

M E M O R A N D U M

Date: January 6, 2025

To: Keith Leonard, Associate Planner, City of Tualatin

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

Subject: Lam Research TUX Development, IMP24-0001 and AR24-0002,
2S122AA00500, 00800, 2S122AB00100, 2S122BA00100

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

PRIOR TO ANY WORK ON THE SITE

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

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.
- c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 19-5, Section 4.04. Access shall be provided for maintenance of facility per R&O 19-5, Section 4.07.6.

- e. If use of an existing offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from CWS Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

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

From: Jackie Humphreys <HumphreysJ@CleanWaterServices.org>
Sent: Thursday, July 31, 2025 2:48 PM
To: Keith Leonard
Subject: RE: Lam Research TUX Development

Hello Keith,

These changes will not affect the Land Use Memo provided. It is okay to proceed with your staff report recommendation.

Thanks,
Jackie

Jackie Sue Humphreys | Engineering Plan Review
[Clean Water Services](#) | Planning and Development Services
2550 SW Hillsboro Hwy | Hillsboro OR 97123
o 503.681.5101 | f 503.681.4439
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From: Keith Leonard <kleonard@tualatin.gov>
Sent: Tuesday, July 29, 2025 12:22 PM
To: Jackie Humphreys <HumphreysJ@CleanWaterServices.org>
Subject: RE: Lam Research TUX Development

Caution: External email

Hi Jackie,

I wanted to make you aware that Lam has revised their development proposal. In short, they've cut the size of development and eliminated an employee entrance to Tualatin Road. Here's the links...

IMP <https://www.tualatinoregon.gov/planning/lam-research-industrial-master-plan-imp24-0001>

AR <https://www.tualatinoregon.gov/planning/lam-research-tux-development-ar24-0002>

Please confirm if the previous memo is still applicable. If you need to update the memo then I urge you to do so as soon as possible. We're drafting the recommendations with the first hearing August 20th and second hearing September 10th.

Thanks a bunch and I hope you're doing well!

Keith Leonard, AICP

Associate Planner

Phone: 503.691.3029

From: Jackie Humphreys <HumphreysJ@CleanWaterServices.org>

Sent: Monday, January 6, 2025 3:49 PM

To: Keith Leonard <kleonard@tualatin.gov>

Subject: Lam Research TUX Development

Keith,

Here is a copy of the Land Use Comments for the above project.

Thanks,

Jackie Sue Humphreys | Engineering Plan Review

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