

Northstar Development Site No Further Action for Cell 37C and Southwest Strip of Cell 26D



State of Oregon
Department of
Environmental
Quality

What's happening

Removal of stockpiled contaminated soil from Cell 37C and cleanup of Cell 37C and the southwest corner strip of Cell 26D at the Northstar Development site is finished and the Oregon Department of Environmental Quality is issuing a partial no further action for this part of the property. The partial no further action does not apply to the area of Cell 26D that is east of the southwest corner strip (see Figure 1). This area of Cell 26D is being deeded to the City of Salem. The city plans to use this piece of land along with part of Cell 27C for a stormwater treatment facility. A no further action for this part of Cell 26D is pending a risk evaluation of the remaining soil contamination in this area. Other areas of Cell 26D were part of the Western Property no further action issued in August 2019.

Background

The Northstar Development site is located at 4985 Kale Street in Salem. 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 or urban residential risk levels, they are below occupational levels and are safe for farm use.

December 2020

Cleanup of the development's East Property, West Property and Central Property has been completed. DEQ issued a no further action determination for these parts of the site in June 2018, July 2019 and February 2020, respectively.

Soil cleanup and no further action recommendation for Central Property

I&E requested a no further action for the cleanup of Cell 37C and the southwest corner strip of Cell 26D so that development in these areas could begin. These areas are shown outlined in red in Figure 1 below.

Approximately 55,435 cubic yards of stockpiled soil and excavated dieldrin-contaminated soils were removed from Cell 37C and the southwest corner strip of 26D between March 17 and June 1, 2020. All stockpiled soil and soil with dieldrin concentrations above 0.034 milligrams per kilogram were removed from these areas. 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

DEQ is currently evaluating the risk from the soil contamination in the remainder of cell 26D that I&E plans to deed to the City of Salem for their stormwater treatment facility. A final no further action for this area and for the entire site is pending the results of this evaluation.

For information or questions contact

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Updated information and pertinent documents are located under "Northstar" on DEQ's project

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Alternative formats

DEQ can provide documents in an alternate format or in a language other than English upon request. Call

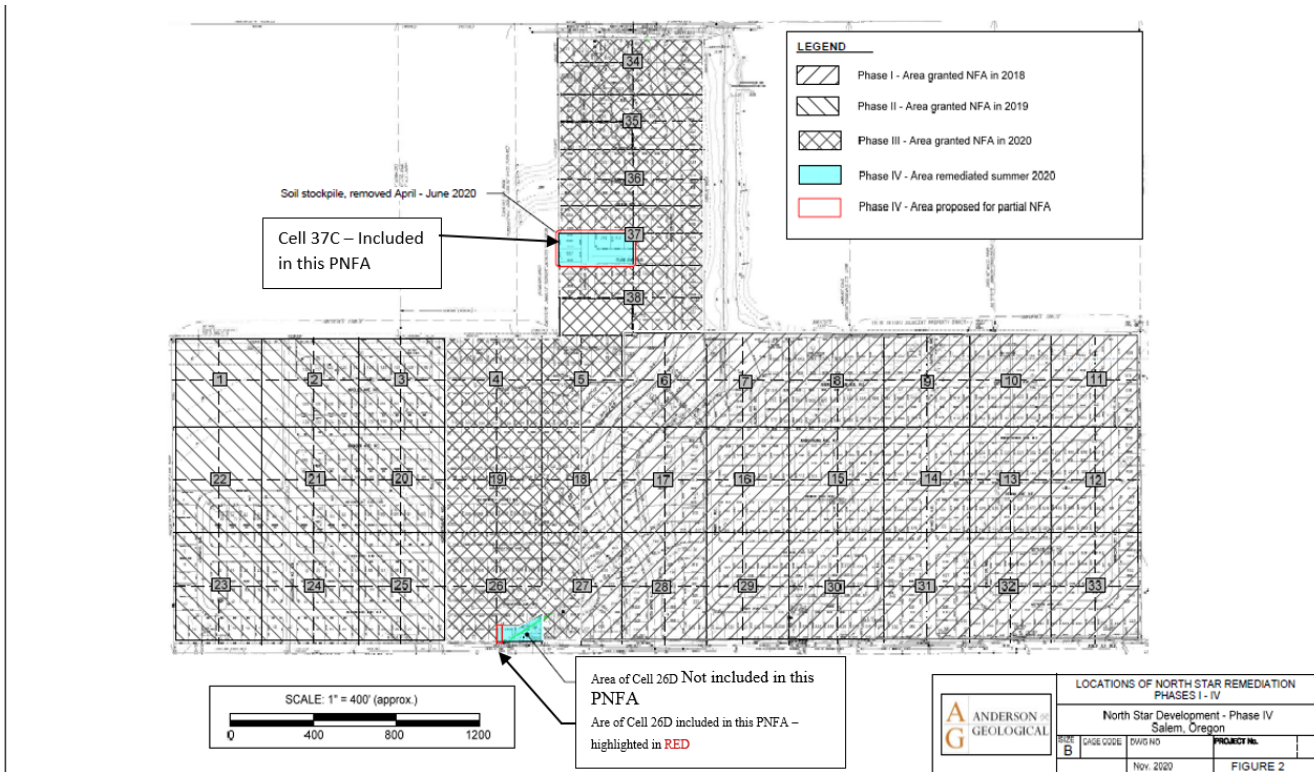


Figure 1. Cell 37C and Southwest Corner Strip of 26D Receiving Partial No Further Action (PNFA)