



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

FAX (503) 229-6945

TTY 711

October 12, 2023

Kenny Hess
4405 Old Fort Rd.
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel AQ
North Ridge Estates Superfund Site
ECSI No. 5987

Dear Kenny Hess:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located at 2720 Old Fort Road during the week of July 3, 2023. The protective cap appears to be in good condition with a few minor areas to watch. Enclosed for your information is a summary of the inspection.

Recommendations: 1) Seal asphalt cracks in driveway; 2) repair rills and tire tracks (armor as needed); and 3) seed area of sparse vegetation.

The next inspection will be performed in June 2024. Please continue to contact DEQ prior to any disturbing any of the protective caps on your property with the exception of soil disturbances less than 2 feet below the ground surface. A fact sheet with additional information is enclosed.

If you have any questions, please contact me at 503-860-3943, or via email at Katie.Daugherty@deq.oregon.gov.

Sincerely,

Katie Daugherty, R.G.
Project Manager
NWR Cleanup Section

Enclosures

Digging at the North Ridge Estates Superfund Site

What do I need to do or know?

- 1) Perform all other normal permitting and utility locates as you would for any other project.
- 2) Be familiar with the types of protective caps at North Ridge Estates. The protective cap is intended to prevent people's exposure to any remaining asbestos-contaminated materials, including asbestos fibers in soil. Protective caps include:
 - A two-foot layer of clean soil with vegetation
 - Asphalt and concrete surfaces, such as garage concrete floor or basement concrete floor
 - Boulders
 - Black liners installed below covered porches and in home crawl spaces
 - Orange liners below the soil cap
- 3) Review the terms of the Easement and Equitable Servitude (EES) document recorded on the deed of your property. Determine if your planned activity is within the area covered by restrictions outlined in the EES. Some properties on the edge of the Superfund site only have a portion of the property restricted. *General rule of thumb: if the area was excavated during the Superfund Cleanup, the area is restricted.* Can't find your EES? Contact the Oregon Department of Environmental Quality (DEQ) project manager and they will email you a copy.
- 4) All activities or uses that could jeopardize the function of the protective cap, are prohibited without prior written approval from the DEQ.
- 5) Follow the steps below for your specific activity.

I want to dig **less than two feet** - what are the required steps?

- 1) Minor activities are allowed within the **soil protective cap**, such as installing fence posts, planting, or other activities that go no deeper than two feet below the ground surface without prior written approval from DEQ.
- 2) You must fully restore the cap to the surface after the activities are completed.
- 3) Stop immediately and call the DEQ project manager if you see an orange liner. **No matter the depth!** You are entering an asbestos contamination zone and risk exposure to asbestos if you continue.



Example of Orange Liner. 2018. Installing marker barrier consisting of rock base and orange liner on Parcel B prior to covering with clean soil.



Example of Black Liner. 2018. Black liner with rock to hold in place on Parcel A.

I want to **dig deeper than two feet, dig below a black or orange liner, dig through asphalt or concrete, or move boulders on my property** - what are the required steps?

- 1) Fill out the *North Ridge Estates Earthwork Notification and Reporting Form* and submit this form to the DEQ project manager. Can't find the form? Contact the project manager and they will email you a copy.

The project manager will review the information provided in the form and work with you to determine the conditions under which your work may be performed.

If your work will breach the cap, you must, at your own expense, use an Oregon-licensed asbestos abatement company during any action that may disturb a contaminated area. Any excavated material, including soil, will be required to be disposed at a landfill. If the liner is damaged during work, you must replace it at your expense.

- 2) Once work is complete, fill out the reporting section of the *North Ridge Estates Earthwork Notification and Reporting Form* and return to the DEQ project manager.



State of Oregon
Department of
Environmental
Quality

Cleanup Program

700 NE Multnomah St.,
Suite 600
Portland, OR 97232
Phone: 503-860-3943
800-452-4011

Fax: 503-229-6124

Katie.Daugherty@deq.oregon.gov
n.gov

Contact: Katie Daugherty

www.oregon.gov/DEQ

DEQ is a leader in restoring, maintaining and enhancing the quality of Oregon's air, land and water.

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.oregon.gov

Parcel AQ

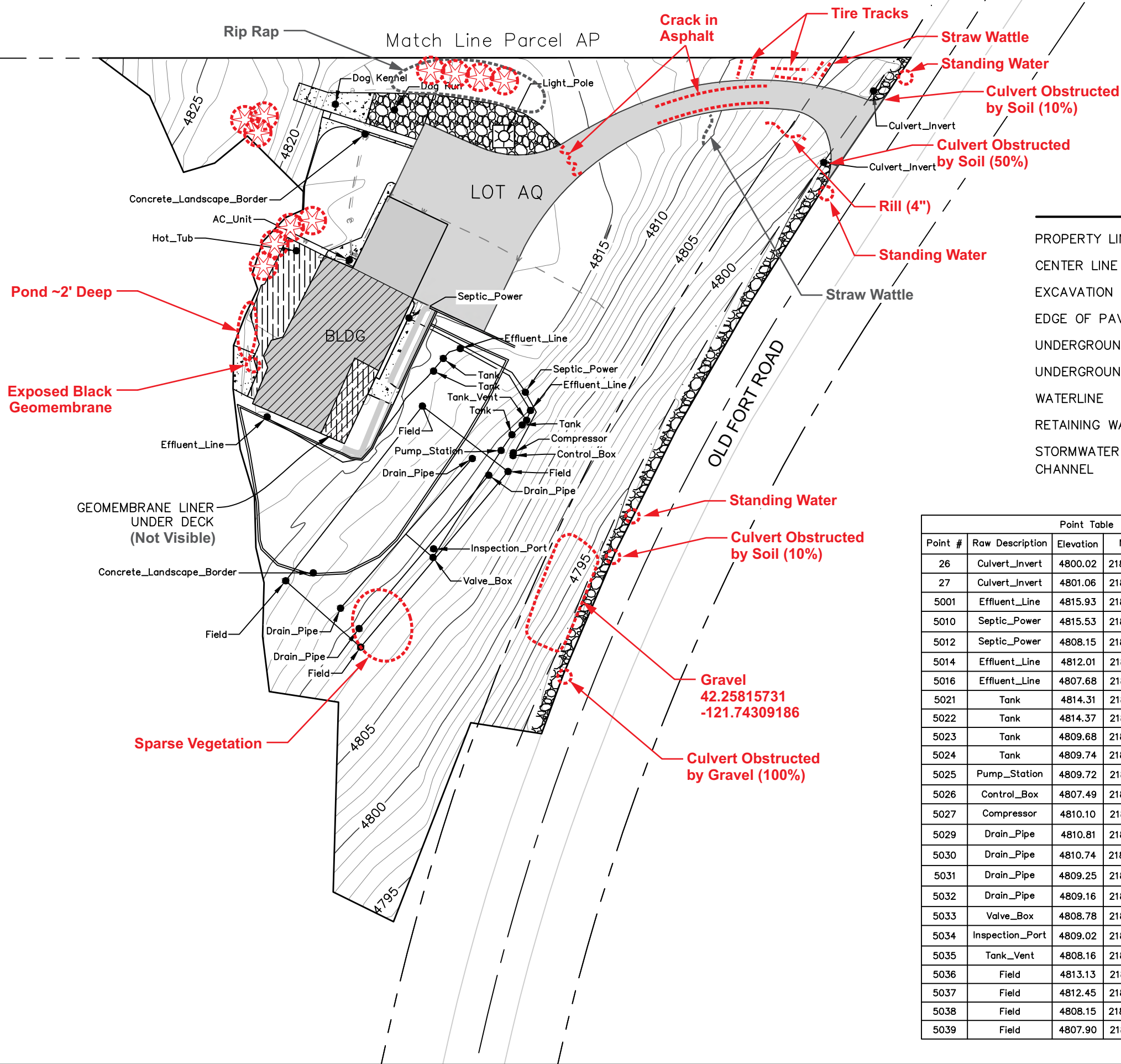
Operations and Maintenance Inspection Form

Part I. General Site Information							
Site Name:		North Ridge Estates		State/County:		Oregon (Klamath County)	
EPA Point of Contact		Linda Meyer (206) 553-6636		ODEQ Point of Contact		Katie Daugherty (503) 860-3943	
Inspection Date:		7/6/2023		Person(s) Performing Inspection:		Ben Echt (Apex Companies, LLC)	
Parcel/Tax ID:				Person(s) Performing Inspection:			
Part II. Remedy Performance Assessment							
Remedy Component	Potential Problem	Yes (Repair Needed)	Yes (Monitor/ No Repair)	No	N/A	If Yes, Describe Extent of Problem	Describe Potential Repair Solution
Protective Cap	Have rills developed deeper than 2 inches?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rills were noted along the edges of the driveway where stormwater runoff is high. (Same as 2021) A straw wattle was added to the north side of the driveway for erosion control.	
	Are the rills within a 10-foot interval?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Have gullies developed deeper than 6 inches?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Have animals created burrows in the protective cap?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Have vehicles damaged the protective cap?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tire Tracks were present on the northeast corner of the parcel adjacent to the driveway, but no damage to the protective cap was noted. (Same as 2021)	
	Any evidence of ACM on Site including areas where the protective cap is less than 2 feet (see as-built drawings) or within the dripline of the legacy trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Are there areas that show evidence of unstable slopes, subsidence, or slope failure? Are there signs of active bank erosion and/or lateral cutting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Any visible ACM along the perimeter of the Site (where applicable)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Vegetation	Evidence of distressed or sparse vegetation? (sparse vegetation no greater than 10 percent of area and bare areas no greater than 100 square feet)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sparse vegetation was observed on the south side of the residence.	
	Evidence of trees and shrubs in distress?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A total of 11 new trees were observed to be in healthy condition.	
	Are there any stressed or dying trees that may impact or damage the protective cap when felled?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Operations and Maintenance Inspection Form

Ditches and Culverts	Obstructions observed in ditches or culverts that may impede conveyance of stormwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All culverts on Parcel AQ are obstructed with soil and gravel, ranging from 10 to 100%. Culvert located on southernmost portion of parcel is 100% covered by gravel. The placing of gravel was likely related to previous repair work.	Remove obstructions from culverts to enable stormwater flow.
	Damaged observed to riprap surface? Note if riprap is not intact or not effectively providing armor protection.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Are there any areas that show signs of excessive scour? (i.e., gullies forming along centerline of ditch)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	Are culvert inlets and outlets damaged?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Driveways and Walkways	Are the driveways showing signs of failure? (i.e., alligator cracking)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lateral cracking was noted near the top of the driveway.	
	Are there any other signs of considerable damage to paved surfaces, other than normal wear and use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Crawlspace and Decks	Are the liners inside crawlspaces and under covered decks damaged or punctured?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Liner visible under the deck on the east side of the residence.	
	Are the liners exposed to UV radiation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Access Controls	Where applicable, are access controls in place? Note damage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Are changes to the access controls needed?	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Miscellaneous Features / Changes in Site Conditions / Misc.	Are there any new site features installed that have damaged the protective cap?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

I:\Client\DEQ\Oregon\32-23006007 North Ridge Estates\Parcel Inspections



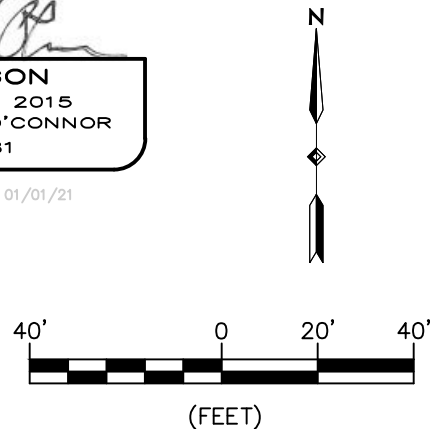
LEGEND			
PROPERTY LINE	---	ASPHALT	
CENTER LINE	---	CONCRETE	
EXCAVATION BOUNDARY	---	GRAVEL	
EDGE OF PAVEMENT	---	DECK	
UNDERGROUND COMM	---	GEOMEMBRANE LINER	
UNDERGROUND POWER	---		
WATERLINE	---		
RETAINING WALL	---		
STORMWATER DRAINAGE CHANNEL	---		
			New Tree Location

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
26	Culvert_Invert	4800.02	218254.9690	4584837.6480
27	Culvert_Invert	4801.06	218281.9020	4584856.3830
5001	Effluent_Line	4815.93	218159.0850	4584627.8000
5010	Septic_Power	4815.53	218196.3370	4584681.2980
5012	Septic_Power	4808.15	218168.3670	4584725.1770
5014	Effluent_Line	4812.01	218184.8150	4584700.6000
5016	Effluent_Line	4807.68	218161.4940	4584727.0600
5021	Tank	4814.31	218176.3170	4584690.5360
5022	Tank	4814.37	218181.0760	4584694.2220
5023	Tank	4809.68	218152.3620	4584720.0750
5024	Tank	4809.74	218156.0040	4584723.9480
5025	Pump_Station	4809.72	218146.4170	4584715.9910
5026	Control_Box	4807.49	218144.4700	4584720.4590
5027	Compressor	4810.10	218145.5310	4584720.6360
5029	Drain_Pipe	4810.81	218143.3820	4584705.1600
5030	Drain_Pipe	4810.74	218086.9520	4584655.5030
5031	Drain_Pipe	4809.25	218079.3100	4584662.4840
5032	Drain_Pipe	4809.16	218137.0660	4584711.3840
5033	Valve_Box	4808.78	218106.0990	4584690.3310
5034	Inspection_Port	4809.02	218109.3220	4584690.5330
5035	Tank_Vent	4808.16	218157.7870	4584725.5950
5036	Field	4813.13	218163.1640	4584686.3260
5037	Field	4812.45	218097.3160	4584634.8510
5038	Field	4808.15	218072.2630	4584663.0560
5039	Field	4807.90	218138.4610	4584718.5890

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MAY 20, 2015
DANIEL J. O'CONNOR
90081

RENEWAL DATE 01/01/21



Lot AQ Inspection

2023 Annual Inspection Summary Report
North Ridge Estates - Operable Unit 1
Klamath Falls, Oregon

Apex Companies, LLC
15618 SW 72nd Avenue
Tigard, Oregon 97224

Project Number: 32-23006007
Drawn: JP
Approved: MS/AB

September 2023

Figure
AQ.3

Parcel AQ



Parcel AQ – View facing Southeast from Northwest corner.



Parcel AQ – View facing North from Southern corner.

Parcel AQ

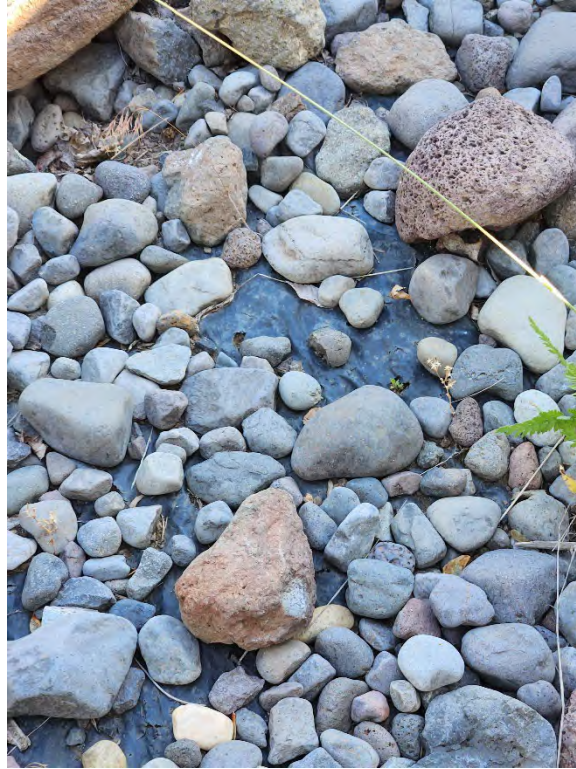


Parcel AQ – View facing Northeast from Southwest corner; sparse vegetation observed.



Parcel AQ – View facing Southwest from Northeast corner.

Parcel AQ



Parcel AQ – View of black Geomembrane Liner exposed near House on Parcel.



Parcel AQ – View of Gravel Area and blocked Culvert.