

## May 2018 Update Northstar Development



State of Oregon  
Department of  
Environmental  
Quality

### What's Happening

In the next few weeks, soil that has been stockpiled at the Northstar Development site will be transported off site and additional excavation work will begin. The excavation of dieldrin-contaminated soil from the eastern portion of the property at 4985 Kale Street NE, Salem has been completed. This Fact Sheet provides an update on the project and a schedule for future work on the western portion of the property and the transport of contaminated soil off site.

### Background

The Oregon Department of Environmental Quality approved a final cleanup action for the Northstar Development site in November 2017. I&E Construction is redeveloping 149 acres of former farmland, into a residential community called Northstar. The pesticide dieldrin was found in shallow soils (0 to 30 inches) over much of the site. Dieldrin was detected at concentrations above DEQ's risk level of 0.034 milligrams per kilogram (mg/kg) for residential ingestion, skin contact and inhalation. A cleanup plan was developed to remove the contaminated soil and make the site ready for residential use. The approved plan includes:

- Excavating and removing soil exceeding the residential cleanup goal of 0.034 mg/kg for dieldrin.
- Transporting, placing and reusing the soil in two abandoned gravel pits on a farm at 6848 Windsor Island Road north of Keizer.

DEQ approved the reuse of the soil on the farm site through a DEQ Solid Waste Permit Exemption. While the dieldrin levels are slightly above residential risk levels, they are below occupational levels and should be safe for farm use. Additionally, the soil will be covered with three feet of cleaner fill, which will reduce the chances of direct contact to workers and food crops.

DEQ is also requiring:

- I&E construction obtain floodplain and wetland permits for the southern quarry before placing any dirt there.
- A deed notice on the farm to document the location of the transported soil and restrict residential use in the reuse area.
- Implementation of a dust monitoring and control plan during soil cleanup work.
- A spill prevention plan before transporting any contaminated soil offsite.

### East Property Cleanup Complete

DEQ allowed I&E Construction to start soil cleanup and excavation work on the east property (Figure 1) in August 2017. The work was completed in September 2017. None of this soil was taken off-site. It was stockpiled on the west property until approval of the final cleanup. I&E followed an approved dust control and monitoring plan during soil excavation and removal. A Certified Industrial Hygienist oversaw air monitoring for dust and dieldrin during the first two weeks of work. Dieldrin levels in the dust were below DEQ's residential inhalation risk levels.



Figure 1 – Northstar Development Site

Dieldrin in soil samples from the completed excavations were below the cleanup goal of 0.034 mg/kg.

### No Further Action Proposed for the East Property

I&E has requested a No Further Action determination for the east property where soil cleanup has been completed. The determination will enable the construction of new homes on this part of the site. DEQ issues a No Further Action determination for a site when cleanup goals have been met. The cleanup goals have been met on the east property by the removal of contaminated soils that had dieldrin at concentrations above the residential risk level of 0.034 mg/kg. DEQ is recommending issuance of a No Further Action determination for the east property only. DEQ is taking questions and comments on the proposed NFA until June 7, 2018. Contact information on where to direct any questions or comments is provided at the end of this Fact Sheet.

### Western Region Environmental Cleanup Program

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[www.oregon.gov/DEQ](http://www.oregon.gov/DEQ)

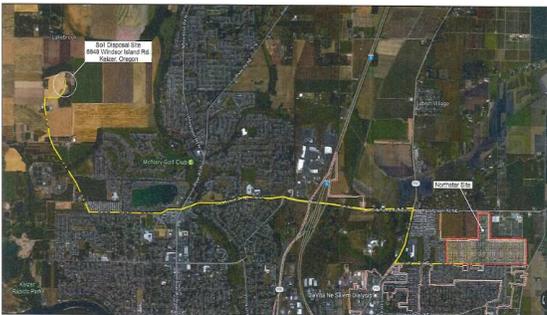
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maintaining and enhancing  
the quality of Oregon's air,  
land and water.*

## Spring and Summer Work 2018

I&E completed a spill prevention plan in preparation for offsite soil transport. The plan was submitted to DEQ and the City of Keizer in April 2018. The schedule for soil transport and work on the west property includes:

- Mid-May 2018: Preparation for soil loading and offsite transport.
- Mid/late May 2018 through November 2018: Transport of stockpiled soil to farm reuse site. About 50-75 trucks loads per day will be transported from the Northstar site to the farm site between the hours of 7 a.m. and 6 p.m.
- June-October 2018: Begin soil cleanup and removal work on the west side of the property and work on infrastructure for the west side area.
- October – November 2018: Hydro seed and winterize the site.
- November 2018: Final soil cleanup report.

I&E is required to follow the dust control and monitoring plan during site work. Trucks will be cleaned and the soil covered prior to leaving the site. DEQ will be onsite during the start of the project and periodically for the duration to monitor progress and the effectiveness of the plan. Soil will only be used to infill the northern quarry. Approval for soil reuse in the southern quarry is pending completion of appropriate permits.



Transport route, Northstar to Windsor Island farm site

## Update on South Quarry

I&E has applied for wetland and floodplain permits for filling in the southern quarry. I&E anticipates the receipt of a wetland permit by the Oregon Division of State Lands in late May 2018 and a flood plain development permit from Marion County sometime in August 2018. I&E can start infilling the southern quarry once these permits are issued.



Windsor Island farm quarries

## Project Changes

Any changes to the approved cleanup requires review and approval by DEQ. The developer has recently requested that an urban residential soil cleanup goal be allowed for the west boundary of the property (Figure 1) which is planned for multi-family apartments. DEQ's urban residential soil risk level is 0.085 mg/kg while the residential risk level is 0.034 mg/kg. The residential cleanup level applies primarily to single-family homes with yards and gardens. DEQ will likely approve the change since the urban residential level is more appropriate for apartments and multi-family use. DEQ will post a final notice on its decision in the next several weeks.

## For More Information, Comments or Questions

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Please direct any comments or questions on the No Further Action for the East Property, to Nancy Sawka by June 7, 2018.

Updated information and pertinent documents including the Record of Decision and the No Further Action Determination Staff Report are located under "Northstar" on DEQ's project website at: <http://www.oregon.gov/deq/Programs/Pages/projects.aspx>.

## Alternative formats

Documents can be provided upon request in an alternate format for individuals with disabilities or in a language other than English for people with limited English skills. To request a document in another format or language, call DEQ in Portland at 503-229-5696, or toll-free in Oregon at 800-452-4011, ext. 5696; or email [deqinfo@deq.state.or.us](mailto:deqinfo@deq.state.or.us).