

Northstar Development Site Partial No Further Action for Central Property



State of Oregon
Department of
Environmental
Quality

What's happening

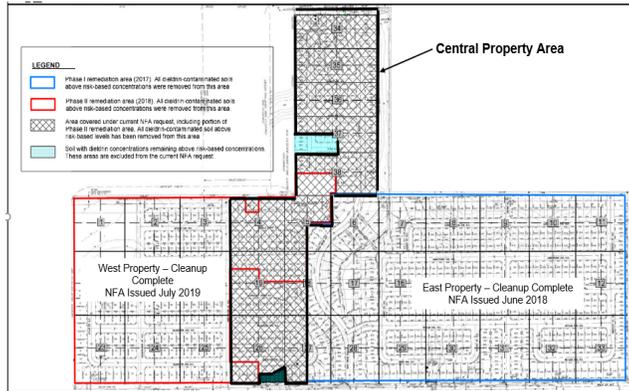


Figure 1. Central Property – Cross Hatched Area Outlined in Black (Anderson Geological)

Cleanup of the central portion of the Northstar Development site is finished and the Oregon Department of Environmental Quality plans to issue a Partial No Further Action for this part of the property (Central Property). Almost all contaminated soil has been removed from the 150-acre site. Only about 1.25 acres still requires cleanup including a 1 acre area on the north central part of the site and a quarter acre area on the south central part of the site. Once all dieldrin-contaminated soil is removed from the property, DEQ can issue a final No Further Action determination for the entire site.

Background

The Northstar Development site is located at 4985 Kale Street in Salem, Oregon. DEQ approved a final cleanup action for the site in November 2017. I&E Construction is redeveloping the former farmland, into a residential community. The pesticide dieldrin was found in shallow soils (up to 30 inches) over much of the site. Dieldrin was detected at concentrations above DEQ's risk level of 0.034 milligrams per kilogram for residential and 0.085 milligrams per kilogram for urban residential uses including ingestion, skin contact and inhalation. A cleanup plan was developed to remove the contaminated soil and make the site ready for residential and urban residential use. The approved plan includes:

- Excavating and removing soil exceeding the residential cleanup goal of 0.034 milligrams per kilogram for dieldrin in single-family development areas.
- Excavating and removing soil exceeding the urban residential cleanup goal of 0.085 milligrams per kilogram in multi-family development areas.

DEQ approved the reuse of the soil on a farm at 6848 Windsor Island Road north of Keizer through a DEQ Solid Waste Permit Exemption. The soil is being used to infill two abandoned gravel pits. While the dieldrin levels are slightly above residential and/or urban residential risk levels, they are below occupational levels and are safe for farm use.

Cleanup of the development's East Property and West Property was completed in September 2017 and October 2018, respectively. DEQ issued Partial No Further Action determinations for these parts of the site in June 2018 and July 2019, respectively. The Eastern Property has been subdivided into single-family home parcels that are currently under construction or for sale. The West Property is currently being prepped for construction of multi- and single-family residences.

Soil cleanup and Partial No Further Action for Central Property

I&E requested a Partial No Further Action Determination for the cleanup of the Central Property so that development of this area could begin. The Central Property includes the eastern two thirds of Tax Lot 900, excluding a small area in the southeast corner of cell 26 and the northern part of Tax Lot 200, excluding the southwest corner of cell 37. The Central Property is the cross hatched area outlined in black on Figure 1.

Western Region Environmental Cleanup Program

4026 Fairview Industrial Dr
Salem, OR 97202
Phone: 503-378-5075
800-735-2900
Fax: 503-373-7944
Contact: Nancy Sawka
www.oregon.gov/DEQ

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Approximately 51,585 cubic yards of dieldrin-contaminated soils were excavated and removed from the Central Property between June and October 2019. The soil is currently stockpiled onsite in the southwest corner of cell 37 awaiting offsite transport and reuse at the farm property. All soil with dieldrin concentrations above 0.034 milligrams per kilogram were removed from the Central Property. DEQ plans to issue a Partial No Further Action determination for this part of the property since the cleanup goals have been met.

Next steps

Only two small areas of contamination remain on the property. One is located on the north part of Tax Lot 200 in the southwest corner of cell 37 and is highlighted in light blue on Figure 1. This area currently contains the remaining stockpiled contaminated soil. The other area is in the southeast corner of cell 25 around a drainage ditch and is highlighted in black. Cleanup of these two remaining areas and the transport of the stockpiled contaminated soil to the farm site is expected to be complete by the end of January 2020. Once the cleanup is finished, DEQ plans to issue a final No Further Action determination for the entire property.

Questions or comments

DEQ is accepting questions on the Partial No Further Action determination for the Central Property through Jan. 30, 2020. Contact information on where to direct any questions is provided at the end of this fact sheet.

For information or questions contact

Nancy Sawka, Project Manager
Western Region DEQ
503-378-5075
Sawka.nancy@deq.state.or.us

Please direct any comments or questions on the Partial No Further Action for the Central Property, to Nancy Sawka by 5 p.m., Jan. 30, 2020.

Updated information and pertinent documents including the Record of Decision and the Partial 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

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.