



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

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TTY 711

January 28, 2022

Linda Meyer
Environmental Protection Agency
1200 Sixth Ave., Suite 155
M/S 12-D12-1
Seattle, WA 98101

Re: North Ridge Estates Superfund Site, Operable Unit 1
2021 Annual Operations & Maintenance Summary

Dear Ms. Meyer:

The purpose of this letter is to summarize Operations and Maintenance (O&M) activities performed at North Ridge Estates (NRE) Superfund Site, Operable Unit 1 (OU1) since July 1, 2021. The Environmental Protection Agency determined the remedial action implemented at OU1 was Operational and Functional on June 30, 2021. This determination shifted the project to O&M lead by the Department of Environmental Quality. This annual summary is required as part of CDM Federal Programs Corporation's (CDM's) *Operation and Maintenance Plan* dated June 2020.

O&M Activities Completed in 2021

DEQ and its contractor, Apex Companies, LLC (Apex), performed a site wide inspection of the cap in October 2021. The cap was, overall, in good condition and remains protective. The inspection did identify several action items (i.e. vegetation, rills, gullies, etc.) that DEQ will work with individual homeowners to repair. DEQ anticipates the final annual site inspection report will be complete by early March 2022 and submitted to EPA.

The annual site inspection report provides details on changes in property ownership, changes to properties (i.e. new construction, grading, tree removal, etc.), and repair or maintenance items noted on as-built drawings. Required actions to address the 2020 cap breach at Parcel O have been completed by the property owners. Asbestos containing material (ACM) was not identified or discovered during the inspection.

DEQ spent \$12,790 during the July 1, 2021 to December 31, 2021 reporting period. However, Apex costs are not fully captured in this amounts because invoices often take several months to arrive, be processed, and captured in DEQ's accounting system. The actual cost for this reporting period is \$43,296.

O&M Activities Anticipated in 2022

During the next reporting period (2022), DEQ is planning to shift the annual site inspection to late spring. This will allow the inspection to be completed, results transmitted to property owners, and repairs completed and inspected prior to winter conditions that limit these actions. DEQ will also be performing maintenance actions on the Swimming Pool Repository to address vegetation needs in a

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couple of areas outside of the footprint of the repository. DEQ is evaluating the benefits to incorporating the use of unmanned aerial vehicles as part of annual inspections to better track changes to the cap. DEQ has budgeted \$50,000 to complete O&M actions during 2022.

If you have any questions please contact me at 503-860-3943 or by email at

Katie.Daugherty@deq.oregon.gov.

Sincerely,

A handwritten signature in cursive script that reads "Katie Daugherty".

Katie Daugherty, R.G

Project Manager

Cleanup and Leaking UST Section

Northwest Region