



# Oregon

Kate Brown, Governor

Department of Environmental Quality  
Western Region  
4026 Fairview Industrial Dr SE  
Salem, OR 97302  
(503) 378-8240

February 11, 2020

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

RE: Partial No Further Action Determination  
Northstar Development Site, Central Property  
Tax Lots 200 and 900  
ECSI #6036

Dear Mr. Ivanov:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information including the December 9, 2019 report entitled *Removal of Dieldrin Contaminated Soils, North Star Development – Phase III Remediation Area*, 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 Central Property including most of tax lot 200 and the eastern part of tax lot 900 of the Northstar Development site. The cleanup was conducted in accordance with DEQ's November 2017 Record of Decision and approved Remedial Action Work Plans. 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 the Central Property of the Northstar Development site is complete, and no further action (NFA) is required. This NFA applies only to the Central Property which includes all of tax lot 200 except the southeast corner of cell 37 and the eastern part of tax lot 900 including all or parts of cells 4, 5 18, 19, 26 and 27 as shown on Figure 1. A legal description and survey map describing the applicable area is shown in Exhibits A and B. 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. I&E Construction is developing the former farmland 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 and urban residential use.
- I&E completed cleanup activities on the Central Property in October 2019. The cleanup included the removal of dieldrin-contaminated soil above the residential risk level of 0.034 milligram per kilogram (mg/kg).
- Approximately 51,585 cubic yards of dieldrin-contaminated soil was removed from tax lot 200 and 900.
- The contaminated soil was temporarily stockpiled onsite pending transport to the 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 Central Property is below the acceptable risk based concentrations for current and future uses of the site area.

Based on the available information, cleanup of dieldrin-contaminated soil on the Central Property of the Northstar Development site is complete and this area of the site is now protective of public health and the environment. The Central 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 applies only to the Central Property as described in attached Figure 1 and Exhibits A and B. If any contaminated soil is encountered on the property 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 Partial 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 Environmental Cleanup and Emergency Response

Attachment: Figure 1  
Exhibits A and B  
Staff Report

cc: Bruce Scherzinger, DEQ Salem (electronic)  
Nitin Joshi, Environmental Services Manager, City of Salem, Public Works Dept., 1410 20<sup>th</sup> St. SE, Building #2, Salem, OR 97302  
Michael Marr, Construction Inspector, City of Salem, Public Works Dept., 555 Liberty St. SE, Room 325 Salem, OR 97301-3513  
Brandon Reich, Senior Planner, Marion County Public Works Dept., 5155 Silverton Rd NE, Salem, OR 97305  
Elizabeth Sagmiller, Environmental and Technical Division Manager, City of Keizer, PO Box 21000, Keizer, OR 97307  
ECSI File #6036

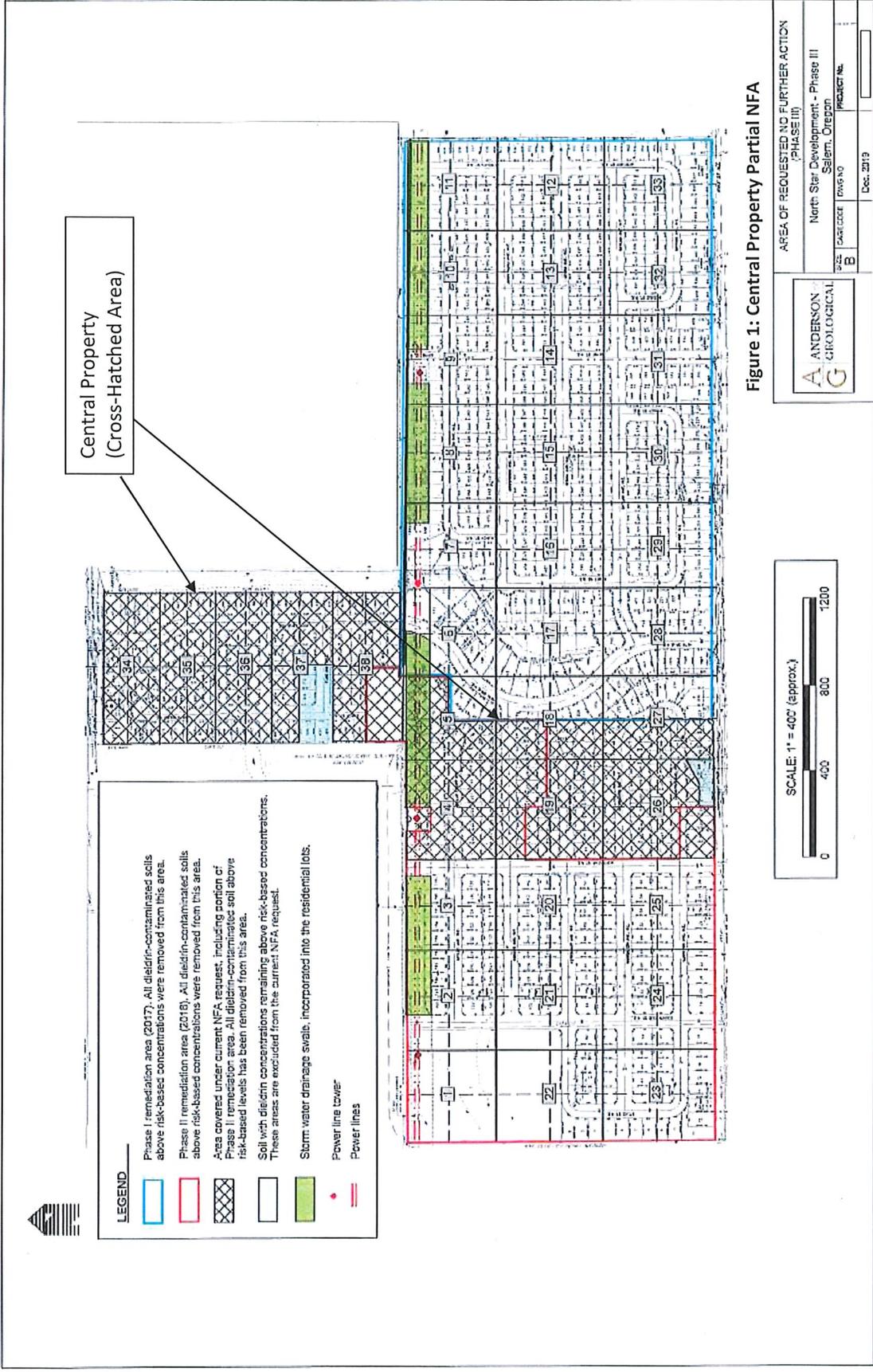


Figure 1: Central Property Partial NFA



## EXHIBIT A

BEGINNING AT A 5/8" IRON ROD ON THE WEST LINE OF LOT 279, NORTHSTAR PHASE 3, AS RECORDED IN BOOK 48, PAGE 45 BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG THE WEST LINE OF SAID LOT NORTH 00°11'56" WEST 1317.46 FEET TO A 5/8" IRON ROD AT THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE NORTH LINE OF SAID LOT FOR THE FOLLOWING 5 CALLS, NORTH 89°13'32" EAST 184.24 FEET TO A 5/8" IRON ROD; SOUTH 87°24'00" EAST 197.18 FEET TO A 5/8" IRON ROD; NORTH 89°15'42" EAST 65.62 FEET TO A 5/8" IRON ROD; SOUTH 48°45'05" EAST 44.14 FEET TO A 5/8" IRON ROD; NORTH 89°15'42" EAST 160.90 FEET TO A 5/8" IRON ROD AT THE MOST NORTHERLY NORTH EAST CORNER OF SAID LOT; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 00°11'57" EAST 1292.08 FEET TO A 5/8" IRON ROD; THENCE NORTH 90°00'00" WEST 359.48 FEET; THENCE SOUTH 00°11'46" EAST 183.36 FEET; THENCE NORTH 89°50'56" WEST 184.71 FEET; THENCE SOUTH 00°11'30" 1121.99 FEET TO THE NORTH RIGHT OF WAY LINE OF KALE STREET NORTHEAST; THENCE ALONG THE SAID RIGHT OF WAY LINE SOUTH 89°21'20" WEST 590.04 FEET; THENCE NORTH 00°03'16" WEST 1316.72 FEET TO SOUTHERLY LINE OF TRACT OF LAND DESCRIBED IN REEL 1500, PAGE 155, MARION COUNTY DEED RECORDS; THENCE ALONG SAID SOUTH LINE AND ITS EXTENSION NORTH 89°45'46" EAST 490.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.85 ACRES MORE OR LESS.

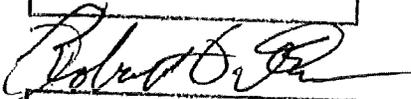
SAVE AND EXCEPT:

COMMENCING AT A 5/8" IRON ROD ON THE WEST LINE OF LOT 279, NORTHSTAR PHASE 3, AS RECORDED IN BOOK 48, PAGE 45 BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE ALONG HE WEST LINE OF SAID LOT NORTH 00°11'56" WEST 312.42 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°51'39" EAST 328.74 FEET; THENCE NORTH 01°03'18" WEST 135.92 FEET; THENCE NORTH 89°33'17" WEST 326.73 FEET TO THE WEST LINE OF SAID LOT; THENCE ALONG SAID WEST LINE SOUTH 00°11'56" WEST 139.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.03 ACRES MORE OR LESS.

SAVE AND EXCEPT:

COMMENCING AT A 5/8" IRON ROD ON THE WEST LINE OF LOT 279, NORTHSTAR PHASE 3, AS RECORDED IN BOOK 48, PAGE 45 BOOK OF TOWN PLATS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 2 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON; THENCE SOUTH 00°11'56" EAST 1313.21 FEET TO THE NORTH RIGHT OF WAY LINE OF KALE STREET NORTHEAST; THENCE ALONG SAID WAY LINE SOUTH 89°21'20" WEST 77.09 FEET TO TRUE THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST 121.18 FEET; THENCE SOUTH 60°05'09" WEST 116.76 FEET; THENCE NORTH 90°00'00" WEST 100.37 FEET; THENCE SOUTH 00°00'00" EAST 65.22 FEET TO SAID RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°21'20" EAST 201.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,865 SQUARE FEET MORE OR LESS.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6/30/2021

EXHIBIT B

HAZEL GREEN RD. NE

N89°13'32"E  
184.24'

N89°15'42"E  
65.62' N89°15'42"E  
160.90'

S87°24'00"E  
197.18'

S48°45'05"E  
44.14'



1" = 300'  
11/14/2019  
#6610

REEL 1500, PAGE 155

N89°45'46"E 490.25'

N00°11'56"W 1317.46'

N89°33'17"W  
326.73'

139.24'

N01°03'18"W  
135.92'

N89°51'39"E  
328.74'

312.42'

S00°11'57"E 1292.08'

N90°00'00"W

N90°11'46"E  
359.48'  
S00°11'46"E  
183.36'

N89°50'56"W  
184.71'

BEGINNING POINT

LOT 279  
NORTHSTAR PHASE 3  
BOOK 48 PAGE 45

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N00°03'16"W 1316.72'

S00°11'56"E 1313.21'

S00°11'30"E 1121.99'

S60°05'09"W  
116.76'

N90°00'00"W  
100.37'

N00°00'00"E  
121.18'

S00°00'00"E  
65.22'

77.09'

KALE ST. NE

201.59'

S89°21'20"W 590.04'

