

L.D. McFarland Site

Historic Operations and Contamination

L.D. McFarland is a seven-acre property located between SE Monroe St., SE 37th Ave. and the Union Pacific Railroad tracks in Milwaukie. McFarland operated a creosote pole treating plant at the site from the 1920s until 1953. Two notable creosote spills occurred on the site. Around 1937, a 10,000-gallon spill was reported from a railroad tank car. In 1951, vandals opened a valve on a creosote vat and released an estimated 10,000 gallons of creosote onto the ground.

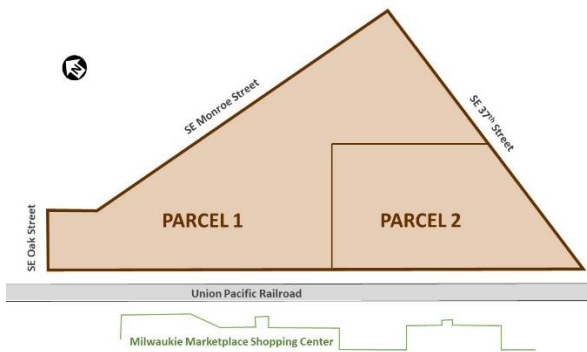
Workers encountered creosote during construction of the Milwaukie Marketplace shopping center on the other side of the railroad tracks in 1989.

Remediation History

The owner first entered into a Voluntary Agreement with the Oregon Department of Environmental Quality's cleanup program in 1991 following the discovery of creosote contamination along the site's southern boundary during construction of the Milwaukie Marketplace. This agreement required the owner to perform a remedial investigation and feasibility study. The remedial investigation was completed in 1996.

In 1998, McFarland did a preliminary removal of 1,645 cubic yards of the most heavily contaminated soil from the site while the feasibility study was being completed.

On Parcel 1 contaminant concentrations were below levels of concern. However, on Parcel 2, high levels of contaminants were found in areas where wood treating had previously occurred. Contaminants were not found at a level of concern in groundwater, but proximity to Milwaukie's water supply well necessitated regular monitoring.



In March 2001, based on the studies that had been conducted, DEQ issued a Record of Decision which evaluates different remedy options and selects the most appropriate one based on the evaluation criteria and an

eventual residential use for the site as indicated in the local zoning ordinance. The selected remedy included the following:

- Excavating contaminated soil on Parcel 1 and along the southern property line and placing it on Parcel 2.
- Soil placed on Parcel 2 was covered with a temporary cap until future development could provide a permanent cap.
- Long-term groundwater monitoring.
- Monitoring of the remedy.

In 2002, Parcel 1 was issued a No Further Action letter, which means that it is determined not to present a threat to public health, safety, welfare or the environment.

Future Development

Any future developer would be expected to maintain or improve existing protective features by using building foundations and other paved areas as a permanent cap.

Before any temporary remedy could be disturbed a developer would need to have in place a Contaminated Media Management Plan, which provides information needed to identify, properly manage and dispose of contaminated media. Deed restrictions may also be put in place for any additional site development.

DEQ will review any development plans to ensure the proper controls are in place to protect human health and the environment.

How to get more information

You can learn more and review many of the documents discussed in this fact sheet the DEQ site database: <https://go.usa.gov/xVTnx>. (Parcel 1 Site ID 3331; Parcel 2 Site ID 887)

If there are other questions you need answered, you can ask DEQ Project Manager, Jim Orr by calling 503-229-5039 or emailing orr.jim@deq.state.or.us.

Alternative formats

DEQ can provide documents in an alternate format or in a language other than English upon request. Call DEQ at 800-452-4011 or email deqinfo@deq.state.or.us



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