

**2026-09-14**

**Lam Building B Appeal**

# QUIET ENJOYMENT

The **right** of a property owner or tenant to enjoy their property without interference. Disruption of quiet enjoyment may constitute a legal **nuisance**.

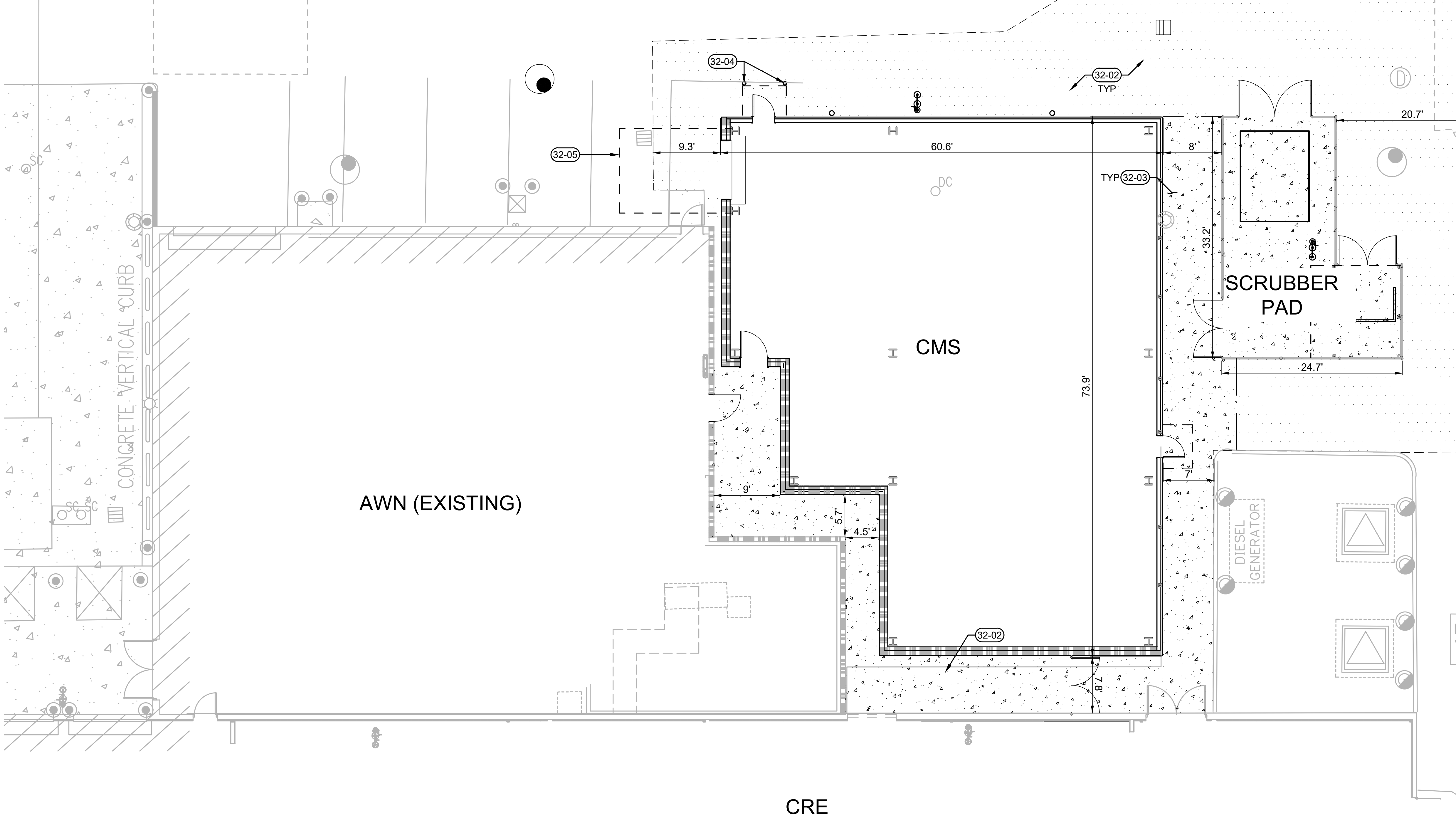
(source Nolo Press)

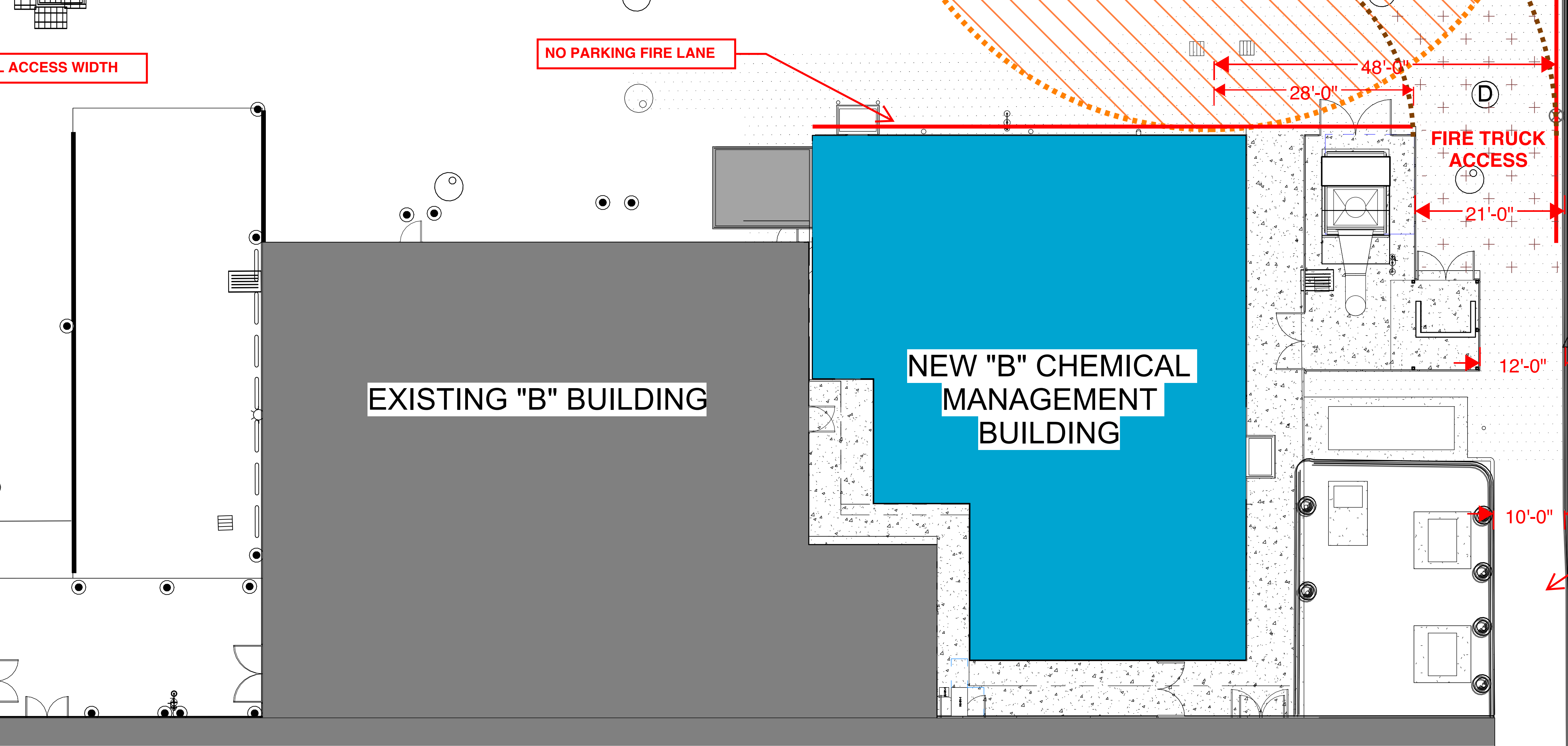
# NUISANCE

Something that interferes with the use of property by being irritating, offensive, obstructive, or dangerous. Nuisances include a wide range of conditions, everything from a chemical plant's noxious odors to a neighbor's dog barking. Lawsuits may be brought to abate (remove or reduce) a nuisance.

(source Nolo Press)

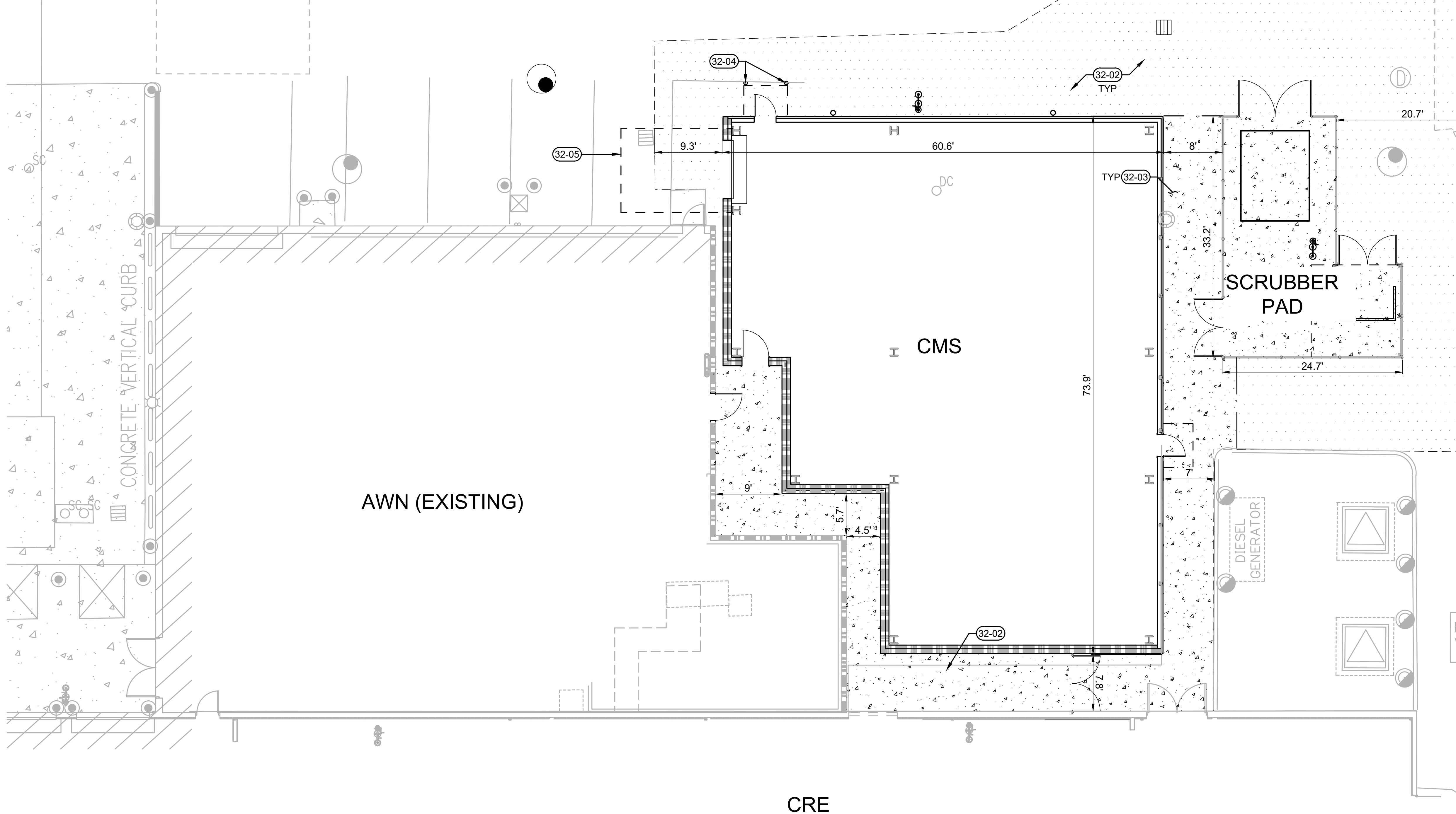
**BUILDING B**





ENLARGED SITE PLAN

6" = 1'-0"



CONCRETE VERTICAL CURB

AWN (EXISTING)

CMS

SCRUBBER PAD

DIESEL GENERATOR

CRE

CHEMICAL  
MANAGEMENT  
SYSTEMS

CMS

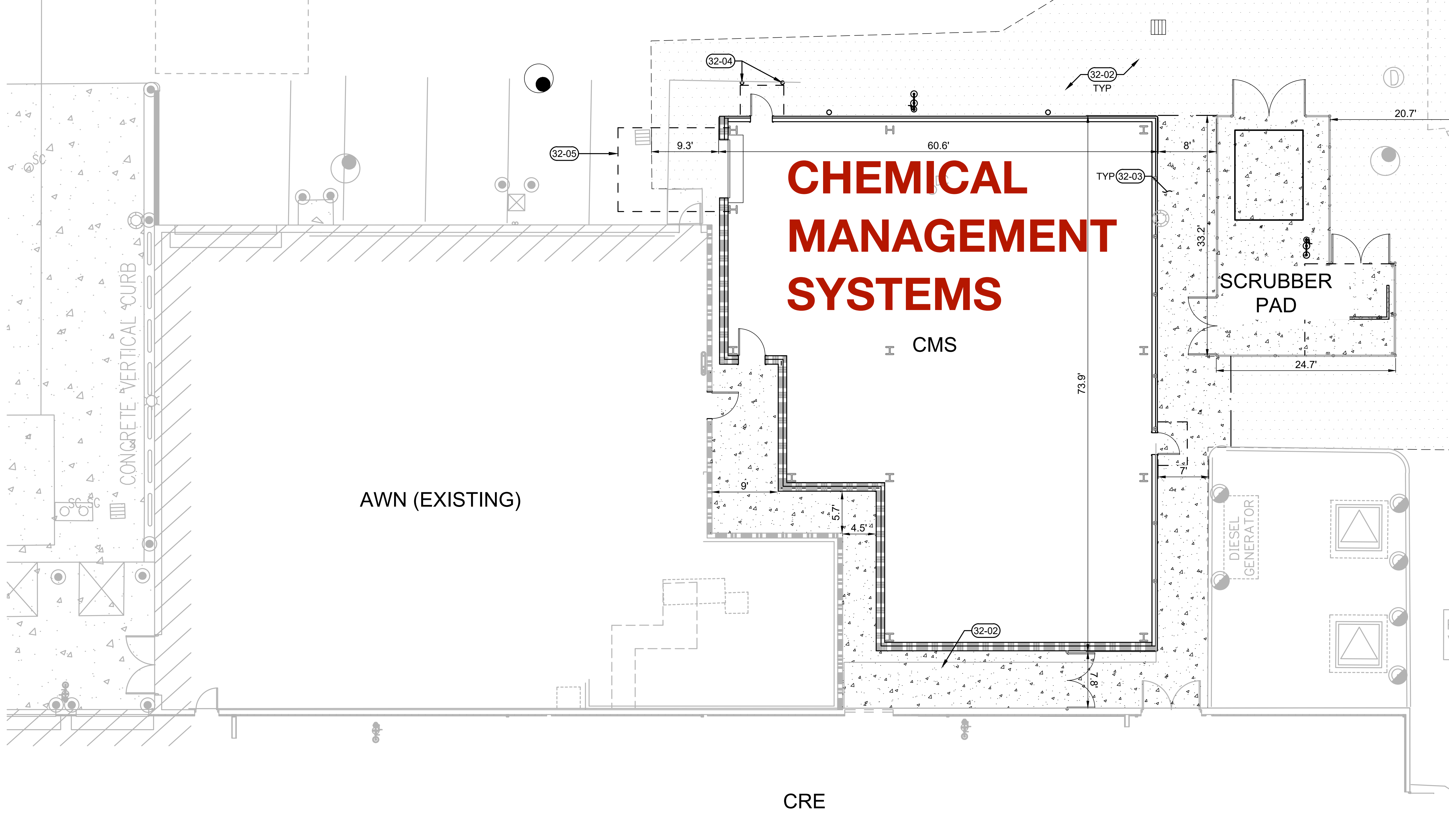
SCRUBBER  
PAD

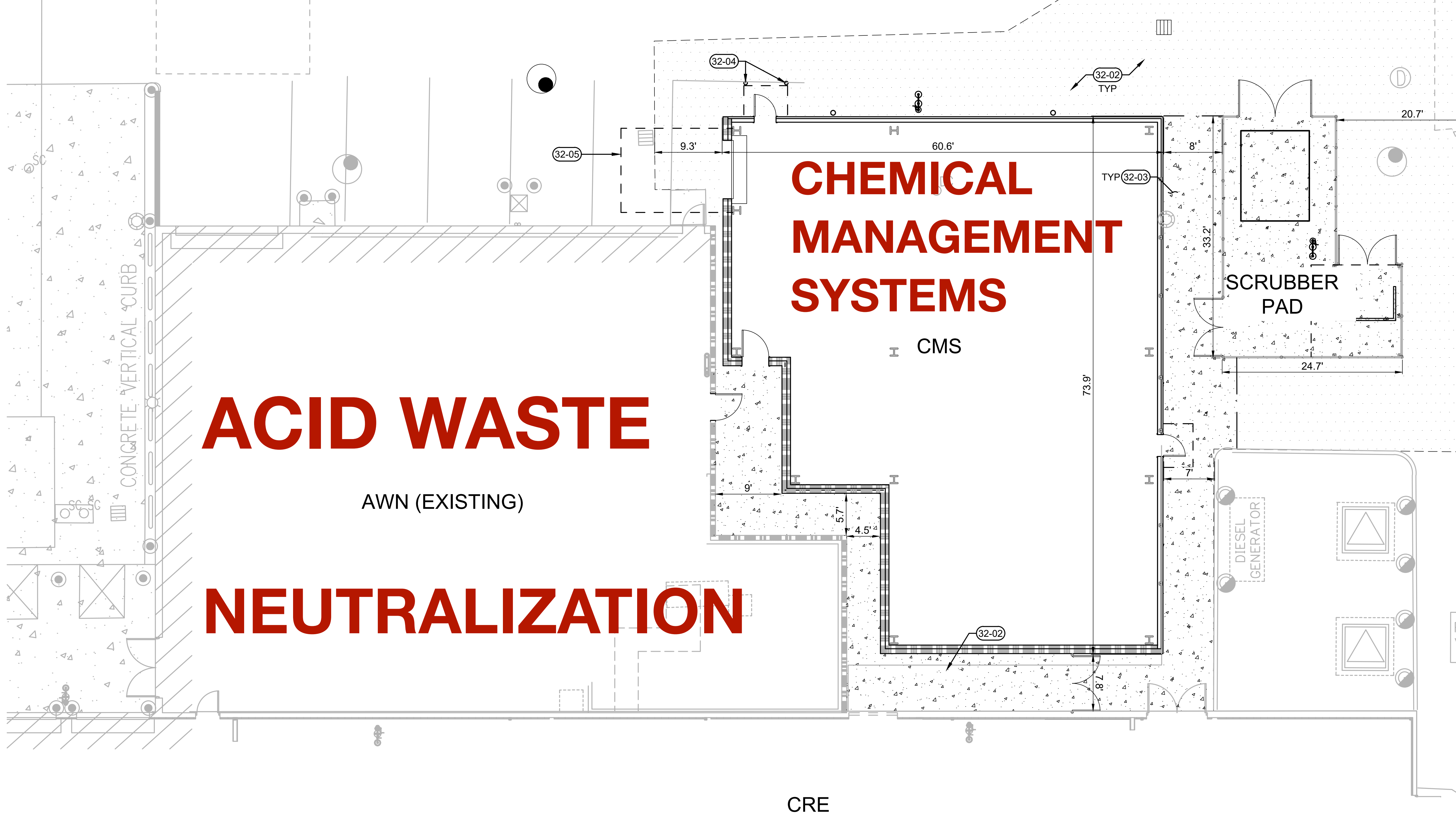
DIESEL  
GENERATOR

AWN (EXISTING)

CRE

CONCRETE VERTICAL CURB





# CHEMICAL MANAGEMENT SYSTEMS

# ACID WASTE

AWN (EXISTING)

# NEUTRALIZATION

CRE

# EHS

## **Extremely Hazardous Substances**

Specific chemicals identified by the United States EPA that can cause serious health effects or death from accidental releases

# Oregon State Fire Marshal

## Hazardous Substance Manager

### Community Right to Know (CR2K)

NITROGEN TRIFLUORIDE

NITROUS OXIDE

SODIUM HYDROXIDE

OCTAFLUOROCYCLOBUTANE

SODIUM CHLORIDE

PROPYLENE

PROPANE-1,2-DIOL

1,1-DICHLORO-2,2,2-

TRIFLUOROETHANE

SILANE

SULFUR HEXAFLUORIDE

TETRAFLUOROMETHANE

SULFURIC ACID

ISOPROPYL ALCOHOL

ACETYLENE

ACETYLENE, DISSOLVED IN ACETONE

AMMONIA

ARGON

ARGON, REFRIGERATED

DIFLUOROMETHANE

HALOCARBON R-23 (TRIFLUOROMETHANE)

HELIUM

HYDROGEN PEROXIDE

HYDROGEN

COPPER SULFATE

MAGNESIUM ITRATE

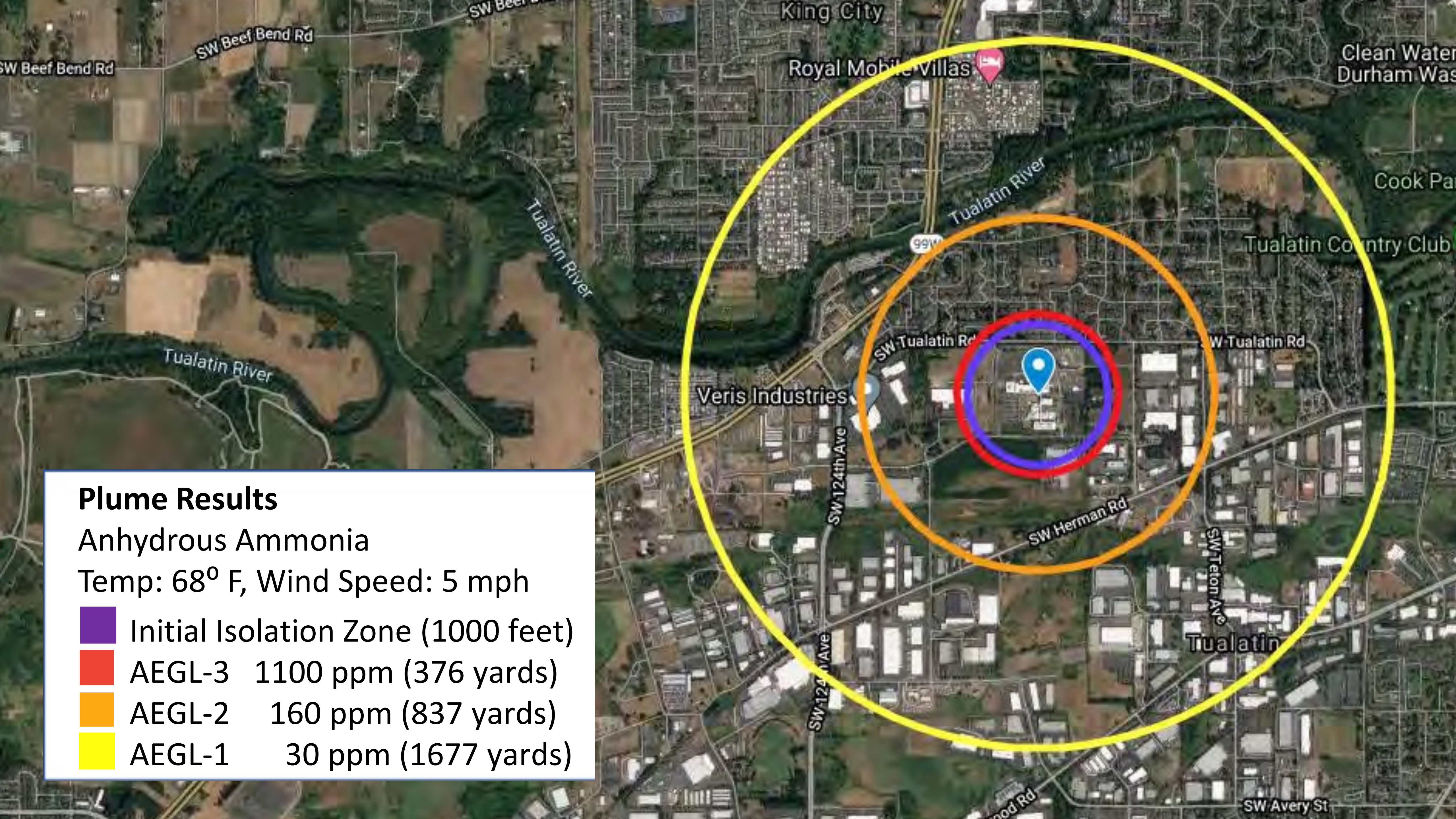
METHANE

## 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)

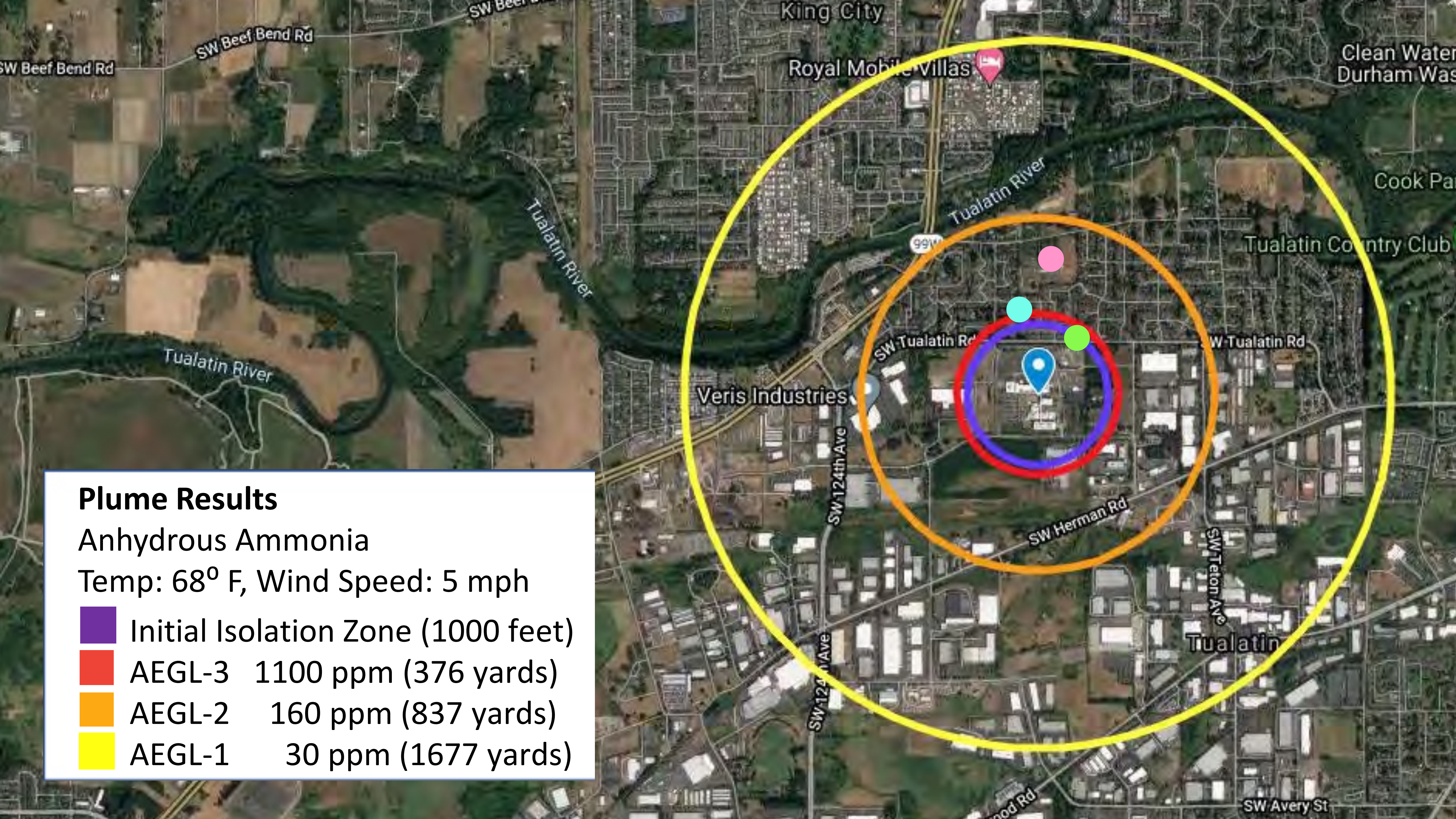


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# APPROVAL CRITERIA

## **TDC 63.058. - Dangerous Substances.**

All uses and development are prohibited from the storage, transfer, or processing of hazardous, toxic, or radioactive waste.

## **TDC 63.055. - Heat and Glare.**

(2) All uses and development may utilize exterior lighting, but the exterior lighting must be screened, baffled or directed away from residential planning districts.

## **TDC 63.051. - Noise.**

**All uses** and development must comply with the Oregon State Department of Environmental Quality standards relating to noise and the City of Tualatin noise ordinance in, TMC 6-14.

# NOISE



# NEXT STEPS