Gmail

Andrea Galvin <galvincreative@gmail.com>

Question Regarding Hazelbrook Emergency Planning and Lam Research Chemical Release Plan

Jarvis Gomes <jgomes@ttsd.k12.or.us> Thu, Sep 17 at 2:48 PM
To: Andrea Galvin <galvincreative@gmail.com>

Dear Ms. Galvin,

Thank you for reaching out and for your commitment to the safety of our students and staff at Hazelbrook Middle School. We appreciate the opportunity to address your questions directly:

1. **Formal Notification:** Neither TTSD nor Hazelbrook has received formal notification establishing the school within a designated emergency-planning zone for Lam Research.
2. **County Plan Briefing:** We have not been provided a copy of or briefed on Washington County's Chemical Facility Off Site Release Plan for the facility.
3. **Response Plans & HVAC Control:** We follow standard shelter-in-place protocols, and designated staff are fully trained to isolate Hazelbrook's HVAC system during air-quality hazards. We also maintain established on- and off-site reunification plans.
4. **Drills & Exercises:** We regularly conduct safety drills using the "I Love U Guys" Foundation framework, this includes drills such as "Secure".
5. **Interagency Coordination:** We collaborate with local emergency responders and TVF&R on general safety, but no dedicated coordination session has been held for a Lam Research release.
6. **Land-Use Application:** The district was not formally consulted regarding Lam Research's proposed Building B expansion (AR26-0002).

Thank you again for your thoughtful inquiry and active engagement. Feedback from involved parents helps keep our school community strong, and we truly appreciate you taking the time to connect with us.

Thanks,
Jarvis

Jarvis Gomes
Operations Administrator
Tigard-Tualatin School District

On Tue, Sep 15, 2026 at 11:58 PM Andrea Galvin <galvincreative@gmail.com> wrote:
[Quoted text hidden]

From: Andrea Galvin
Sent: Friday, September 18, 2026 10:46 PM
To: Keith Leonard
Subject: Re: Written Testimony and Record Inquiry – AR26-0002 Lam Research Building B Addition
Attachments: WC2025062501.pdf; WC2025062501.pdf

Sorry about the previous attachment. I am reattaching the Chemical Facility Offsite Release Plan to this email.

Question Regarding Hazelbrook Emergency Planning and Lam Research Chemical Relea.pdf

Please also add the attached September 2026 correspondence from Tigard-Tualatin School District Operations Administrator Jarvis Gomes to the public record for AR26-0002.

I contacted TTSD regarding emergency planning and coordination for Hazelbrook Middle School in relation to the Lam Research facility and the proposed Building B expansion.

TTSD's written response confirms that:

• Neither TTSD nor Hazelbrook Middle School has received formal notification establishing the school within a designated emergency-planning zone for Lam Research.

• TTSD has not been provided a copy of, or briefed on, Washington County's Chemical Facility Off Site Release Plan for the Lam Research facility.

• Although Hazelbrook maintains general shelter-in-place procedures and trained staff can isolate the school's HVAC system during air-quality hazards, no dedicated emergency coordination session has been conducted for a Lam Research hazardous-material release.

• TTSD collaborates generally with local emergency responders and Tualatin Valley Fire & Rescue, but has not participated in Lam-specific emergency-response coordination.

• TTSD was not formally consulted regarding Lam Research's proposed Building B expansion under AR26-0002.

I am submitting this correspondence because it provides relevant factual information regarding emergency preparedness and coordination involving a nearby school in connection with potential hazardous-material impacts from the Lam Research facility.

I respectfully request that City staff include the attached correspondence in the AR26-0002 record and consider this information when evaluating applicable standards relating to hazardous materials, fire hazards, noxious gases, public safety, and impacts on surrounding uses.

Andrea Galvin

On Fri, Sep 18, 2026 at 4:03 PM Keith Leonard <kleonard@tualatin.gov> wrote:

> Ms. Galvin,
>
> This is the message it appeared you meant to attach a file but it was a text link. If you can send that document over then I'll attach it to your email and get it entered into the record and posted.
>
> Thank you.
>
> **Keith Leonard, AICP**
> Associate Planner
> **Phone**: 503.691.3029
>
> *The City of Tualatin is aware of scam emails requesting payments. Official emails only come from @tualatin.gov or @ci.tualatin.or.us*
>
> ---
>
> **From:** Andrea Galvin <galvincreative@gmail.com>
> **Sent:** Tuesday, September 15, 2026 11:46 PM
> **To:** Planning <Planning@tualatin.gov>
> **Cc:** Keith Leonard <kleonard@tualatin.gov>; Nicole J. Morris <NMorris@tualatin.gov>
> **Subject:** Re: Written Testimony and Record Inquiry – AR26-0002 Lam Research Building B Addition
>
> Including this document for reference
>
> **Andrea Galvin**

Visual Design
galvincreative.com

On Tue, Sep 15, 2026 at 11:42 PM Andrea Galvin <galvincreative@gmail.com> wrote:

> I am a nearby Tualatin resident submitting written comments regarding AR26-0002, Lam Research TUB – Building B Addition. Please enter this email and the concerns raised below into the official land-use record for AR26-0002.
>
> Please also confirm:
>
> 1. Whether the evidentiary/public comment record for AR26-0002 is currently open.
> 2. The exact date and time the record closes.
> 3. Whether additional supporting documents may be submitted before that deadline.
> 4. Whether the Washington County Chemical Facility Offsite Release Plan for Lam Research is already part of the AR26-0002 record. If it is not, I request that the City consider it as part of this proceeding.
>
> The Washington County emergency-planning document identifies hazardous-material release scenarios associated with the Lam Research facility and identifies surrounding residential areas, Hazelbrook Middle School, and Farmington Square Tualatin among populations potentially requiring isolation, evacuation, or shelter-in-place.
>
> I am particularly concerned that this information does not appear to have been readily disclosed to affected residents during the review of further development at the Lam campus.
>
> I ask the City to address the following questions in connection with AR26-0002:
>
> • Will the proposed Building B addition and enclosed scrubber pad increase or change the type, quantity, storage, transfer, consumption, or handling frequency of ammonia or other hazardous substances at the Lam campus?
>
> • What process or processes require the new enclosed scrubber pad, and does the scrubber represent new or increased hazardous-material use,

emissions, or process capacity?

• Has the City reviewed Lam's current hazardous-material inventory and Washington County's Offsite Release Plan when determining whether this expansion complies with applicable land-use criteria?

• Has the City obtained evidence showing whether the proposed expansion changes the likelihood or consequences of an off-site chemical release?

• Has the City or applicant analyzed cumulative operations and hazardous-material use across the Lam campus rather than evaluating this addition solely by its square footage?

• Have Washington County Emergency Management, the Local Emergency Planning Committee, Tualatin Valley Fire & Rescue, Hazelbrook Middle School, and Farmington Square Tualatin been consulted regarding the proposed expansion?

• What emergency-notification, evacuation, shelter-in-place, and HVAC shutdown procedures exist for surrounding populations identified in the County's emergency plan?

I request that approval not be based on an assumption that the proposed expansion has no effect on hazardous-material risk unless that conclusion is supported by substantial evidence in the record.

Please confirm receipt of this testimony and that it has been entered into the official record for AR26-0002.

Thank you,

Andrea Galvin

Chemical Facility Offsite Release Plan
Washington County, Oregon
August 2023

Facility Name/Address:	Facility Point of Contact (POC):
Lam Research 11155 SW Leveton Dr. Tualatin, OR 97062	Chad Oyler
	POC E-Mail/Phone/Mobile: 24/7 Security 503-685-5555 John.Niggley@lamresearch.com 503-277-9479 Chad.Oyler@lamresearch.com 510-857-7982

Facility Description:

Semiconductor capital equipment manufacturer supporting the high-tech industry. Several EHS chemicals on site in bulk liquid, gas, and solid forms including ammonia and sulfuric acid. Receives chemicals by truck.

Pertinent Regulations:

☒ EHS ☐ Clean Air Act 112r ☐ SPCC ☐ FRP

Release Planning Scenario:

Catastrophic failure of a large Y-cylinder containing approximately 118 gallons of anhydrous ammonia. Temperature 68° F; wind speed 5 mph.

Plume Model Description (see attached map):

Isolation Zone = 1,000 feet
Evacuation Zone = 837 yards
Shelter In-place Zone = 837 yards – 1,677 yards

The actual plume direction, distance, and width will be driven by the release characteristics and on scene weather conditions.

Plume Area Facilities of Special Interest:

Evacuation Zone:
- Schools – Hazelbrook Middle School
- Health/Medical – None
- Assisted Living/Nursing – Farmington Square Tualatin

Shelter In-place Zone:
- Schools – None
- Health/Medical – None

- Assisted Living/Nursing – Prestige Senior Living; Cedar Crest Alzheimer's Care; Avamere Rehabilitation of King City

Adjacencies of Interest:

Facilities – JAE Oregon; VWR International; Veris Industries; SAM Medical; Helser Industries; Olympus Controls; Ascentric Engineering; City of Tualatin Public Works; Calmax Technologies; Fujimi Corporation; Northwest Metal Fab and Pipe

Highways – Highway 99W; Hazelbrook Road; Leveton Road; Tualatin Road; 108th Avenue; 115th Avenue; 118th Avenue; Herman Road; Jurgens Avenue

Rail – Portland & Western Railroad

Utility – None

Environmental – Tualatin River; Hedges Creek

Primary Evacuation Routes:

East-West – SW Tualatin Road; SW Herman Road
West Only – SW Leveton Drive; SW Hazelbrook Road
North – SW 108th Avenue to SW Tualatin Road; SW 115th Avenue to SW Hazelbrook Road; Highway 99W
South – SW 108th Avenue to SW Herman Road; SW 118th Avenue; SW Teton Avenue; SW 124th Avenue; Highway 99W

Traffic Control Locations:

Closures:

- North – SW 126th Avenue and SW King Richard Drive at the intersection; SW 124th Avenue and SW King Charles Avenue at the intersection; SW Royalty Parkway and SW Queen Mary Avenue at the intersection; SW 113th at SW Gabriel Street; SW 108th at SW Bretton Court; SW Kent Street at SW 104th Avenue; SW Riverwood Lane at SW 103rd Avenue
- East – SW Tualatin Road at SW 90th Avenue
- South – SW 97th and SW Tualatin-Sherwood Road at the intersection; SW Teton at the P&W RR Tracks; SW Tualatin-Sherwood Road and SW 112th at the intersection; SW 124th Ave and SW Myslony Street at the intersection
- West – SW Herman Road at SW 129th Avenue; Old State Hwy 99W at SW 133rd Terrace; SW 131st Avenue and SW Bedford Street at the intersection; SW Bradley Lane at S 131st Avenue; SW 128th Avenue at SW Timara Lane; SW Fischer Road at SW Monterey Lane

Directional Closures:

- Highway 99W southbound at SW Durham Road
- Highway 99W northbound at SW Cipole Road

Onsite Response Capabilities:

- 24x7 HAZWOPER trained staff including contracted onsite gas, chemical, electrical, and mechanical specialist teams
- Portable and fixed gas/liquid detection and identification systems
- PPE with respiratory protection for trained response staff
- Chemical transfer pumps with hoses, fittings, and piping
- Gas containment with scrubbed exhaust
- Soda ash (sodium bicarbonate) and acid neutralizers for acid neutralization
- Spill kits in several locations with gloves, neutralizer, Quick-Sorb, and repack bags with reserve stock in multiple buildings
- Decon equipment and station for hot zone equipment and personnel
- Contract on-call Hazmat support for additional containment and clean-up
- Staffed onsite clinic (M-F) with technician operating under local physician supervision

Primary Response Agencies:

Fire/HazMat – Tualatin Valley Fire & Rescue
Law Enforcement – Tualatin Police Department
Public Works – Tualatin Public Works Department
EMS/Transport – American Medical Response

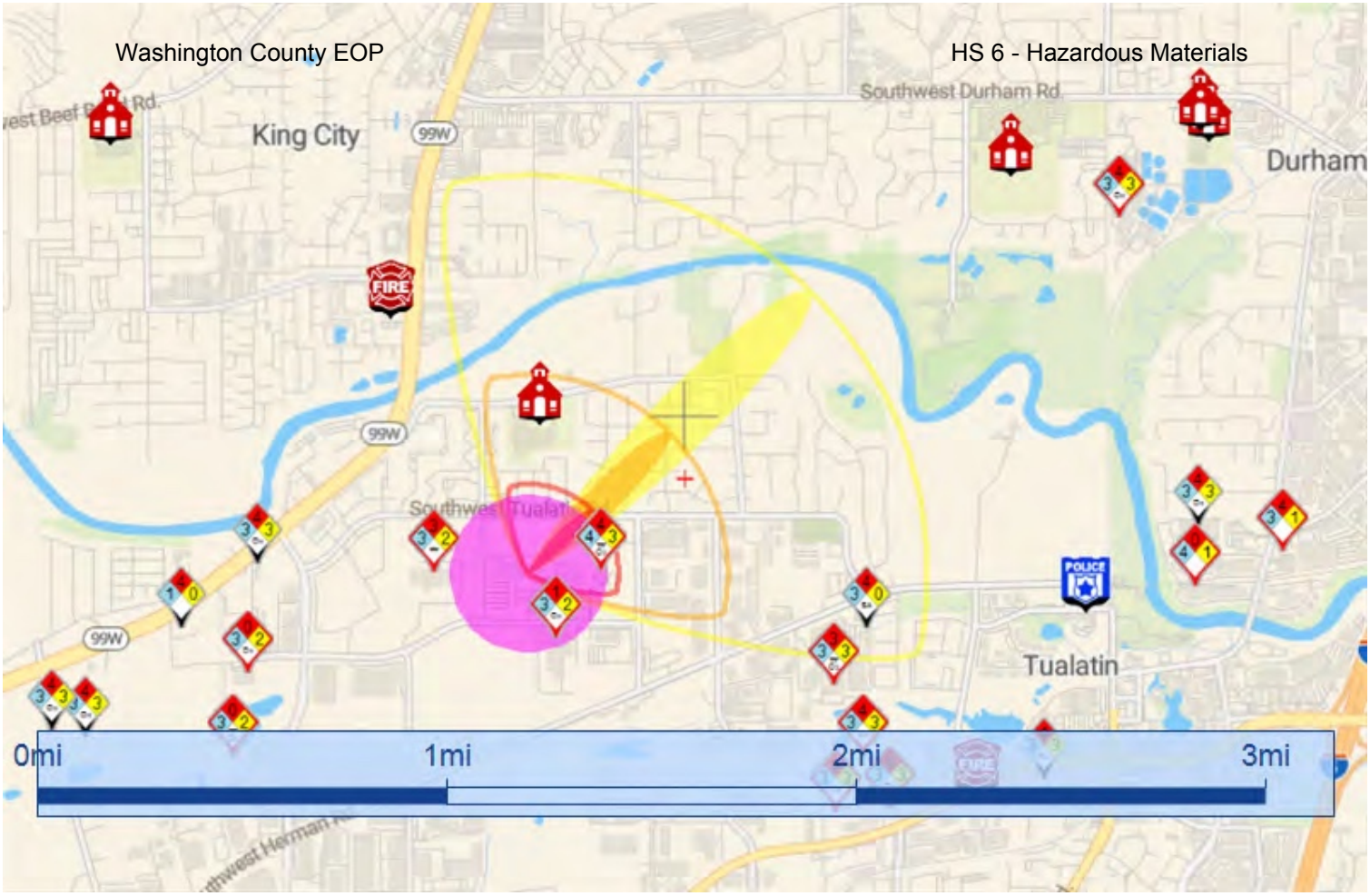
Ammonia, anhydrous

CAS 7664-41-7
UN 1005 Guide 125 - GASES - CORROSIVE

Initial Location and Time
Tualatin, OR, USA, 6/17/2021 15:00:00 GMT -7:00

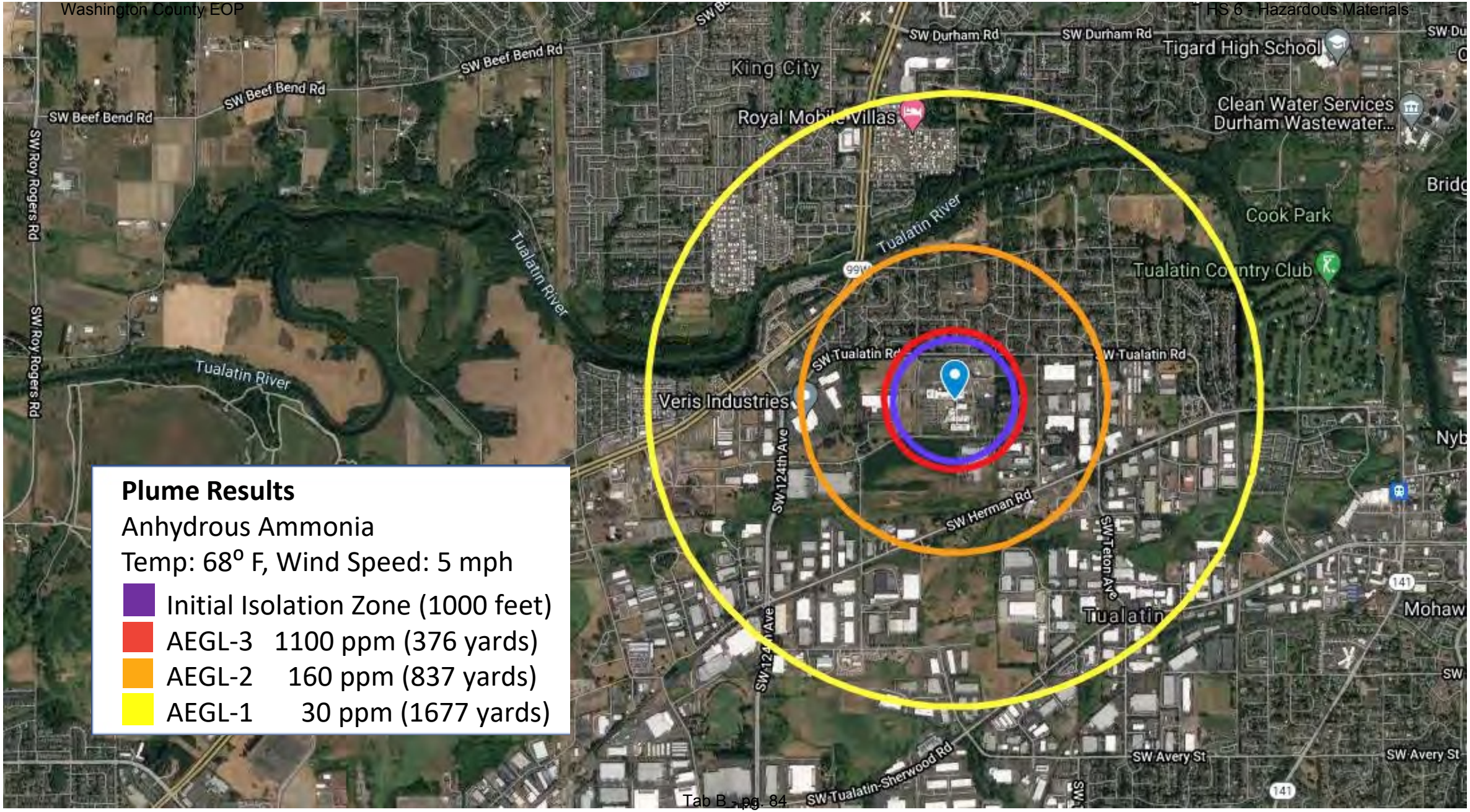
Meteorology					
Temperature	68 °F	Wind Speed	5 mph	Wind Direction	225 °
Cloud Cover	25 %	Terrain	Flat/Water	Stability/Theta	B/55.6°
Container (Cylinder)					
Diameter	2 ft	Length	5.28538 ft	Orientation	Vertical
Percent Full	95 %	Volume	124 gal	Max Liquid Mass	672 lb
Source					
Source Type	BLEVE or Pressure Explosion				

Results					
Level of Concern		Downwind Distance	Max Crosswind Distance	Plume Arrival	Plume Duration
	Initial Isolation Zone (ERG 2020)	1000 ft (in all directions)		----------	----------
	AEGL-3 1100 ppm	376 yd	65 yd	02m:24s	13m:09s
	AEGL-2 160 ppm	837 yd	133 yd	05m:11s	14m:21s
	AEGL-1 30 ppm	1677 yd	249 yd	10m:15s	16m:25s


King City
99W
Southwest Durham Rd
Durham
FIRE
Southwest Tualatin
POLICE
Tualatin
0mi
1mi
2mi
3mi

Important Information

When using the PEAC application, be particularly careful in selecting and inputting chemical and model parameters. Model predictions can be especially sensitive to low wind speeds, stable atmospheric conditions, and the time of day around sunrise and sunset. The results provided by the PEAC application do not take into consideration the effects of local topography, objects near the source, fire, chemical reactions, aerosol formation, particulates, chemical mixtures, or changes in wind direction. The plume results display also assumes constant meteorology and terrain. If the “Build tear-drop shaped plume” modeling option is selected, the approximate toxic cloud shape for the meteorology and terrain selected is displayed, but shifts in wind pattern, changing terrain, and obstructions will change the behavior. Normal variation in wind direction for the meteorology selected is indicated by the same color arcs or circles on the display, or the “theta” angle from centerline (180° indicates a full circle, e.g. the plume can travel in any direction). In the tear-drop shaped mode, the ERG PAD Large and Small Spill distances are not available for mapping. If an “instantaneous release” or “BLEVE/sudden pressure release” is selected, an additional 10-minute time is assumed for essentially clearing the airborne toxic chemical from the source for the purpose of estimating the plume cloud duration. There could still be residuals of the chemical near the source or otherwise entrained resulting in some chemical being measured after the estimated duration. Shifting conditions may shorten the duration at a particular location. In addition, sunlight, air moisture, air oxygen, and particulates may react with many airborne toxic chemicals as the plume travels far from the source rendering them less toxic, especially over 7 miles (11 km). If “Specify mass/volume released or release rate for PAD modeling” is selected under options be aware that for solutions, the Source Strength is to be entered in on an “as is” basis, meaning the user should enter in the mass/volume for the whole solution. The Source Strength will be reduced internally to the concentration of the solute for the purposes of the dispersion model. If a solution has a concentration range, the highest concentration will be used. Also, beware that the Protective Action Distance calculation assumes the entire mass is vaporized.


SW Durham Rd
SW Durham Rd
Tigard High School
King City
SW Beef Bend Rd
SW Beef Bend Rd
SW Beef Bend Rd
Royal Mobile Villas
Clean Water Services
Durham Wastewater...
SW Roy Rogers Rd
SW Roy Rogers Rd
Tualatin River
Tualatin River
Tualatin River
Cook Park
99W
Tualatin Country Club
SW Tualatin Rd
SW Tualatin Rd
Veris Industries
SW 124th Ave
SW Herman Rd
SW Teton Ave
Tualatin
141
Mohaw
SW 124th Ave
SW Avery St
SW Avery St
SW Tualatin-Sherwood Rd
141
Plume Results
Anhydrous Ammonia
Temp: 68° F, Wind Speed: 5 mph
Initial Isolation Zone (1000 feet)
AEGL-3 1100 ppm (376 yards)
AEGL-2 160 ppm (837 yards)
AEGL-1 30 ppm (1677 yards)