



# Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region

4026 Fairview Industrial Dr SE

Salem, OR 97302

(503) 378-8240

June 7, 2018

Karl Ivanov  
I&E Construction  
9550 SE Clackamas Road  
Clackamas, OR 97015

RE: Partial No Further Action Determination  
Northstar Development Site, Eastern Property  
Tax Lots 200, 701 and 1000

ECSI #6036

Dear Mr. Ivanov:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information including the December 13, 2017 report entitled ***Removal of Dieldrin-Contaminated Soils North Star Development – Phase I***, submitted to DEQ on your behalf by Anderson Geological, Inc. The report summarizes the removal of dieldrin-contaminated soils and completion of the cleanup activities on tax lots 200, 701, and 1000 on the eastern portion of the Northstar Development property. The Northstar Development site is located at 4985 Kale St. NE in Salem, on Marion County Map 062W32C and includes tax lots 200, 701, 600, 900 and 1000.

DEQ has determined that remedial action to address environmental contamination on tax lots 200, 701, and 1000 at the Northstar Development site is complete, and no further action (NFA) is required. The NFA applies to all of tax lots 701 and 1000 and the southern portion of tax lot 200 where cleanup was completed (Eastern Property – Figure 1). The legal description and map in Figure 2 describe the applicable NFA area and the Eastern Property boundary. This determination is based on the DEQ regulations and the facts as we now understand them including, but not limited to the following:

- The site was farmed from the 1890's through late 2016. The property is now vacant and I&E Construction plans to develop the property into a single and multi-family residential community.
- Dieldrin contamination resulting from past agriculture practices was found in shallow soils across much of the site at concentrations above DEQ's risk based concentration (RBC) for residential use.
- I&E conducted cleanup activities on the Eastern Property in August and September 2017. Approximately 55,000 tons of dieldrin-contaminated soil was removed from tax lots 701, 1000 and the southern part of tax lot 200. The cleanup on the Eastern Property is complete.
- The contaminated soil was temporarily stockpiled on the west side of the site on tax lot 900. The soil will be loaded and transported by truck this summer to an approved farm reuse site located at 6848 Windsor Island Road N in Salem.
- There are no drinking water wells on the property. The future development will be serviced with municipal water from the City of Salem.
- The site and much of the surrounding area is zoned for single and multi-family use. Two properties directly north are zoned Urban Transitional use and are occupied by a farm and nursery.

- Remaining contamination on the Eastern Property is below the acceptable risk based concentrations for current and future uses of the site and surrounding area.

Based on the available information, the Eastern Property of the Northstar Development site is currently protective of public health and the environment. The Eastern Property requires no further action under the Oregon Environmental Cleanup Law, ORS 465.200 et seq. unless new or previously undisclosed information becomes available, there are changes in site development or land and water uses, or more contamination is discovered. DEQ will update the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

This letter only applies to the Eastern Property as described in attached Figures 1 and 2. If any contaminated soil or groundwater is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the staff memo supporting this No Further Action decision can be viewed at <http://www.deq.state.or.us/lq/ECSI/ecsiquery.asp> (enter site ID 6036). DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. For questions, please contact Nancy Sawka at 503-378-5075, or via email at [sawka.nancy@deq.state.or.us](mailto:sawka.nancy@deq.state.or.us).

Sincerely,



Michael E. Kucinski, Manager  
Western Region Cleanup and Emergency Response

Attachment: Figures 1 and 2  
Staff Report

cc: Bruce Scherzinger (electronic)  
Nitin Joshi, Environmental Services Manager, City of Salem, Public Works Dept., 1410 20<sup>th</sup> St.  
SE, Building #2, Salem, OR 97302  
ECSI File #6036