ATTACHMENT 7

STORMWATER MEMO

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MEMORANDUM

DATE:	March 19, 2026
TO:	**City of Tualatin**
FROM:	Nicole Burrell, PE
PROJECT NAME:	Lam Research Corp – Building B Cleanroom Expansion
PROJECT #:	2240285.00
SUBJECT:	**Stormwater Drainage Summary**

Lam Research Corporation wishes to expand existing Building B on their Tualatin, Oregon campus. The building expansion will be to the north where an asphalt truck circulation currently exists and will need a new scrubber yard for the associated mechanical equipment.

A campus-wide stormwater report has been written for all improvements associated with AR24-0002 and MAR25-0041 and updated for each new Water Quality permit, with project areas shown in Figure 1:

- WQ25-1904 – Building B Scrubber and Drainage:
  - Modification of existing impervious surfaces to facilitate drainage.
- WQ25-1923 – Building B NPO2 Tank Expansion:
  - Modification of existing impervious surfaces to create tank pad and offload area.
- WQ25-2001 – North Parking Expansion:
  - New parking lot expansion across the northern portion of campus.
  - New Pond E on acquired property west of main campus.
- WQ25-2359 – Building H:
  - New office building in location of existing parking lot.
- WQ26-0299 – Buildings T, U, and X:
  - New Lab building (Building X), new Central Utility Building (CUB; Building U), and new storage building (Building T) in location of existing parking lot.
  - New parking to the west of existing west driveway from Leveton Road on acquired property west of main campus.

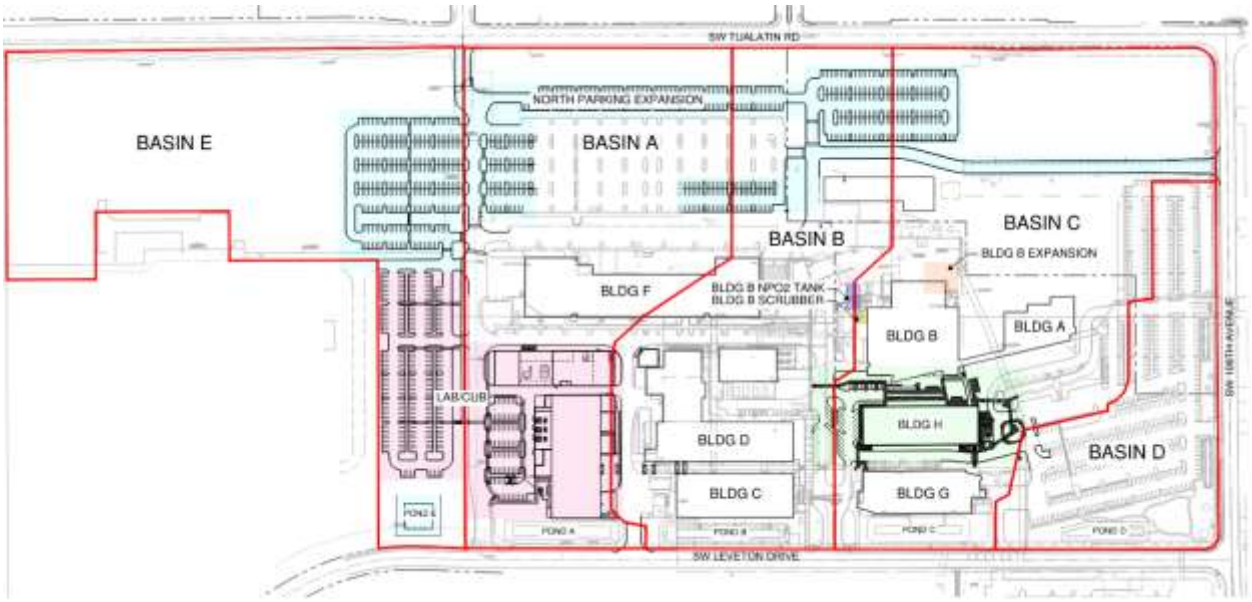

Figure 1: Campus Improvements

As shown in each report iteration for each new permit, the existing ponds on Lam's campus (Ponds A, B, C, and D) were constructed for full treatment of their respective drainage basins. The most recently designed Pond E has been sized for the known improvements to that particular drainage basin (parking lots associated with North Parking Expansion and Building X). Building B is in Drainage Basin C and is captured by Pond C.

Calculations for detention and hydromodification have been provided for each permit as well and take into account modified impervious areas creating a blended two-year pre-development flow rate. The blended flow rate associated with the relatively small anticipated size of 9,000 square feet (SF) of modified impervious area will be able to be accommodated within the campus's current stormwater management system and keep post-development rates below pre-development rates for the blended two-year, five-year, 10-year, and 25-year storm events. Detailed calculations will be provided at the time of permitting as a revision to the campus-wide storm report and the most recent flow summary, Figure 2, has been referenced here to show there is capacity for the project's modified impervious area in the existing system.

DETAINED RELEASE FLOW SUMMARY						
	Basin A	Basin B	Basin C	Basin D	Basin E	Total Site
Pre-Development Flow (cfs)						2-yr: 5.10 5-yr: 12.77 10-yr: 16.97 25-yr: 22.76
Post-Development Flow (cfs)	2-yr: 6.39 5-yr: 8.75 10-yr: 10.13 25-yr: 11.92	2-yr: 6.11 5-yr: 8.25 10-yr: 9.50 25-yr: 11.11	2-yr: 4.81 5-yr: 7.33 10-yr: 8.89 25-yr: 10.96	2-yr: 2.43 5-yr: 3.43 10-yr: 4.02 25-yr: 4.79	2-yr: 3.00 5-yr: 4.98 10-yr: 6.23 25-yr: 7.91	2-yr: 22.69 5-yr: 32.70 10-yr: 38.75 25-yr: 46.69
Detained Release Flow (cfs)	2-yr: 1.20 5-yr: 1.51 10-yr: 2.09 25-yr: 3.38	2-yr: 0.71 5-yr: 0.85 10-yr: 0.91 25-yr: 1.49	2-yr: 0.70 5-yr: 0.89 10-yr: 0.98 25-yr: 1.08	2-yr: 0.06 5-yr: 0.25 10-yr: 0.46 25-yr: 0.69	2-yr: 0.39 5-yr: 1.04 10-yr: 1.57 25-yr: 2.59	2-yr: 2.89 5-yr: 4.27 10-yr: 5.45 25-yr: 7.808

Figure 2: Detained Release Flow Summary from WQ26-0299 (revision date February 24, 2026) for reference only

The Building B Cleanroom Expansion project will reroute an existing underground stormwater drainage pipe outside of the proposed building expansion footprint. The pipe and all existing pipes in the system on campus have been sized for the 25-year storm event. Detailed calculations will be provided at the time of permitting as a revision to the campus-wide storm report.