



# Oregon

Kate Brown, Governor

Department of Environmental Quality

Western Region

4026 Fairview Industrial Dr SE

Salem, OR 97302

(503) 378-8240

August 6, 2019

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

RE: Partial No Further Action Determination  
Northstar Development Site, Western Property  
Tax Lots 800 and 900  
ECSI #6036

Dear Mr. Ivanov:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information including the May 1, 2019 report entitled ***Removal of Dieldrin Contaminated Soils, North Star Development – Phase II 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 all of tax lot 800 and the western third of tax lot 900 of the Northstar Development property. 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 tax lot 800 and the western part of 900 (Western Property) of the Northstar Development site is complete, and no further action (NFA) is required. This NFA applies only to the Western Property outlined on Figure 1. A legal description and survey map describing the applicable area is shown in Figures 2 and 3. 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 is developing 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 and urban residential use.
- I&E completed cleanup activities on the Western Property between August and October 2018. The cleanup included the removal of dieldrin-contaminated soil above the residential risk level of 0.034 milligram per kilogram (mg/kg) from areas planned for single family home development and above the urban residential risk level of 0.085 mg/kg from areas planned for apartments.
- Approximately 70,500 tons of dieldrin-contaminated soil was removed from tax lots 800 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 Western 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 Western Property of the Northstar Development site is complete and this area of the site is now protective of public health and the environment. The Western 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 Western Property as described in attached Figures 1, 2 and 3. 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 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).

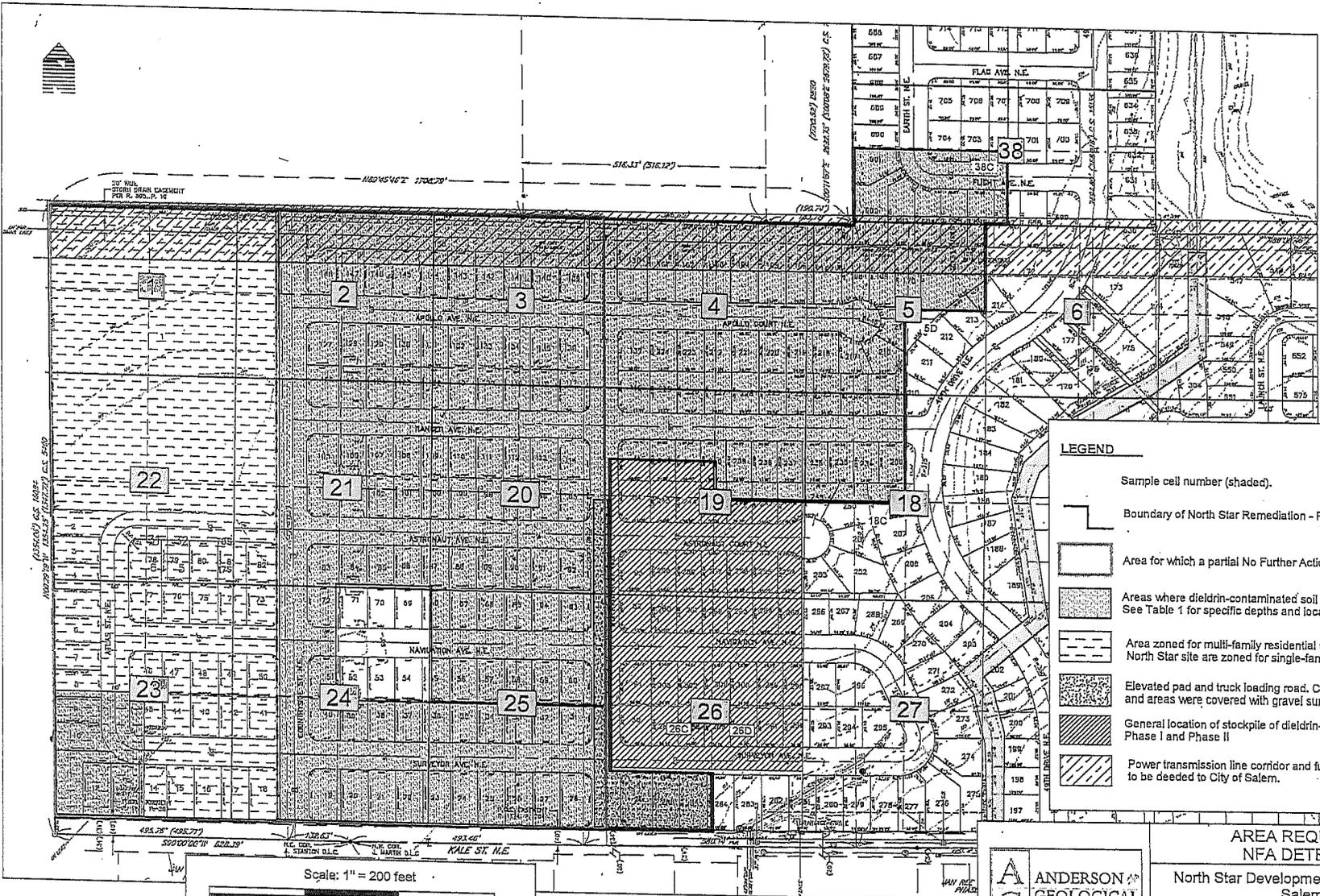
Sincerely,



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

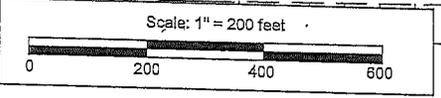
Attachment: Figures 1, 2, and 3  
Staff Report

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



**LEGEND**

- Sample cell number (shaded).
- Boundary of North Star Remediation - Phase II
- Area for which a partial No Further Action is requested.
- Areas where dieldrin-contaminated soil above RBC was removed. See Table 1 for specific depths and locations.
- Area zoned for multi-family residential use. All other areas of the North Star site are zoned for single-family residential use.
- Elevated pad and truck loading road. Contaminated soil was removed and areas were covered with gravel surface.
- General location of stockpile of dieldrin-contaminated soil from Phase I and Phase II
- Power transmission line corridor and future storm drainage swale, to be deeded to City of Salem.



	<b>AREA REQUESTED FOR NFA DETERMINATION</b>			
	North Star Development - Phase II Remediation Salem, Oregon			
	SIZE B	CAGE CODE	DWG NO	PROJECT No.
			April 2019	<b>FIGURE 1</b>

FIGURE 2

Commencing at a 3" brass cap being the Northwest corner of the J. Martin Donation Land Claim Number 71, located in the Northeast Corner of Section 5, Township 7 South, Range 2 West, of the Willamette Meridian, City of Salem, Marion County, Oregon; thence North 00°19'20" W 34.00 feet to a point on the North right of way of Kale Road being the True Point of Beginning; thence along said right of way North 90°00'00" West 628.42 feet to a 5/8" iron rod; thence North 00°29'19" West 1320.25 feet to a 3/4" iron pipe; thence North 89°45'46" East 1335.44 feet; thence South 00°00'16" East 236.32 feet; thence North 89°59'44" East 4.00 feet; thence South 00°00'16" East 1081.54 feet to the North right of way of Kale Street; thence along said right of way South 89°21'20" West 699.90 feet to the Point of Beginning and containing 40.43 acres more or less.

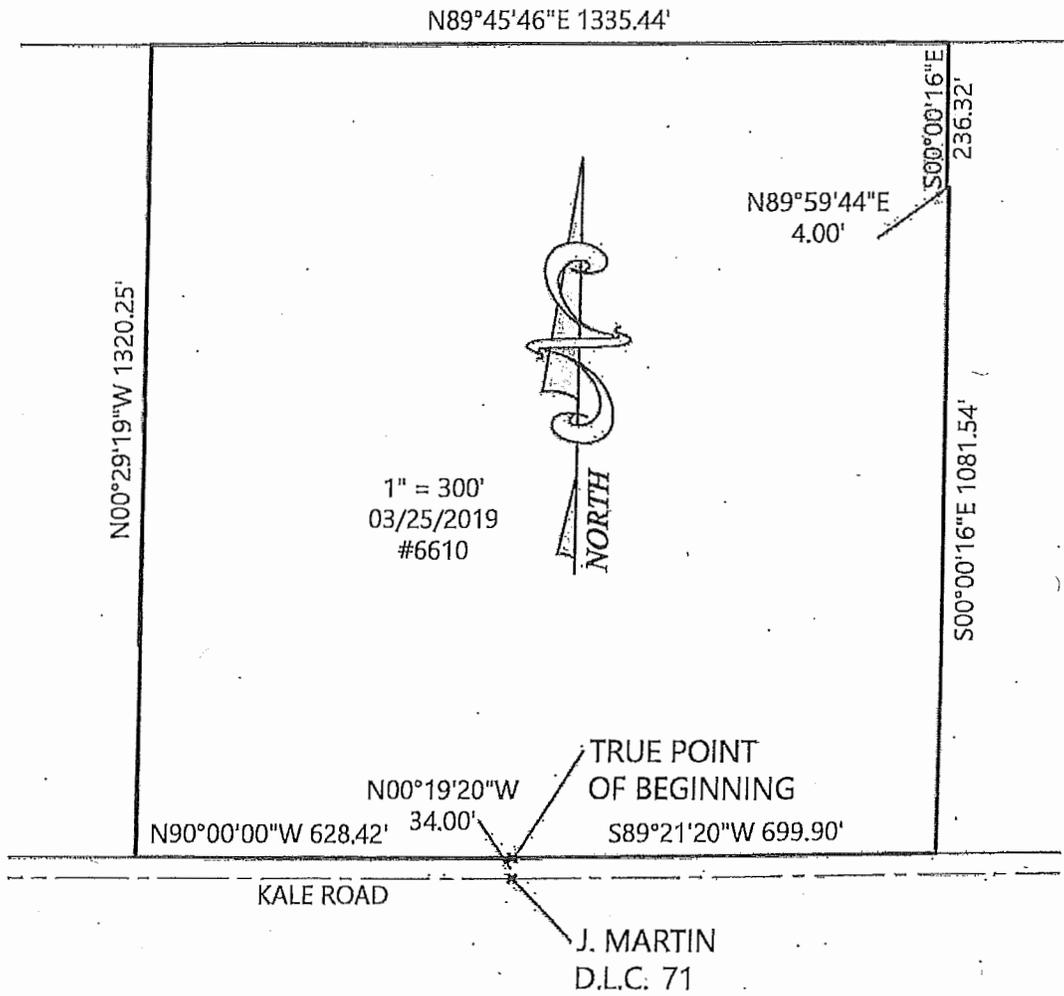
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

EXPIRES: 6/30/2019

FIGURE 3



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 2004  
ROBERT D. HAMMAN  
64202LS

BY:  
MULTI/TECH ENGINEERING SERVICES, INC.  
1155 13TH ST. S.E. SALEM, OREGON 97302  
503-363-9227

EXPIRES: 6-30-2019

