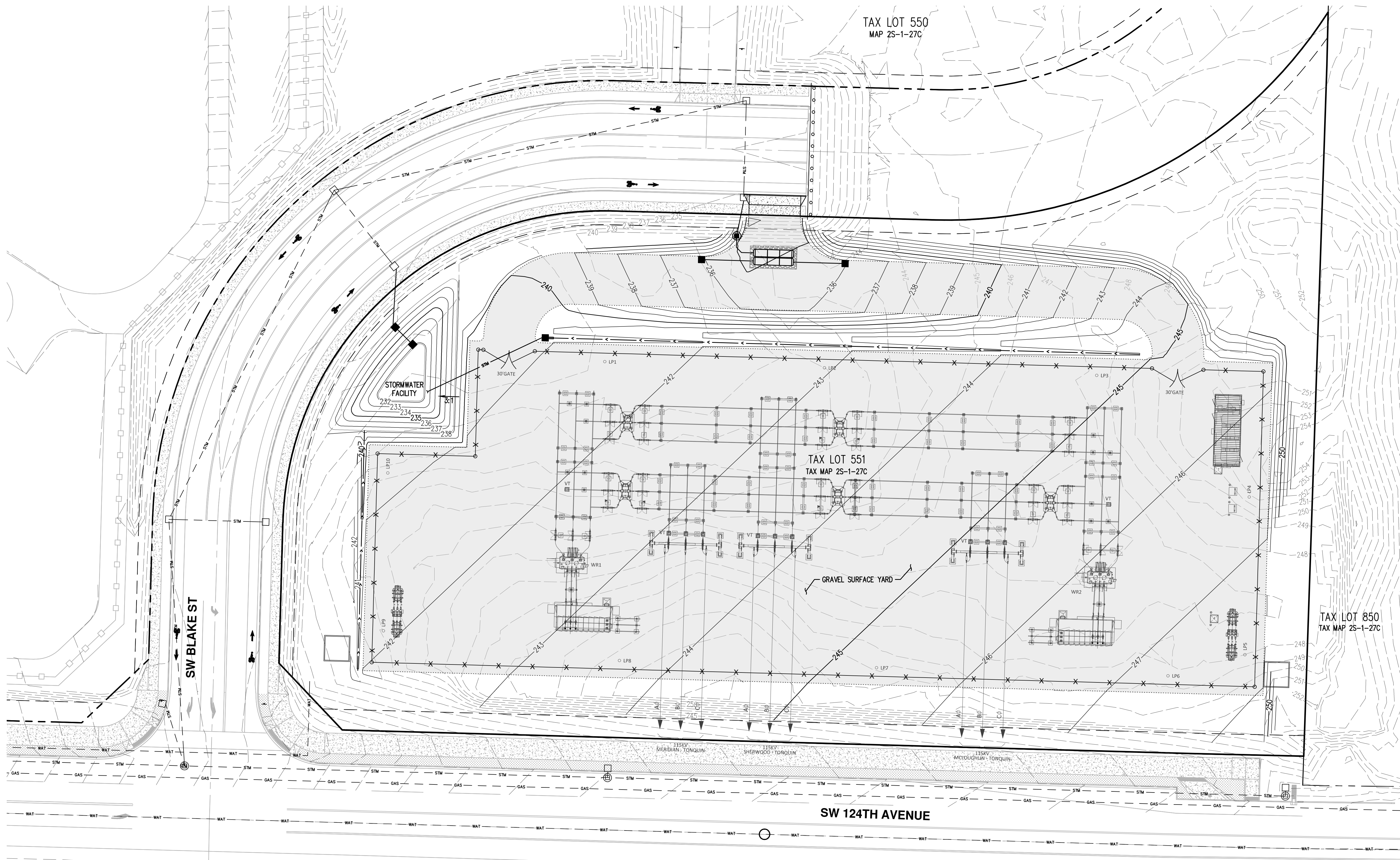
PLANNING DISTRICT: MANUFACTURING BUSINESS PARK (MBP)  
TOTAL SITE AREA: 184,125± SF  
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**PRELIMINARY GRADING PLAN  
 PGE TONQUIN SUBSTATION  
 PORTLAND GENERAL ELECTRIC  
 TUALATIN, OREGON**

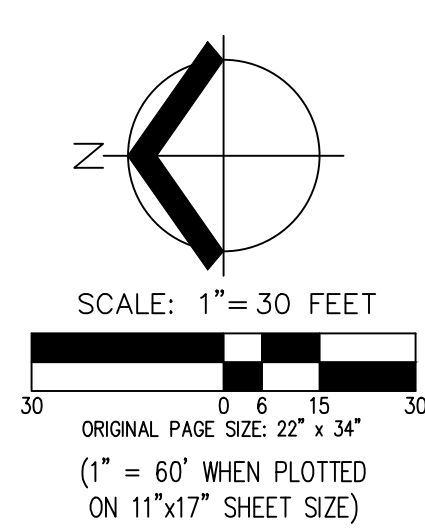
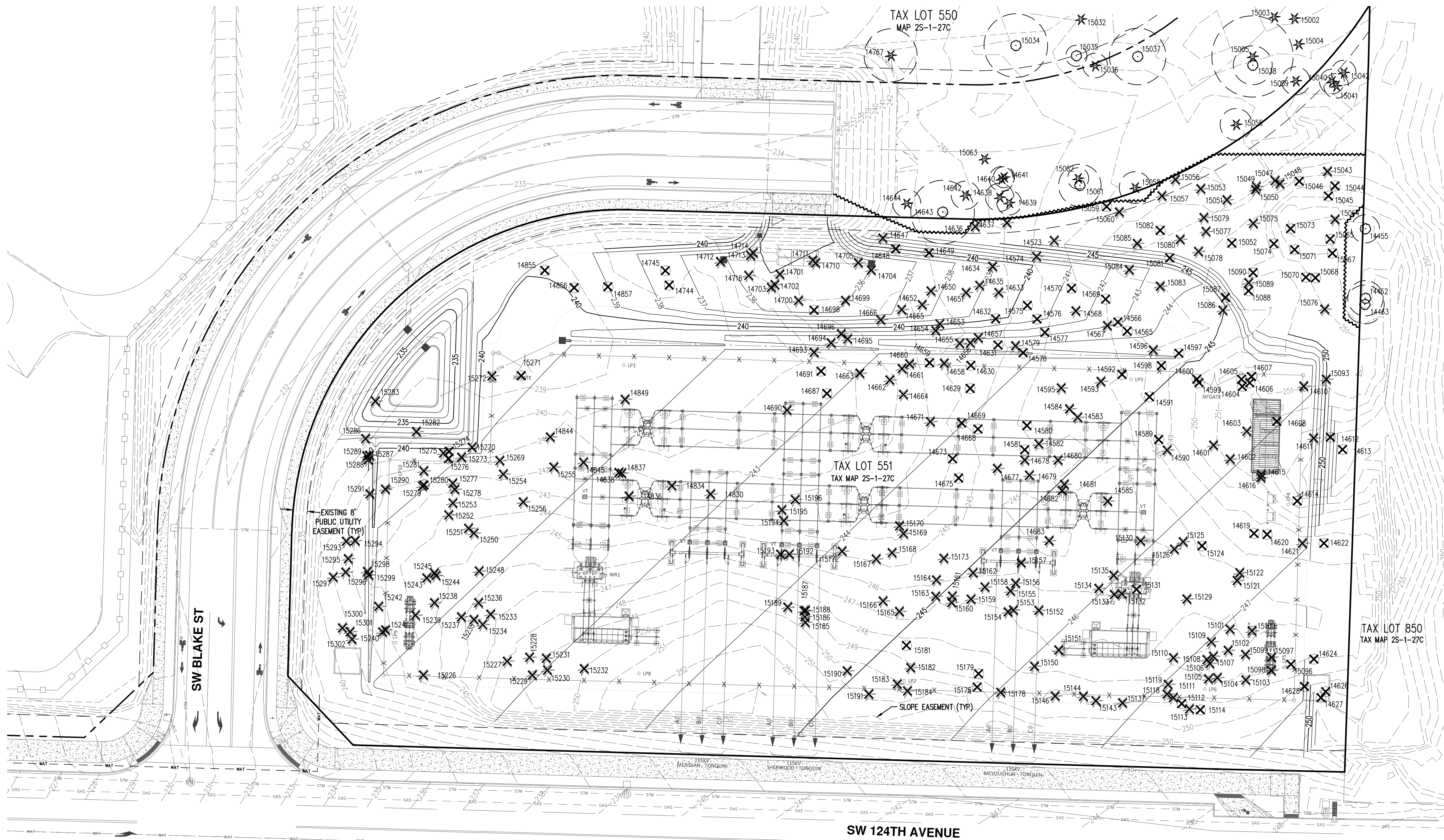
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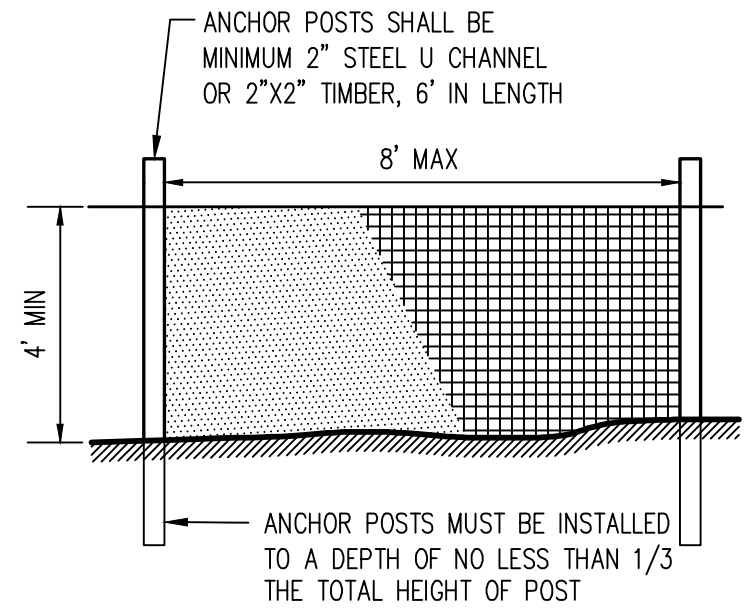


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 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

**PRELIMINARY TREE PRESERVATION AND REMOVAL PLAN  
 PGE TONQUIN SUBSTATION  
 PORTLAND GENERAL ELECTRIC  
 TUALATIN, OREGON**

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 149 ---
EXISTING GROUND CONTOUR (5 FT)	--- 150 ---
FINISHED GRADE CONTOUR (1 FT)	--- 149 ---
FINISHED GRADE CONTOUR (5 FT)	--- 150 ---
EXISTING CONIFEROUS TREE	* (with star symbol)
EXISTING DECIDUOUS TREE	o (with circle symbol)
TREE REMOVAL	x (with cross symbol)
TREE PROTECTION FENCE (TREE PROTECTION AREA)	~ (with wavy line symbol)
ASSUMED TREE ROOT ZONE (1-FT RADIUS PER 1-IN OF DBH)	o (with dashed circle symbol)

- NOTES:**
- TREE SURVEY PERFORMED BY NORTHWEST SURVEYING, INC. IN JANUARY/FEBRUARY 2019.
  - ENCROACHMENTS (GRADING, CONSTRUCTION, ETC.) INTO OPTIMAL TREE ROOT ZONES OUTSIDE OF THE TREE PROTECTION AREA OF TREES TO BE PRESERVED AS SHOWN SHOULD NOT HAVE SIGNIFICANT NEGATIVE IMPACTS TO TREE HEALTH. THIS PLAN HAS BEEN REVIEWED BY A CERTIFIED ARBORIST PER TDC 73.250(2)(E).
  - GRADING ACTIVITIES SHALL NOT INCLUDE ALLOWING TREE ROOTS FROM PRESERVED TREES TO REMAIN EXPOSED PER TDC 73.250(2)(F).
  - PER TDC 31.060, A TREE IS DEFINED AS AT LEAST EIGHT (8) INCHES IN DIAMETER AT BREAST HEIGHT (DBH). THEREFORE, ALL TREES WITH A DBH OF 8 INCHES OR GREATER ARE SHOWN. SOME ADDITIONAL TREES UNDER 8 INCHES IN DBH ARE SHOWN. SEE SHEET P6-P7 FOR ADDITIONAL INFORMATION.
  - PER TDC 33.110(4)(b)(iii), EACH TREE PROPOSED FOR REMOVAL IS BEING REMOVED TO FACILITATE PROPOSED IMPROVEMENTS OR BECAUSE IT IS IN POOR CONDITION.



- NOTES:**
- CHAIN LINK FENCE FOR TREE PROTECTION DEVICE OR APPROVED EQUAL.
  - AVOID DAMAGE TO TREE ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
  - DEVICE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- TREE PROTECTION FENCE**

I, BENNETT KOCSIS, ATTEST THAT THIS TREE PRESERVATION AND REMOVAL PLAN IS IN ACCORDANCE WITH TYPICAL ARBORICULTURAL AND URBAN FORESTRY STANDARDS.

*Bennett Kocsis*  
 BENNETT KOCSIS, CERTIFIED ARBORIST  
 PN-8877A

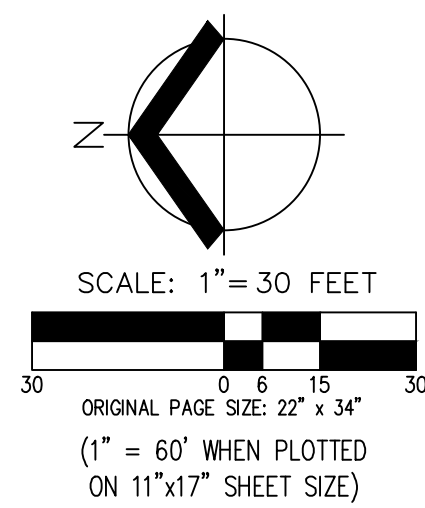
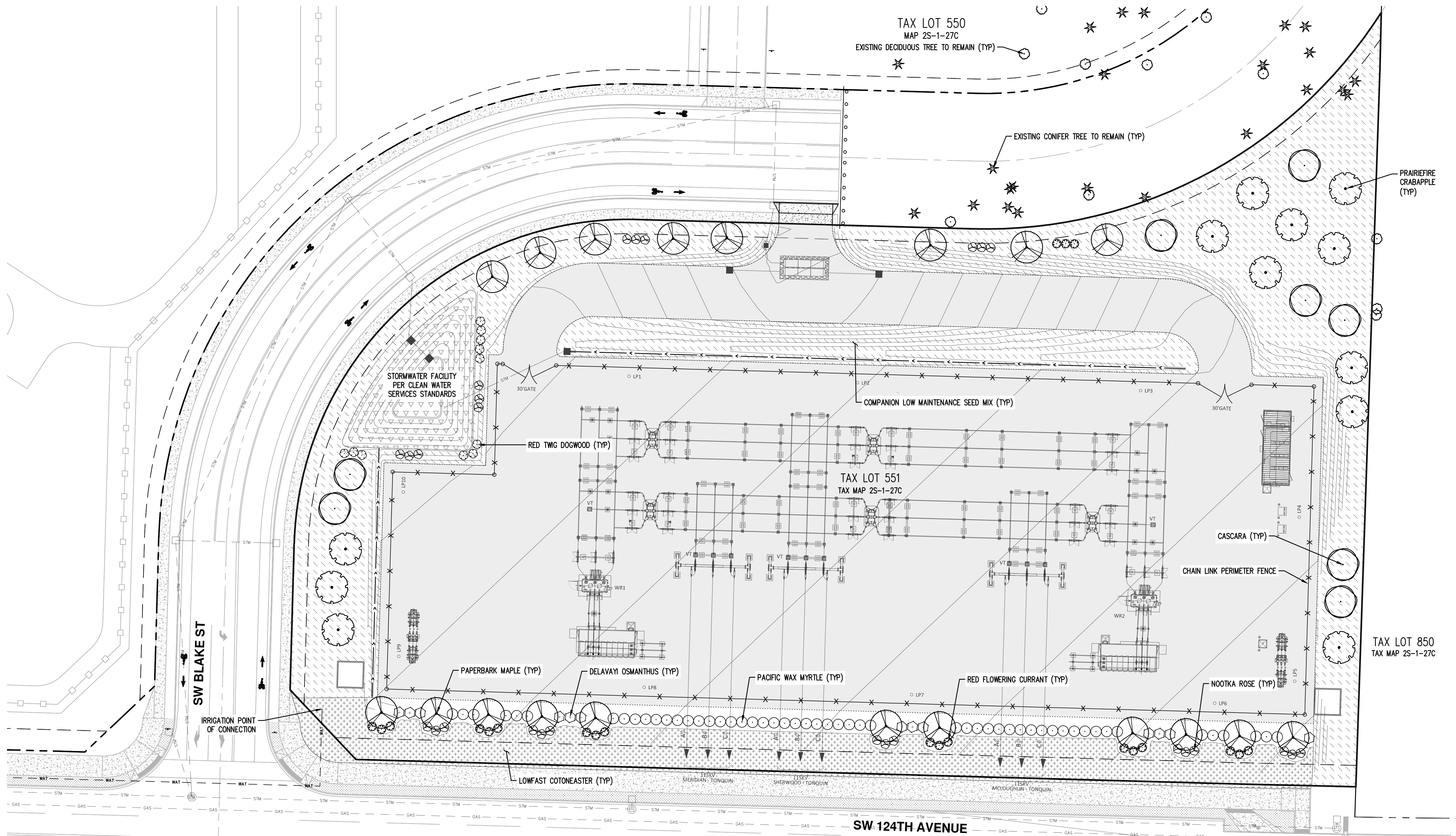
**CERTIFIED ARBORIST**  
 PRELIMINARY  
**TVFR**  
 Tualatin Valley Fire & Rescue  
 APPROVED PLANS  
 APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.  
 BE [Signature]  
 Design Fire Marshall II  
 TVFR Permit #2023-0012

**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NUMBER: 8464  
 DATE: 7/7/2022  
 DESIGNED BY: DJS  
 DRAWN BY: DJS  
 CHECKED BY: BRB







**AKS**  
 AKS ENGINEERING & FORESTRY, LLC  
 12865 SW HERMAN RD., STE 100  
 TUALATIN, OR 97062  
 503.563.6151  
 WWW.AKS-ENG.COM  
 ENGINEERING • SURVEYING • NATURAL RESOURCES  
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

**PRELIMINARY PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	19	ACER GRISEUM	PAPERBARK MAPLE	2" CAL. B&B	AS SHOWN		1,487	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST COTONEASTER	1 GAL. CONT.	36" o.c.
	12	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2" CAL. B&B	AS SHOWN		±47,809 SF	COMPANION LOW MAINTENANCE SEED MIX - PRO TIME LAWN SEED (OR APPROVED EQUAL)	LOW-GROW PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWINGS FESCUE		
	8	RHAMNUS PURSHIANA	CASCARA	2" CAL. B&B	AS SHOWN		APPLY AT A RATE OF 7 LBS. PER 1,000 SF OR AS RECOMMENDED BY SUPPLIER.				
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	STORMWATER	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING
	11	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL. CONT.	60" o.c.		±4,217 SF	STORMWATER FACILITY TO BE PLANTED PER CLEAN WATER SERVICES STANDARDS			
	53	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	3 GAL. CONT.	72" o.c.						
	13	OSMANTHUS DELAVAYI	DELAVAYI OSMANTHUS	3 GAL. CONT.	72" o.c.						
	21	RIBES SANGUINEUM	RED FLOWERING CURRANT	3 GAL. CONT.	60" o.c.						
	27	ROSA NUTKANA	NOOTKA ROSE	3 GAL. CONT.	60" o.c.						

**PRELIMINARY LANDSCAPE NOTES**

- LANDSCAPE PLAN IS PRELIMINARY. REVISIONS OR SUBSTITUTIONS TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, CONDITION, ETC. DUE TO UNFORESEEN SITE CONDITIONS, UTILITY INSTALLATION, FINAL DRIVEWAY LOCATION, PLANT AVAILABILITY AND COST, ETC. PRIOR TO FINAL INSTALLATION, MAY BE PERMITTED WHERE ALLOWED BY THE CITY OF TUALATIN DESIGN STANDARDS.
- LANDSCAPING AND IRRIGATION WORK SHALL BE PERFORMED BY A LANDSCAPE CONTRACTOR LICENSED AND BONDED IN THE STATE OF OREGON. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH CURRENT CITY OF TUALATIN MUNICIPAL CODE REQUIREMENTS, AND ALL ASPECTS OF SITE WORK NECESSARY FOR THE FULL COMPLETION OF THE PROJECT. COORDINATE LANDSCAPE WORK WITH GENERAL CONTRACTOR AND OWNER.
- ALL PLANTINGS SHALL CONFORM TO TUALATIN DESIGN STANDARDS AND TO THE AMERICAN NURSERY STANDARDS FOR NURSERY STOCK (ANSI Z60.1, CURRENT EDITION). PLANT IN ACCORDANCE WITH BEST-PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE COUNCIL (OLOB).
- ALL PLANTING AREAS SHALL HAVE SUFFICIENT SOIL DEPTH AND FERTILITY TO SUPPORT HEALTHY PLANT GROWTH. FINISH GRADE OF NEW AREAS SHALL SEAMLESSLY MEET EXISTING GRADE OF SURROUNDING PLANTING AREAS AND PROVIDE POSITIVE DRAINAGE. GRADE SHALL BE SMOOTH AND DEBRIS AND LOW OR HIGH SPOTS WHERE WATER MAY COLLECT. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF OFF-SITE ALL UNSUITABLE MATERIALS INCLUDING TREES, STUMPS, ROOTS, BRUSH AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS.
- MULCH: APPLY 3" DEEP BARK MULCH UNDER AND AROUND ALL PLANT MATERIAL. APPLY A 3' DIAMETER BARK MULCH RING AROUND TREE PLANTS. ADJUST PLANT ROOT BALL DEPTHS TO ACCOMMODATE MULCH APPLICATION.



TVF&R Permit #2023-0012

**LANDSCAPE DATA**

TOTAL SITE AREA = 184,125 SF  
 TOTAL LANDSCAPE AREA = 71,680 SF (39%)

**PRELIMINARY LANDSCAPE PLAN**  
**PGE TONQUIN SUBSTATION**  
**PORTLAND GENERAL ELECTRIC**  
**TUALATIN, OREGON**



JOB NUMBER: 8464  
 DATE: 7/7/2022  
 DESIGNED BY: TEB  
 DRAWN BY: TEB  
 CHECKED BY: BRB



After Recording Please Return To:  
Portland General Electric Company  
Attn: Property Services  
121 SW Salmon Street, RCCB  
Portland, Oregon 97204-9951

Washington County, Oregon	<b>2019-048585</b>
<b>D-DBS</b>	
Str=2 S AKINS	<b>07/26/2019 11:23:36 AM</b>
\$30.00 \$11.00 \$5.00 \$60.00	<b>\$106.00</b>
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio	

(Space above this line for Recorder's use)

Grantor: **Portland General Electric Company**  
Grantee: **Portland General Electric Company**  
APNs: **2S127C00701 and 2S127C00500**

### PROPERTY LINE ADJUSTMENT DEED

**PORTLAND GENERAL ELECTRIC COMPANY**, an Oregon corporation, 121 SW Salmon Street, Portland, Oregon 97204 ("**Grantor**"), for the consideration hereinafter stated conveys to **PORTLAND GENERAL ELECTRIC COMPANY**, an Oregon corporation, 121 SW Salmon Street, Portland, Oregon 97204 ("**Grantee**"), any and all right, title, and interest that Grantor may have in that certain real property located in Washington County, Oregon ("**County**") pursuant to that deed dated and recorded January 24, 2019 as Document No. 2019-004693 in the County (the "**Property**").

The purpose of this deed is to consolidate three parcels into a single parcel and the effect shall be that all parcels consolidated shall hereafter be considered a single parcel. As consolidated, the Property is more particularly described on **Exhibit A** attached hereto. The consolidation of the lots or parcels pursuant to this deed is given in satisfaction of a condition of the approval received from the City of Tualatin County Engineering Division, 18880 SW Martinazzi Avenue, Tualatin, Oregon 97062, Lot Consolidation No. PLA19-0001 dated June 4, 2019.

This Property Line Adjustment Deed is subject to the provisions of ORS 92.190 and is given for the benefit of City of Tualatin. The consolidation of parcels under this deed shall be effective and continue in perpetuity.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none. The other property or value was the whole consideration, namely the land use approval received from the City of Tualatin Engineering Division described above.

**STATUTORY DISCLAIMER:** BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25 day of July, 2019.

*KMF*  
**GRANTOR:**

**PORTLAND GENERAL ELECTRIC COMPANY**

By: 

Name: James F. Lobdell

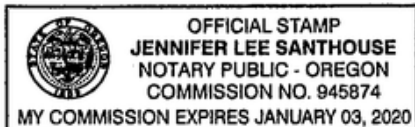
Title: Senior Vice President, Chief Financial Officer and Treasurer

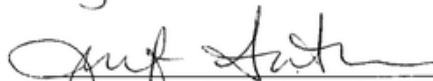
**ACKNOWLEDGMENT**

STATE OF OREGON            )  
  ) ss.  
COUNTY OF MULTNOMAH )

The foregoing instrument was acknowledged before me on July 25, 2019, by James F. Lobdell as Senior Vice President, Chief Financial Officer and Treasurer of **PORTLAND GENERAL ELECTRIC COMPANY**, an Oregon corporation, on behalf of the company.

Dated: July 25, 2019.



  
Notary Public for the State of Oregon  
Printed Name: Jennifer Santhouse  
My commission expires: 1/3/2020

**EXHIBIT A  
LEGAL DESCRIPTION**

[see attached]



1815 NW 169<sup>th</sup> Place, Suite 2090  
Beaverton, OR 97006  
Telephone: 503-848-2127  
www.nwsrvy.com

## Tract 1

July 19, 2019

NWS Project Number 1883

Page 1 of 3

A tract of land being located in the northwest one-quarter and the southwest one-quarter of Section 27, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being the consolidation of the following three properties, Parcels 1 and 2 of Document Number 2007-041668, Washington County Plat Records and Book 178, Page 225, Washington County Deed Records, being more particularly described as follows.

Commencing at a 1-1/2 inch iron pipe with a 2 inch brass disk stamped "T2S 1/4 R1W 28/27 2019 WASHINGTON COUNTY SURVEYOR", being the west one-quarter corner of Section 27 re-monumented per U.S.B.T. entry 2019-001; Thence South 88°31'52" East 991.96 feet along the south line of the northwest one-quarter of Section 27 to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC" and the Point of Beginning;

Thence continuing along the south line of the northwest one-quarter of Section 27, South 88°31'52" East 313.97 feet to the westerly right-of-way line of SW 120<sup>th</sup> Avenue (20.00 feet westerly from the centerline thereof, when measured at right angles), marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence along the westerly right-of-way line of SW 120<sup>th</sup> Avenue, North 01°41'55" East 185.91 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence continuing along said westerly right-of-way line, North 88°13'12" West 17.08 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence continuing along said westerly right-of-way line, North 01°46'48" East 232.92 feet to a point of curvature thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence continuing along said westerly right-of-way line, 181.52 feet along a tangent circular curve to the left with a radius of 1135.00 feet, having a delta angle of 09°09'48", and a chord of North 02°48'06" West 181.33 feet to a 1-1/16 inch diameter copper disk stamped "STUBBS LS55469"; Thence continuing along said westerly right-of-way line, North 07°23'00" West 4.28 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC";

Continued on Page 2



## Tract 1

July 19, 2019

NWS Project Number 1883

Page 2 of 3

Thence continuing along said westerly right-of-way line, North  $49^{\circ}54'50''$  West 43.30 feet to a point on the southerly right-of-way line of SW Tualatin-Sherwood Road (45.00 feet southerly from the centerline thereof, when measured at right angles), said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; Thence westerly along the southerly right-of-way line of SW Tualatin-Sherwood Road 16.66 feet along a non-tangent circular curve to the right with a radius of 4045.00 feet, having a delta angle of  $00^{\circ}14'10''$ , and a chord of South  $83^{\circ}34'34''$  West 16.66 feet to a point of tangent thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; Thence continuing along said southerly right-of-way line, South  $83^{\circ}41'39''$  West 325.23 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; Thence continuing along said southerly right-of-way line, North  $06^{\circ}18'21''$  West 8.00 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; Thence continuing along said southerly right-of-way line, South  $83^{\circ}41'39''$  West 441.91 feet to a point on the east line of that property conveyed to DTI Properties, LLC by a deed recorded on August 9, 2005 in Document Number 2005-094147, Washington County Deed Records, said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence along the east line of said DTI Property, South  $01^{\circ}48'01''$  West 261.07 feet to a 5/8 inch iron rod marking the southeast corner thereof; Thence along the south line of said DTI Property, North  $88^{\circ}11'59''$  West 150.75 feet to the southwest corner thereof, said corner being marked with two witness monuments being 5/8 inch iron rods with yellow plastic caps stamped "NORTHWEST SURVEYING INC" bearing South  $88^{\circ}11'59''$  East 8.00 feet and North  $01^{\circ}48'01''$  East 8.00 feet from the true corner which falls inside an oak tree; Thence along the west line of said DTI Property North  $01^{\circ}48'01''$  East 227.48 feet to a point on the southerly right-of-way line of SW Tualatin-Sherwood Road (49.00 feet southerly from the centerline thereof, when measured at right angles), said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence westerly along said south right-of-way line of SW Tualatin-Sherwood Road, South  $83^{\circ}41'39''$  West 215.76 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence continuing along said southerly right-of-way line, South  $45^{\circ}07'49''$  West 81.01 feet to a point of the easterly right-of-way line of SW 124<sup>th</sup> Avenue (37.00 feet easterly from the centerline thereof, when measured at right angles), said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence continuing along said easterly right-of-way line, South  $01^{\circ}35'35''$  West 4.70 feet to a point of curvature marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC";

Continued on Page 3

Tract 1

July 19, 2019

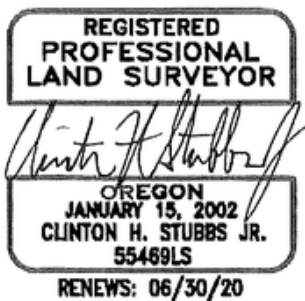
NWS Project Number 1883

Page 3 of 3

Thence continuing along said easterly right-of-way line, 356.82 feet along a tangent circular curve to the right with a radius of 19135.59 feet, having a delta angle of  $01^{\circ}04'06''$ , and a chord of South  $02^{\circ}07'38''$  West 356.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC" marking a point of reverse curvature thereon; Thence continuing along said easterly right-of-way line, 355.47 feet along a circular curve to the left with a radius of 19061.59 feet, having a delta angle of  $01^{\circ}04'07''$ , and a chord of South  $02^{\circ}07'38''$  West 355.46 feet to a point of tangent thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence continuing along said easterly right-of-way line, South  $01^{\circ}35'35''$  West 946.97 feet to a point of curvature thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; Thence continuing along said easterly right-of-way line, 64.20 feet along a tangent circular curve to the left with a radius of 6163.00 feet, having a delta angle of  $00^{\circ}35'49''$ , and a chord of South  $01^{\circ}17'41''$  West 64.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC" marking the northwest corner of that property conveyed to Oregon Asphaltic Paving, LLC by a deed recorded on November 06, 2015 as Document Number 2015-093266, Washington County Deed Records; Thence along the north line of said Oregon Asphaltic Paving Property, South  $88^{\circ}04'55''$  East 420.01 feet to a 1 inch iron bar; Thence continuing along the north line of said Oregon Asphaltic Paving Property, South  $88^{\circ}36'22''$  East 529.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC", being the southwest corner of that property conveyed to Tigard Sand & Gravel, LLC by a deed recorded on November 06, 2015 as Document Number 2015-093275, Washington County Deed Records; Thence along the west line of said Tigard Sand & Gravel, LLC property, North  $01^{\circ}48'32''$  East 1318.37 feet to the Point of Beginning.

The above described tract of land contains 43.845 acres, more or less.

The bearings in this description are based on the Oregon State Plane Coordinate System, North Zone, NAD(83).





1433 SW 6th 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.:** \_\_\_\_\_  
**Order No.:** 472523000114  
**Effective Date:** January 10, 2023 at 08:00 AM  
**Charge:** \$350.00

The information contained in this report is furnished by Chicago 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:**

12345 & 12150 SW Blake Street, Sherwood, OR 97140

**(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. Pursuant to ORS 308.505 through 308.665, the Oregon State Department of Revenue has assessed the subject property along with other real property in Washington County which is owned by Portland General Electric Company, and we are unable to segregate the amount of tax, if any. Due to the power and authority of the Department of Revenue to correct any assessment errors, this property may be subject to additional taxes following a transfer of title.

Levy Code: 088.15.

[Tax Account No.: R546822](#)

Map No.: 2S127C000550

[Tax Account No.: R2222682](#)

Map No.: 2S127C000551

2. City Liens, if any, in favor of the City of Tualatin.
3. Rights of the public to any portion of the Land lying within Streets, Roads and Highways.
4. A Mortgage to secure an indebtedness as shown below;

Dated: July 1, 1945

Mortgagor: Portland General Electric Company

Mortgagee: Wells Fargo Bank, National Association (as Successor Trustee to HSBC Bank USA, National Association and as Successor to the Marine Midland Trust Company of New York, as Trustee

As disclosed by Mortgage Notice;

Recording Date: February 11, 2019

[Recording No.: 2019-008401](#)

Said Mortgage being supplemented numerous times, the 79th and most recent being by instrument;

Recording Date: October 28, 2021

[Recording No.: 2021-113585](#)

5. Easement for the purposes shown below and rights incidental thereto as reserved in a document;

Reserved by: Adjoining property owner

Purpose: Maintain and service an 8 inch tile line for drainage

Recording Date: November 23, 1959

Recording No.: [Book 424, Page 648](#)

Affects: Northeasterly portion of the herein property now known as Tax Lot 551

6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County

Purpose: Drainage

Recording Date: January 8, 1993

[Recording No.: 93-001500](#)

Affects: Northeasterly portion of the herein property now known as Tax Lot 550

7. Access Agreement, including the terms and provisions thereof;  
  
Recording Date: January 8, 1993  
[Recording No.: 93-001502](#)  
Affects: Exact location not disclosed
  
8. Easement for the purposes shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Washington County  
Purpose: Slopes and drainage  
Recording Date: August 14, 2015  
[Recording No.: 2015-069441](#)  
Affects: Westerly portion of of the herein described property now known as Tax Lot 551
  
9. Measure 37 & 49 Waiver of Rights and Remedies, including the terms and provisions thereof;  
  
Recording Date: December 19, 2018  
[Recording No.: 2018-084997](#)
  
10. Private Stormwater Facilities Agreement, including the terms and provisions thereof;  
  
Executed by: The City of Tualatin and Portland General Electric Company  
Recording Date: December 23, 2019  
[Recording No.: 2019-093239](#)
  
11. Easement for the purposes shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Clean Water Services  
Purpose: Water Quality preservation and storm and surface water drainage  
Recording Date: August 14, 2020  
[Recording No.: 2020-076788](#)  
Affects: Portions of the herein described property know known as Tax Lot 550
  
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Tualatin  
Purpose: Public Utility and Public Water  
Recording Date: August 31, 2021  
[Recording No.: 2021-094610](#)  
Affects: Portion of the herein described property now known as Tax Lot 550
  
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: City of Tualatin  
Purpose: Public Utility and Public Slope  
Recording Date: August 31, 2021  
[Recording No.: 2021-094613](#)  
Affects: Portion of the herein described property now known as Tax Lots 551 & 550

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

Granted to: Washington County  
Purpose: Public Slopes, Public Utility, and Public drainage  
Recording Date: September 3, 2021  
[Recording No: 2021-095702](#)  
Affects: Portion of the herein described property now known as Tax Lot 550

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

Granted to: Washington County  
Purpose: Public Slope and Utility  
Recording Date: September 3, 2021  
[Recording No: 2021-095703](#)  
Affects: Portion of the herein described property now known as Tax Lots 551 and 550

16. Any claim based on the failure to comply with the provisions of Governmental Laws and Regulations regarding the division of land.

We find no recorded legal description for newly created Tax Parcel 2S127C000551 and 2S127C000550 as shown on the Washington County Tax Assessor's Maps. Contact Washington County Cartography at 503-846-8871 for more information.

17. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

**End of Reported Information**

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

Tony Schadle  
5034694150  
tony.schadle@titlegroup.fntg.com  
Chicago Title Company of Oregon  
1433 SW 6th Avenue  
Portland, OR 97201

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): R2222682 and R546822**  
**For Tax Map ID(s): 2S127C000551 and 2S127C000550**

---

A tract of land being located in the Northwest one-quarter and the Southwest one-quarter of Section 27, Township 2 South, Range 1 West, Willamette Meridian, City of Tualatin, Washington County, Oregon, being the consolidation of the following three properties, Parcels 1 and 2 of Document Number 2007-041668, Washington County Plat Records and Book 178, Page 225, Washington County Deed Records, being more particularly described as follows.

Commencing at a 1-1/2 inch iron pipe with a 2 inch brass disk stamped "T2S 1/4 R1W 28/27 2019 WASHINGTON COUNTY SURVEYOR", being the West one-quarter corner of Section 27 re-monumented per U.S.B.T. entry 2019-001; thence South 88°31'52" East 991.96 feet along the South line of the Northwest one-quarter of Section 27 to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC" and the Point of Beginning; thence continuing along the South line of the Northwest one-quarter of Section 27, South 88°31'52" East 313.97 feet to the Westerly right-of-way line of SW 120th Avenue (20.00 feet Westerly from the centerline thereof, when measured at right angles), marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence along the Westerly right-of-way line of SW 120m Avenue, North 01°41'55" East 185.91 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Westerly right-of-way line, North 88°13'12" West 17.08 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Westerly right-of-way line, North 01°46'48" East 232.92 feet to a point of curvature thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Westerly right-of-way line, 181.52 feet along a tangent circular curve to the left with a radius of 1135.00 feet, having a delta angle of 09°09'48", and a chord of North 02°48'06" West 181.33 feet to a 1-1/16 inch diameter copper disk stamped "STUBBS LS55469"; thence continuing along said Westerly right-of-way line, North 07°23'00" West 4.28 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; thence continuing along said Westerly right-of-way line, North 49°54'50" West 43.30 feet to a point on the Southerly right-of-way line of SW Tualatin-Sherwood Road (45.00 feet Southerly from the centerline thereof, when measured at right angles), said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; thence Westerly along the Southerly right-of-way line of SW Tualatin-Sherwood Road 16.66 feet along a non-tangent circular curve to the right with a radius of 4045.00 feet, having a delta angle of 00°14'10", and a chord of South 83°34'34" West 16.66 feet to a point of tangent thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; thence continuing along said Southerly right-of-way line, South 83°41'39" West 325.23 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; thence continuing along said Southerly right-of-way line, North 06°18'21" West 8.00 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "W&H PACIFIC"; thence continuing along said Southerly right-of-way line, South 83°41'39" West 441.91 feet to a point on the East line of that property conveyed to DTI Properties, LLC by a deed recorded on August 9, 2005 in Document Number 2005-094147, Washington County Deed Records, said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence along the East line of said DTI Property, South 01°48'01" West 261.07 feet to a 5/8 inch iron rod marking the Southeast corner thereof; thence along the South line of said DTI Property, North 88°11'59" West 150.75 feet to the Southwest corner thereof, said corner being marked with two witness monuments being 5/8 inch iron rods with yellow plastic caps stamped "NORTHWEST SURVEYING INC" bearing South 88°11'59" East 8.00 feet and North 01°48'01" East 8.00 feet from the true corner which falls inside an oak tree; thence along the West line of said DTI Property North 01°48'01" East 227.48 feet to a point on the Southerly right-of-way line of SW Tualatin-Sherwood Road (49.00 feet Southerly from the centerline thereof, when measured at right angles), said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence Westerly along said South right-of-way line of SW Tualatin-Sherwood Road, South 83°41'39" West 215.76 feet to an angle point thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Southerly right-of-way line, South 45°07'49" West 81.01 feet to a point of the Easterly right-of-way line of SW 124th Avenue (37.00 feet Easterly from the centerline thereof, when measured at right angles), said point being marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Easterly right-of-way line, South 01°35'35" West 4.70 feet to a point of curvature marked with a 5/8 inch iron rod with a

**EXHIBIT "A"**  
Legal Description

yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Easterly right-of-way line, 356.82 feet along a tangent circular curve to the right with a radius of 19135.59 feet, having a delta angle of 01°04'06", and a chord of South 02°07'38" West 356.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC" marking a point of reverse curvature thereon; thence continuing along said Easterly right-of-way line, 355.47 feet along a circular curve to the left with a radius of 19061.59 feet, having a delta angle of 01°04'07", and a chord of South 02°07'38" West 355.46 feet to a point of tangent thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Easterly right-of-way line, South 01°35'35" West 946.97 feet to a point of curvature thereon marked with a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC"; thence continuing along said Easterly right-of-way line, 64.20 feet along a tangent circular curve to the left with a radius of 6163.00 feet, having a delta angle of Q0°35'49", and a chord of South 01°17'41" West 64.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC" marking the Northwest corner of that property conveyed to Oregon Asphaltic Paving, LLC by a deed recorded on November 06, 2015 as Document Number 2015-093266, Washington County Deed Records; thence along the North line of said Oregon Asphaltic Paving Property, South 88°04'55" East 420.01 feet to a 1 inch iron bar; thence continuing along the North line of said Oregon Asphaltic Paving Property, South 88°36'22" East 529.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "NORTHWEST SURVEYING INC", being the Southwest corner of that property conveyed to Tigard Sand & Gravel, LLC by a deed recorded on November 06, 2015 as Document Number 2015-093275, Washington County Deed Records; thence along the West line of said Tigard Sand & Gravel, LLC property, North 01°48'32" East 1318.37 feet to the Point of Beginning.

EXCEPTING THERE FROM those portions described in Dedication Deeds for road purposes recorded August 31, 2021, Document No. 2021-094613, and recorded September 3, 2021, Document No. 2021-095703, Records of the County of Washington, and State of Oregon.

FURTHER EXCEPTING THERE FROM those portions described in Dedication Deeds for road purposes recorded August 31, 2021, Document No. 2021-094610, and recorded September 3, 2021, Document No. 2021-095702, Records of the County of Washington, and State of Oregon.



**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.

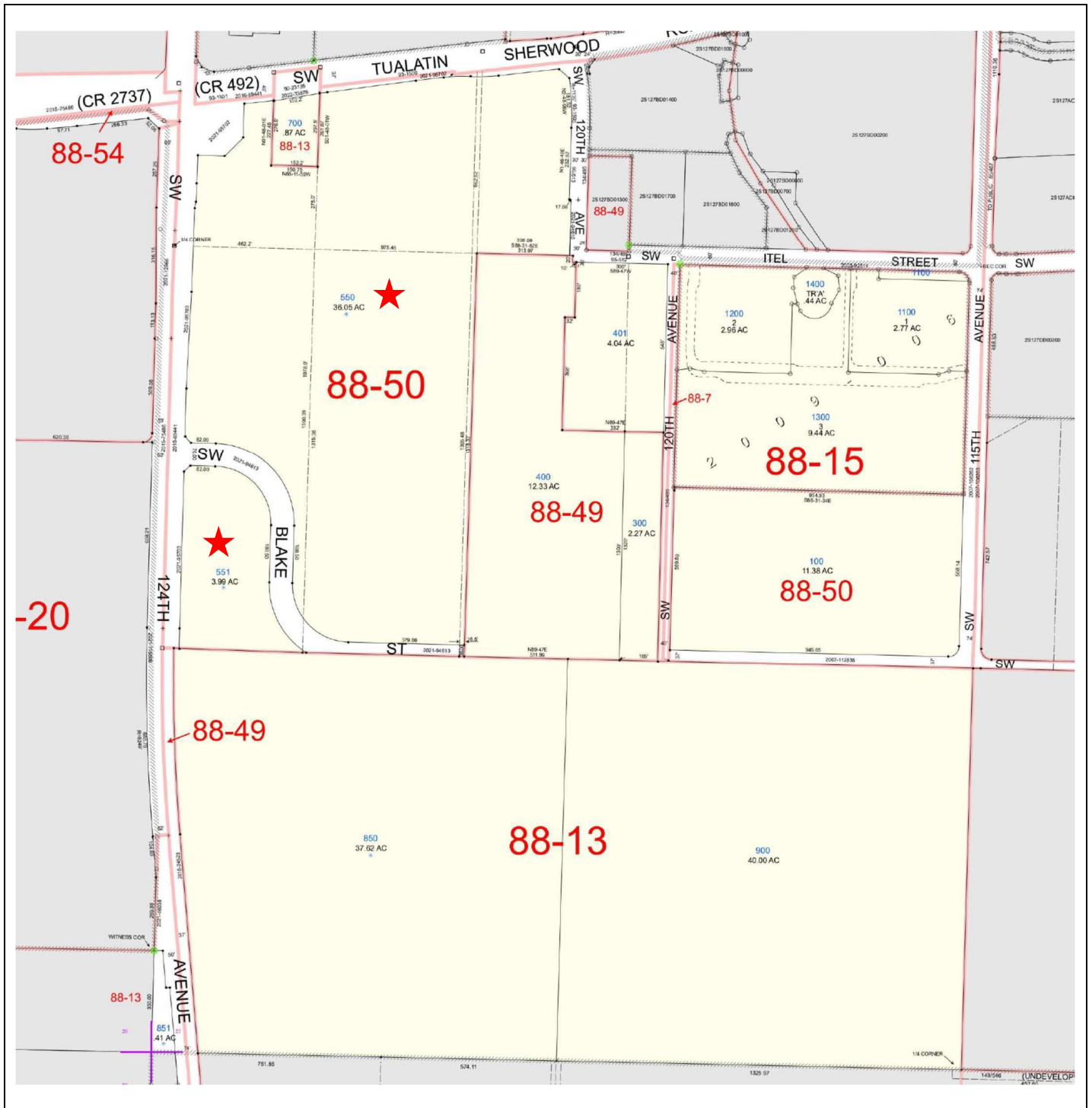
THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS 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



*This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.*



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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



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



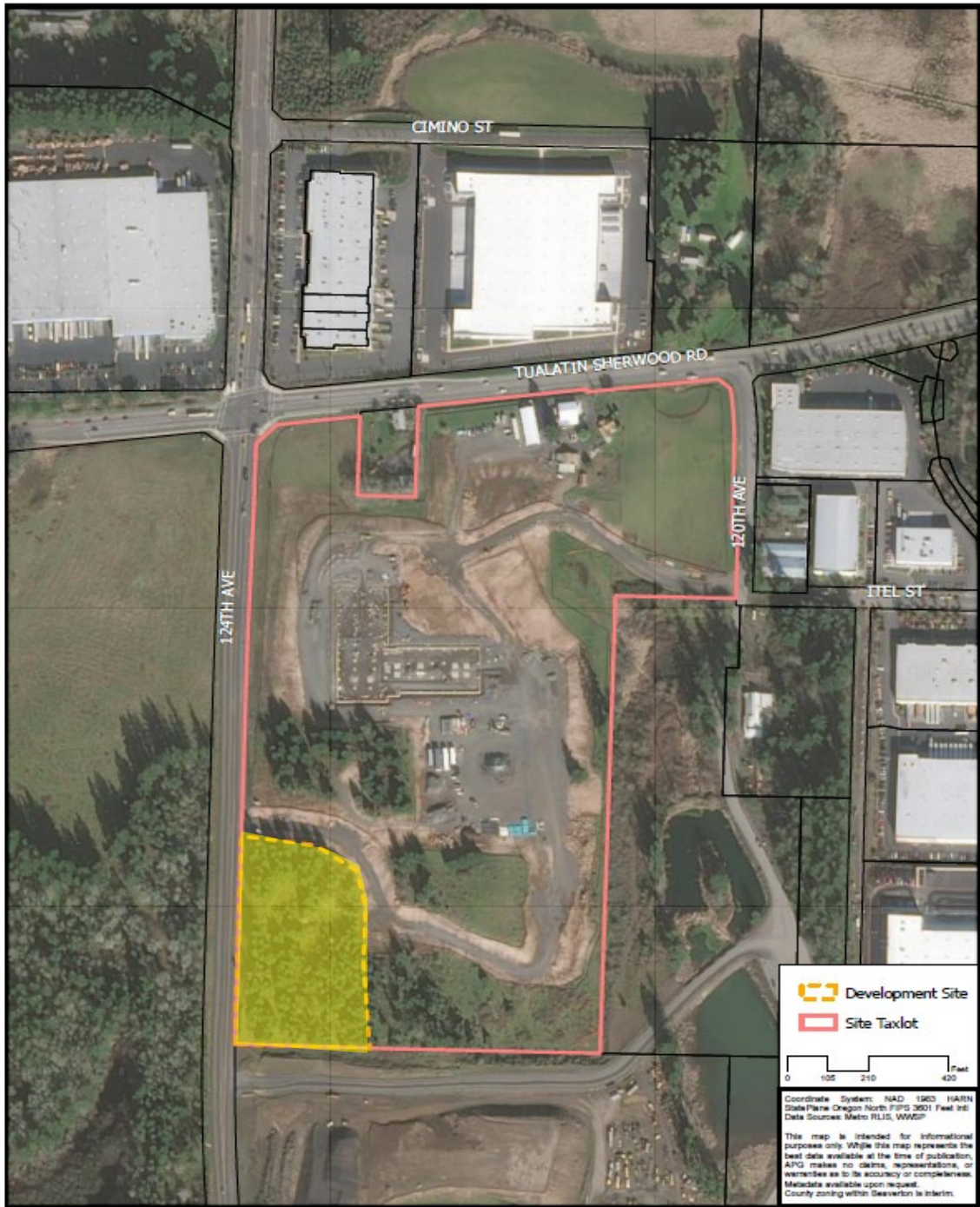
- Please complete the quick online sign-in sheet
- Options
  - Use the link in the messages tab to access the form
  - Take a picture of the QR code on the slide
  - Email the following information to [fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com) or type it into the messages tab
  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



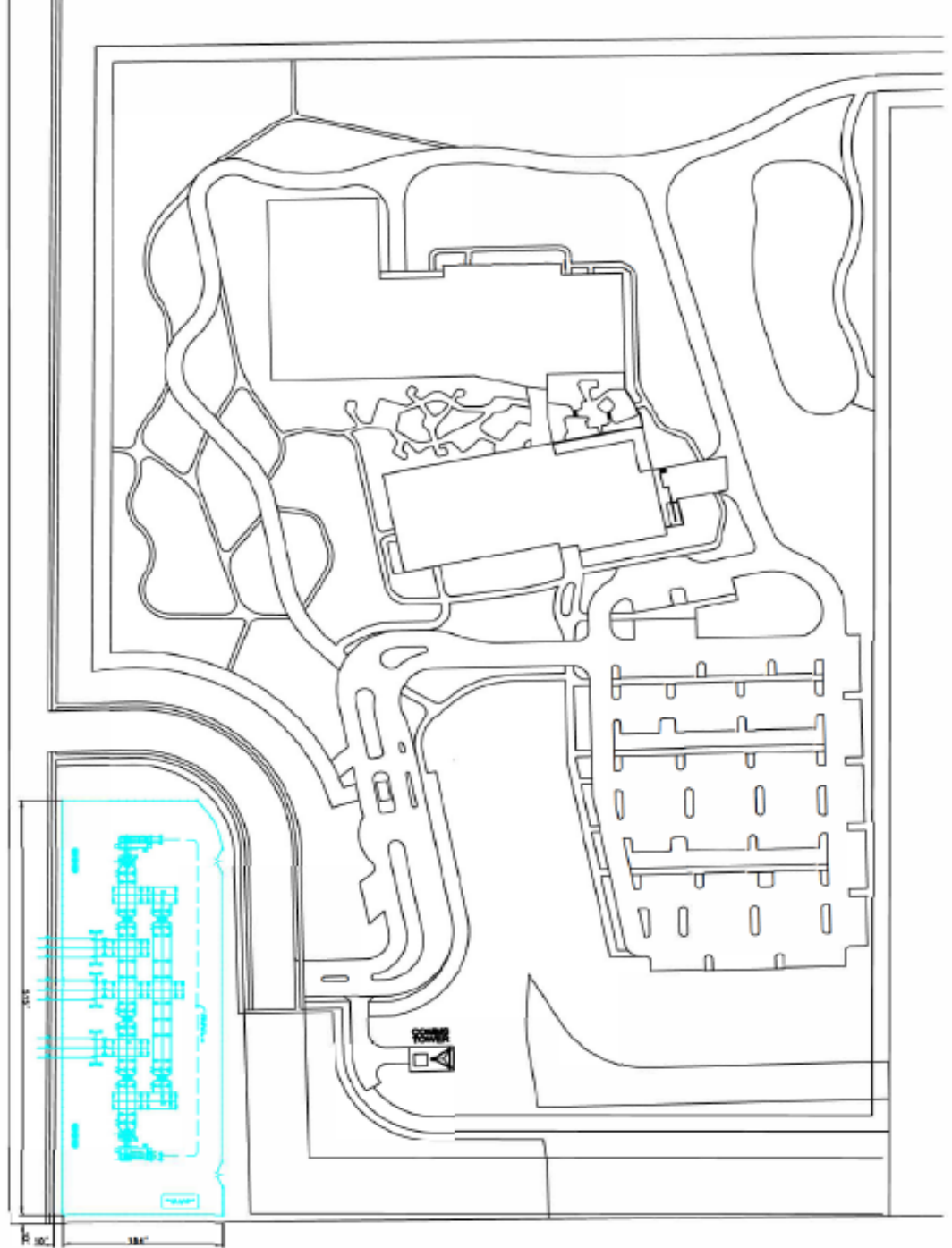
# Tonquin Substation Site



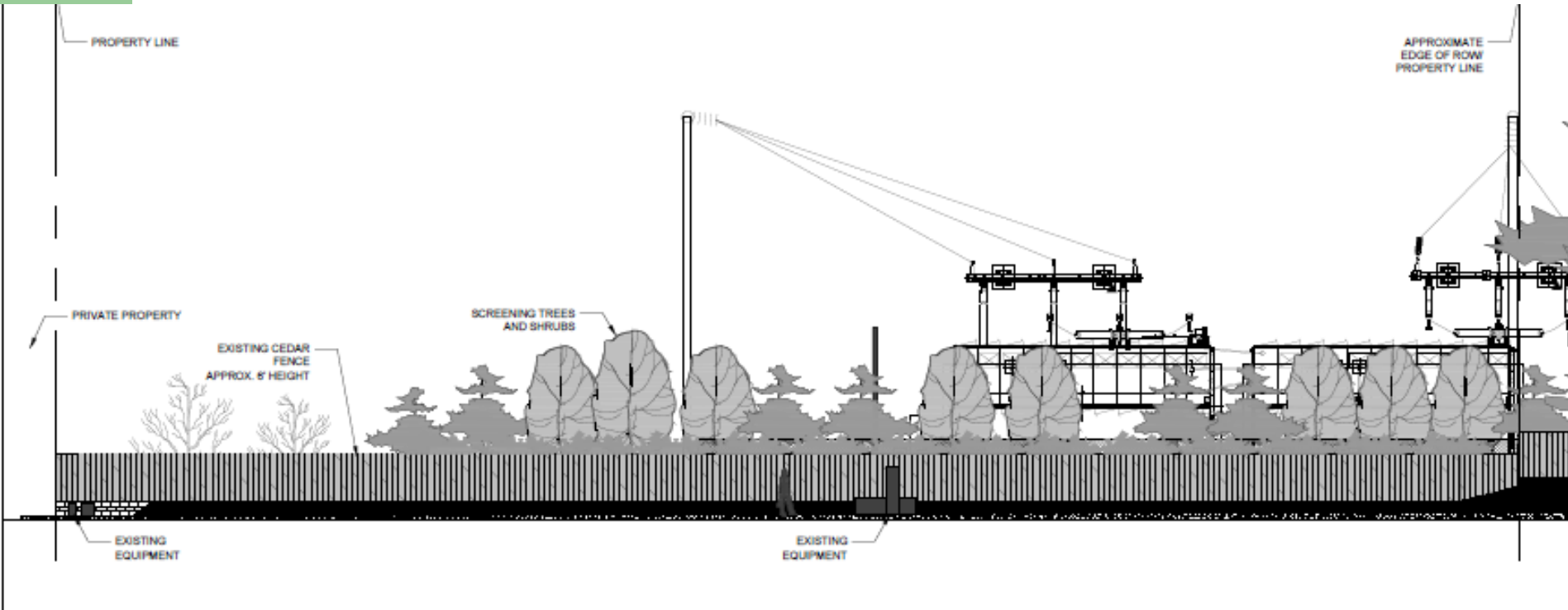


# Site Plan

\*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 Porrucolo 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 Porrucolo  
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> <p><u>503-227-3664</u></p>
---

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>.

As the applicant for the Toxouin 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