

General Site Information
ECSI File No. or LUST File No.: ECSI #6427
Site Name: SE Moores Site
Site Location (address, city, and/or county): 2405-2415 SE Moores Street, Milwaukie, Clackamas County, Oregon.
Latitude/Longitude: Lat. 45.4601° N. Long. 122.6382° W.
Current and Historical Site Use (gas station, dry cleaner, jet hangar, etc.)¹: Three residences were present at the site from at least 1914 through 1965. The current warehouse was constructed in the late 1960s. A number of companies have operated at the site, including Northwest Veterinary Supply at the 2415 address from 1970 to 1982, and Kempton's Vehicle Maintenance at the 2405 address from 1994 to 2018. Kempton's was followed by Tice Industries, an architectural hardware manufacturer. The 2415 address has been occupied by EMCO Mail, an electronic mail and print services company, since 2016.
Zoning: The site and all adjacent properties are zoned Mixed Use – Tacoma Station Area (MUTSA) by the City of Milwaukie. The zoning allows for a wide variety of uses, including housing, commercial- and service-related office uses, and light industrial uses. The site and adjacent properties are currently in commercial and light industrial use.
Site² Features: The 0.87-acre site is bordered on the north by the Springwater Corridor, a regional bicycle and pedestrian pathway. An oil/water separator was present in a paved area on the west side of the on-site warehouse, along with two 10-foot deep drywells that receive stormwater runoff from the warehouse roof.
Chemicals of Interest³: Gasoline, diesel, heavy oils, and petroleum constituents including polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs).

¹ Include contaminant management, treatment, storage or disposal and areas where a release may have occurred. Historical sources should be identified using sources of information which help in identifying current or past uses or occupants of a site including aerial photographs, fire insurance maps, property tax files, recorded land title records, United States Geological Survey (USGS) 7.5 minute topographic maps, local street directories, building department records, zoning or land use records. Any previous site assessments, environmental assessments or studies should be summarized

² Facility or Site (OAR 340-122-0115(26)) means any building, structure, installation, equipment, pipe or pipeline including any pipe into a sewer or publicly owned treatment works, well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, above ground tank, underground storage tank, motor vehicle, rolling stock, aircraft, or any site or area where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise come to be located and where a release has occurred or where there is a threat of a release, but does not include any consumer product in consumer use or any vessel.

³ A COI list should include chemicals that are detected or are suspected to be present based on historical and current operations. For Stage 1, the site-specific history of hazardous substance uses and releases is usually the source of potential chemical information. Identify hazardous substances that have the potential to bioaccumulate in Section C2 of Attachment 1.

Site Conditions – Provide Approximate Areas (acreage or square feet)

These habitats may occur in a range of natural and protected areas, including parks and green space found within urban areas. More information and habitat classification can be found at:

<https://oregonexplorer.info/content/classification-wildlife-habitats>

Site Adjacent to Site

_____ ☐ **Terrestrial Open Habitat / Grasslands:** Dominated by short to medium-tall grasses, low to medium shrubs, or bare soil.

_____ ☐ **Forest or Woodland Habitats:** Woodlands (maple, alder, aspen), conifer forest (Douglas fir, hemlock, cedar, spruce), mixed-woodland, juniper, pine (ponderosa, lodgepole).

_____ ☒ **Wetland⁴:** May be either tidal or non-tidal wetlands with emergent herbaceous plants.

Wetlands are present in the Roswell Pond Open Space (a stormwater drainage area 0.1 miles east of the site) and along Johnson Creek, which flows from east to west approximately 0.2 miles north, northwest, and east of the site. The extent and type of wetlands do not appear to have been inventoried.

_____ ☒ **Riparian Zone:** Patches or linear strips of land adjacent to waterbodies (rivers, streams) or on nearby floodplains and terraces. May be impacted by periodic riverine flooding or perennial flowing water. May or may not contain wetlands.

Riparian zones are present in the Roswell Pond Open Space east of the site and along Johnson Creek north and west of the site.

_____ ☒ **Aquatic Open Water:** Ponds, lakes, reservoirs, rivers, creeks, streams, bays, estuaries, and nearshore marine and intertidal.

An unnamed creek runs north and east from the Roswell Pond Open Space.

Johnson Creek flows from east to west approximately 0.2 miles north, northwest, and west of the site.

Crystal Springs Creek flows from north to south and discharges to Johnson Creek approximately 0.2 miles northwest of the site.

_____ ☒ ☒ **Impermeable Surface:** Pavement, structures.

The 0.87-acre site is covered in impermeable surfaces (a warehouse and paved parking area). Light industrial areas extend east, south, and west of the site, and are present to the north across the Springwater Corridor.

Documentation

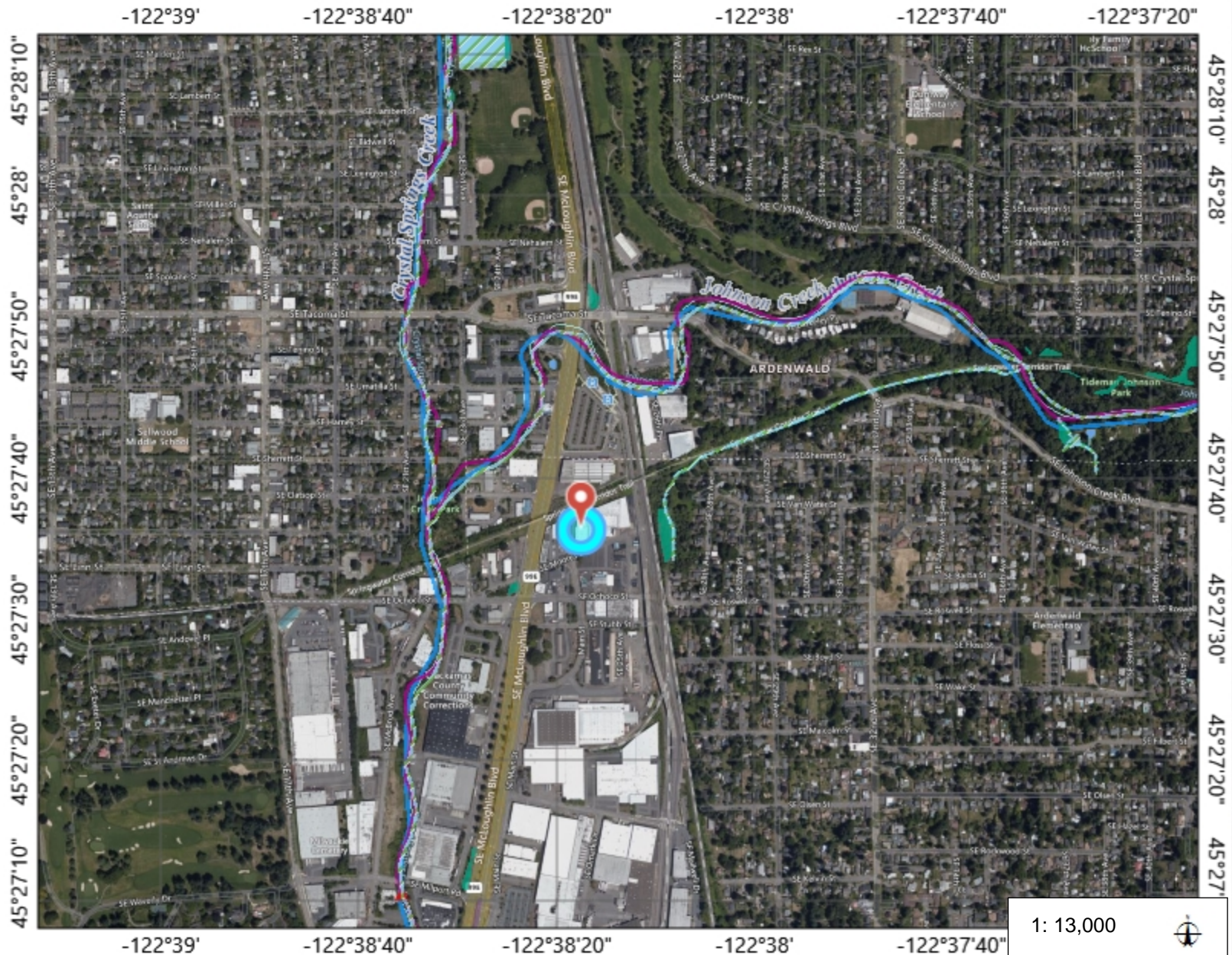
- Aerial Site Vicinity Map(s) identifying zoning and Site features. Include topographic map.
- Summarize known or potential contaminated soil, groundwater, migration pathways.
- Figure illustrating source/release areas, sample locations, estimated areas of contamination, and surface features such as pavement, stormwater catch basins/drainage system including outfalls, dry wells or stormwater swales.
- Aerial Map showing habitat types described above both within and adjacent to the Site by at least 1/4 mile from Site boundary. Definitions and tools⁴ for identifying wetlands include:
<https://www.oregon.gov/dsl/WW/Pages/Inventories.aspx>
http://tools.oregonexplorer.info/oe_map_viewer_2_0/viewer.html?Viewer=orwap
National Wetlands Inventory: <https://www.fws.gov/wetlands/Data/Mapper.html>

Checklist Completed By: Kevin Dana

(name and title/expertise) Cleanup Project Manager

Date: 2/8/2021

⁴ Information shown on the Local Wetland Inventory maps is for planning purposes only, as wetland information is subject to change. There may be unmapped wetland and waters subject to regulation and all wetlands and waters boundary mapping is approximate. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters.



Legend

- County Boundaries (2015)
- LWI Probable Wetland Points
- LWI Streams
- ▨ LWI Probable Wetland Polygons
- ▨ LWI Wetlands
- ▨ LWI Study Area
- ▨ National Wetland Inventory (2019)
- More Oregon Wetlands (2019)
- Oregon's Greatest Wetlands
 - ▨ Restoration Consideration Area
 - ▨ Wetland Region
 - ▨ Wetland or Wetland Complex
- Wetlands in Oregon
- Point
 - Dam/Weir
 - Other
- Point Event
 - Dam
 - ▲ Gaging Station
 - ◆ Divergence Structure
 - Other
- Flowline - Large Scale
 - Perennial
 - Intermittent
 - Ephemeral
 - Artificial Path
 - Canal Ditch
 - Coastline
 - Connector
 - Pipeline
 - Underground Conduit

1: 13,000



0.4 0 0.21 0.4 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes

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