



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

Rick Vaughn
Klamath County
305 Main St., Rm 121
Klamath Falls, OR 97601

RE: Annual Inspection for the Swimming Pool and Memorial Park Repositories
North Ridge Estates Superfund Site
ECSI Nos. 5989, 5990

Dear Mr. Vaughn:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your properties located on North Ridge Drive and Hunter Ridge Road during the week of July 3, 2023. Enclosed for your information is a summary of the inspection.

The next inspection will be performed in June 2024. DEQ will continue to monitoring the properties and perform repairs as needed.

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

Sincerely,

Katie DAUGHERTY

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

Enclosures

***Swimming Pool Repository and Park (Parcel AG,
AL, MBK-E, and AI)***

Operations and Maintenance Inspection Form

Part I. General Site Information					
Site Name:	North Ridge Estates	State/County:	Oregon (Klamath County)	Parcel/Tax ID:	Swimming Pool Repository and Park (Parcel AG, AL, MBK-E, and AI)
EPA Point of Contact	Linda Meyer (206) 553-6636	ODEQ Point of Contact	Katie Daugherty (503) 860-3943		
Inspection Date:	7/3/2023	Person(s) Performing Inspection:	Alex Evernden (Apex Companies, LLC)	Person(s) Performing Inspection:	Franklin Sullivan (Apex Companies, LLC)

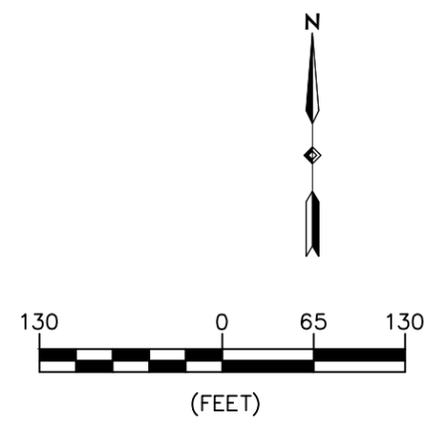
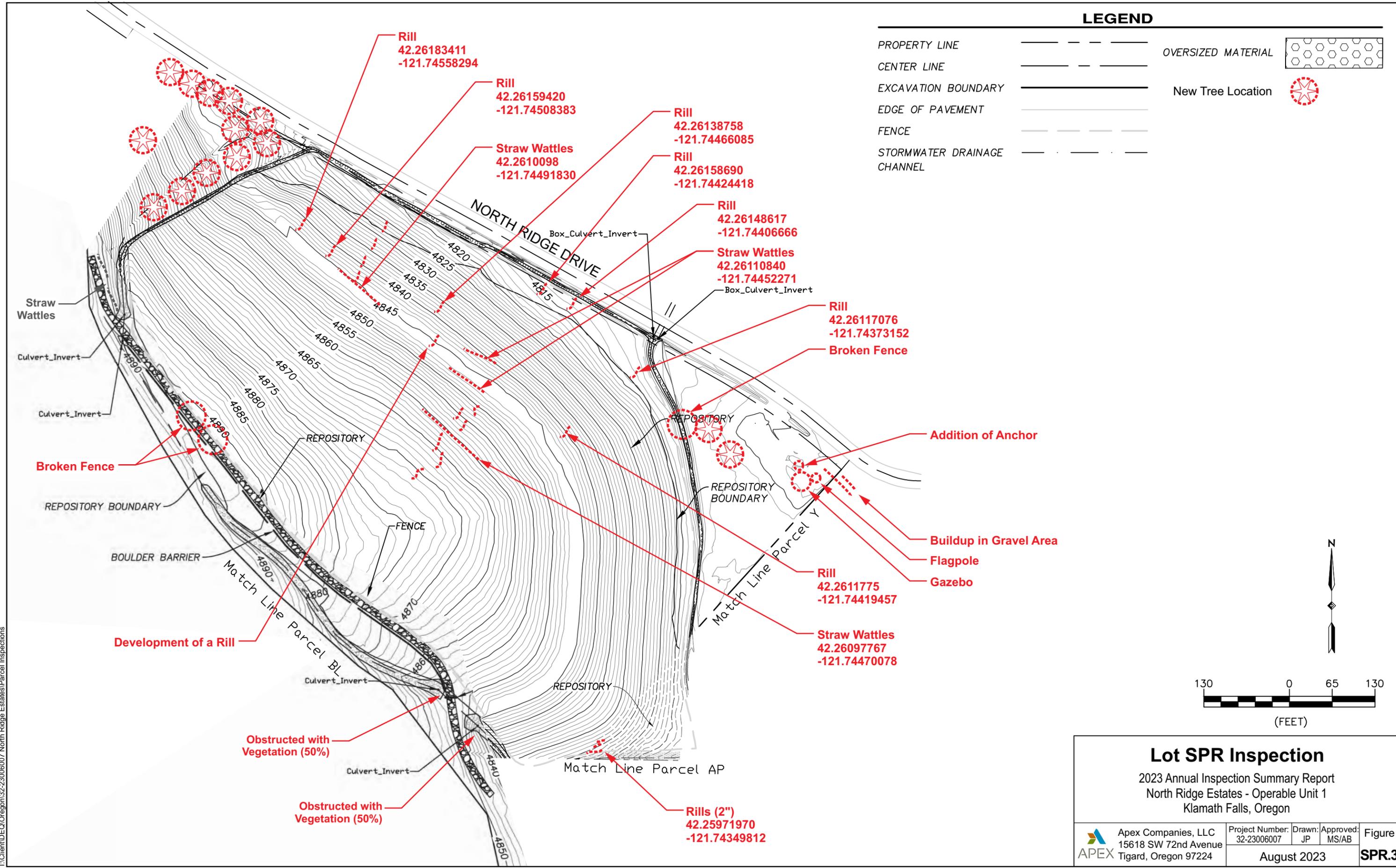
Part II. Remedy Performance Assessment							
Remedy Component	Potential Problem	Yes (Repair Needed)	Yes (Monitor/ No Repair)	No	N/A	If Yes, Describe Extent of Problem	Describe Potential Repair Solution
Protective Cap	Have rills developed deeper than 2 inches?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rills are present but do not appear to be significantly affecting the cap; monitor rill development during future inspections.	
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A total of 13 newly planted trees located on Parcel AI are in distress.	Supply irrigation to support tree growth.
	Evidence of trees and shrubs in distress?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The culvert located on the southern end of Parcel AG is partially obstructed (50%) with vegetation.	Remove obstructions from culvert 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	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"/>	Thin stress cracks were observed in concrete around park pavilion on Parcel AG. (Same as 2021)	
Crawlspace and Decks	Are the liners inside crawlspace and under covered decks damaged or punctured?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Are the liners exposed to UV radiation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Access Controls	Are access controls damaged?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	Are changes to the access controls needed?	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A light at the base of the flag poles was observed to not be working at dusk. Winema Electric replaced the light bulb on 7/10/2023.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	New landscaping features were observed at Memorial Park on Parcel AG, including rocks around flag poles and a new ship's anchor monument.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Between 11/7/2022 and 2/27/2023, Budden Paving Services completed repairs at the Repository, including clearing two (2) obstructed culverts at the top of the Repository (near the south end) and across the bottom along North Ridge Drive, repairing the fence around the bottom of the Repository, reseeding Memorial Park with a native grass seed mix with fertilizer and mulch cover, and cutting down dead trees and hauling away.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

LEGEND

PROPERTY LINE		OVERSIZED MATERIAL	
CENTER LINE		New Tree Location	
EXCAVATION BOUNDARY			
EDGE OF PAVEMENT			
FENCE			
STORMWATER DRAINAGE CHANNEL			



Lot SPR 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	Figure
	August 2023			SPR.3

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

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AL – View facing Northeast of broken split rail fence on Parcel.



Parcel AL – View facing Southwest of broken split rail fence on Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)

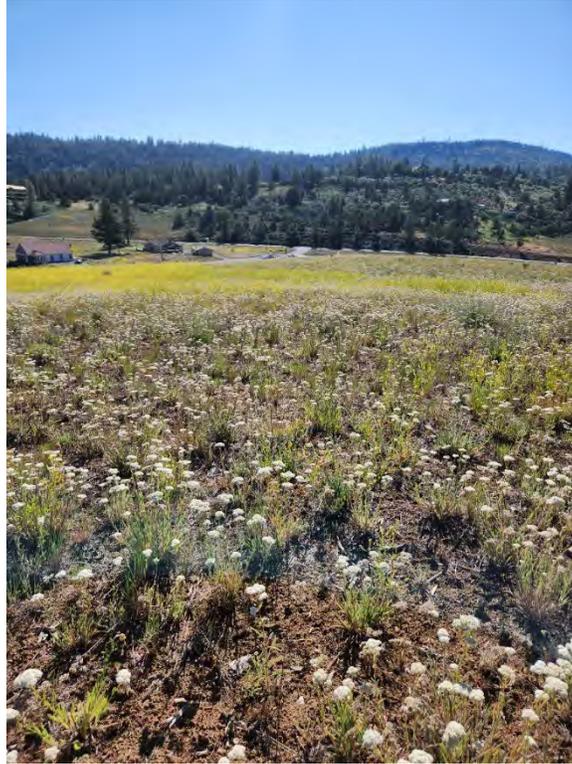


Parcel AL – View looking East from West corner of Parcel.

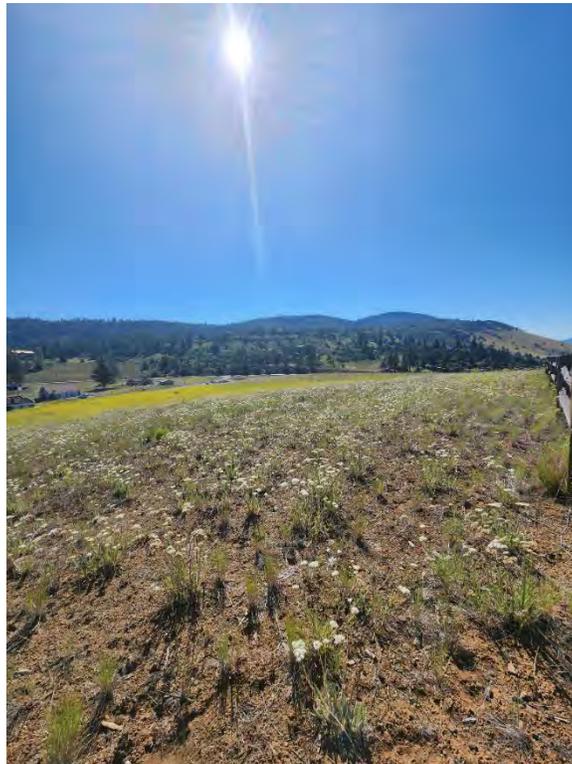


Parcel AL – View of Straw Wattle observed on Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel MBK-E – View facing East from West Corner of Parcel.



Parcel MBK-E – View facing West from East Corner of Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel MBK-E – View facing North from South corner of Parcel.



Parcel AG – View Facing West from East corner of Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AI – View of planted Trees within Parcel.



Parcel MBK-E – View of Straw Waddle on Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel MBK-E – Rills observed connecting downslope to southern ditch along North Ridge Drive.



Parcel MBK-E – View facing South from North corner of Parcel; increased vegetation coverage.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AG – View facing East from West corner of Parcel.



Parcel AG – View facing South from North corner of Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AG – View facing North from South corner of Parcel.



Parcel AG – Southeast corner of the Parcel, facing Northwest.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AI – View facing West from East corner of Parcel.



Parcel AI – View facing South from North corner of Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AI – View facing North from South corner of Parcel.

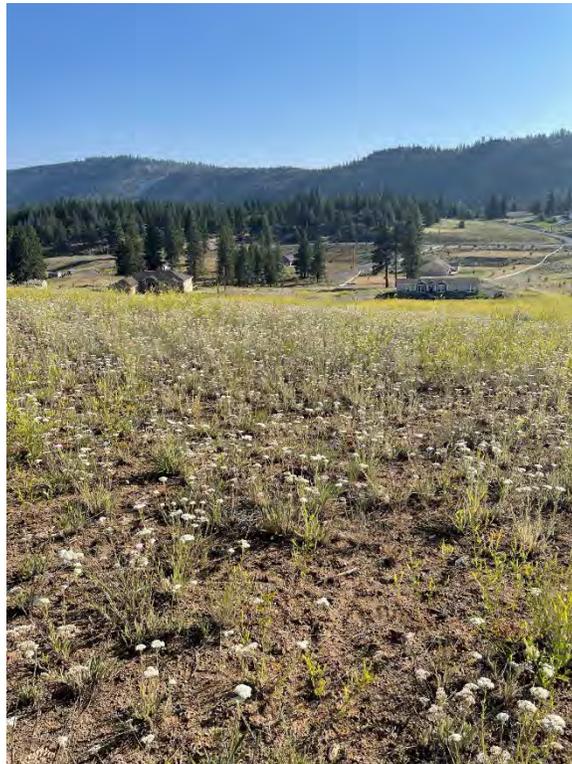


Parcel AI – View facing East from West corner of Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AL – View facing South from North corner of Parcel.



Parcel AL – View facing North from South corner of Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AL – View facing East from West Corner of Parcel AL.



Parcel AL – View facing West from East corner of Parcel.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AG – View of Memorial Park Pavilion, facing Southwest.



Parcel AG – View of U.S. Marine Corps Memorial dedicated to Memorial Park.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AG – View of U.S. Marine Corps new ship's anchor and landscaping rocks dedicated to Memorial Park.



Parcel AG – View of Memorial Park Pavilion.

Swimming Pool Repository and Memorial Park (Parcels, AG, AI, AL, and MBK-E)



Parcel AG – View of lights at base of flag poles with new landscaping rocks.



Parcel AG – View of Rills across from Pavilion near culvert along North Ridge Drive.

Memorial Park Repository (Parcel MBK-D and L)

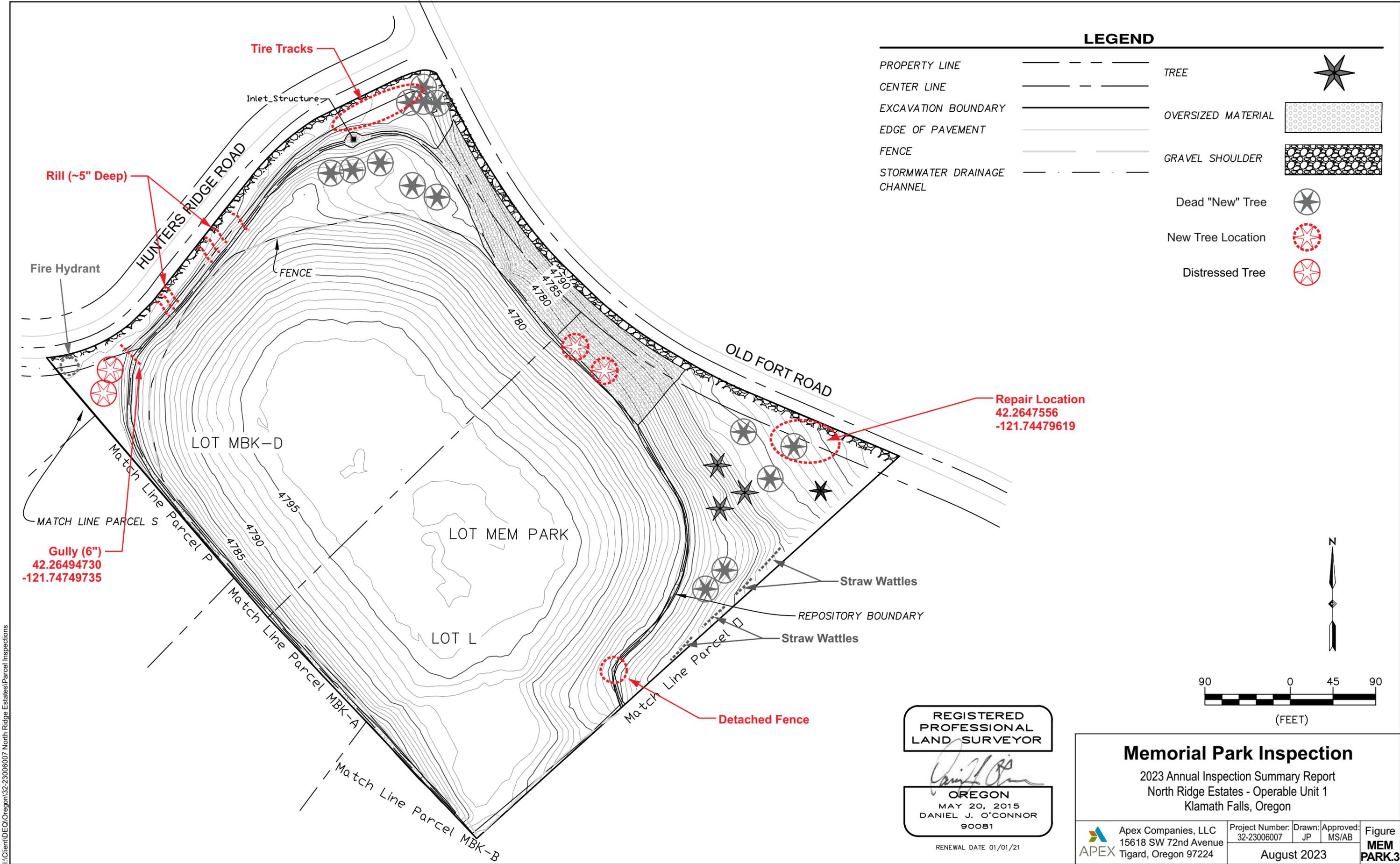
Operations and Maintenance Inspection Form

Part I. General Site Information						
Site Name:	North Ridge Estates	State/Country:	Oregon (Klamath County)	Parcel/Tax ID:	Memorial Park Repository (Parcel MBK-D and L)	
EPA Point of Contact	Linda Meyer (206) 553-6636	ODEQ Point of Contact	Katie Daugherty (503) 860-3943			
Inspection Date:	7/4/2023	Person(s) Performing Inspection:	Alex Evernden (Apex Companies, LLC)	Person(s) Performing Inspection:		

3							
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gully observed at west corner of Parcel MBK-D.	Backfill gully to prevent further erosion.
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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"/>		
	Evidence of trees and shrubs in distress?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A total of two new trees observed to be in healthy condition; two trees observed to be in distress.	
	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"/>		

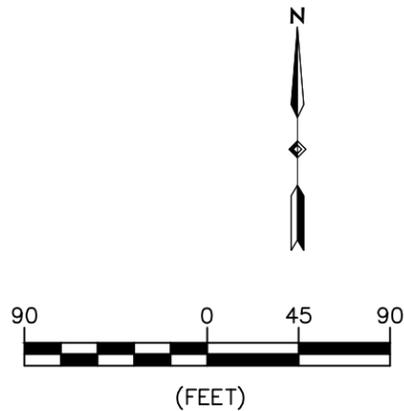
Operations and Maintenance Inspection Form

Ditches and Culverts	Obstructions observed in ditches or culverts that may impede conveyance of stormwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Are there any other signs of considerable damage to paved surfaces, other than normal wear and use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Crawlspace and Decks	Are the liners inside crawlspaces and under covered decks damaged or punctured?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Are the liners exposed to UV radiation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Access Controls	Are access controls damaged?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Section of split rail fencing needs repair located near east central boundary of Parcel L.	Repair section of split rail fencing.
	Are changes to the access controls needed?	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Backfilled erosion washout area was observed near northeast corner of Parcel L adjoining Old Fort Road .	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Between 11/7/2022 and 2/27/2023, Budden Paving Services, LLC, completed repairs at the Memorial Park Repository, including clearing obstructed culverts along the adjoining roadway, and cutting down dead trees and hauling away dead vegetation.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		



LEGEND

PROPERTY LINE		TREE	
CENTER LINE		OVERSIZED MATERIAL	
EXCAVATION BOUNDARY		GRAVEL SHOULDER	
EDGE OF PAVEMENT		Dead "New" Tree	
FENCE		New Tree Location	
STORMWATER DRAINAGE CHANNEL		Distressed Tree	



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/21

Memorial Park 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
August 2023

Figure
**MEM
PARK.3**

Memorial Park Repository (Parcels L and MBK-D)



Parcel L – View facing North from the South corner of Parcel.



Parcel L – View of recent repairs along Northeast side of Parcel adjoining North Fort Road.

Memorial Park Repository (Parcels L and MBK-D)



Parcel L – View facing Southeast from West corner of Parcel.



Parcel L – View facing South from North corner Parcel.

Memorial Park Repository (Parcels L and MBK-D)



Parcel MBK-D – View facing Southwest from North corner of MBK-D.

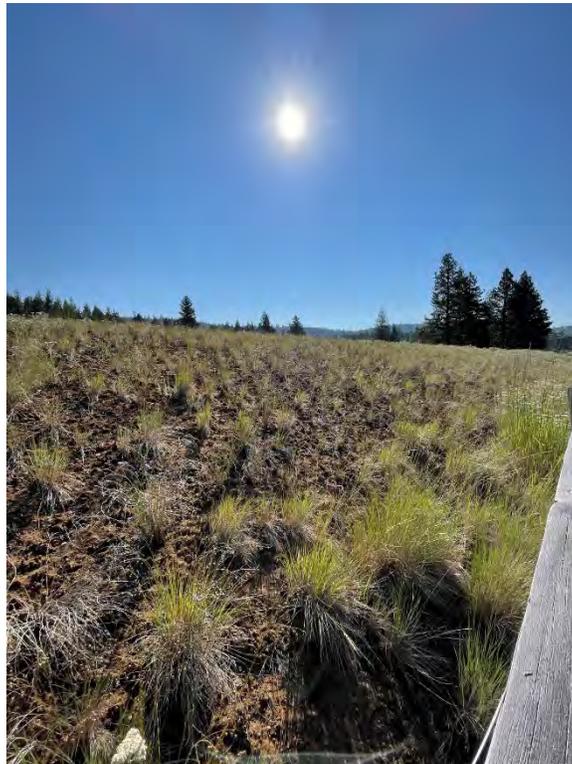


Parcel MBK-D – View facing Southwest from East corner of MBK-D.

Memorial Park Repository (Parcels L and MBK-D)



Parcel MBK-D – View of gully located near West side of Parcel.

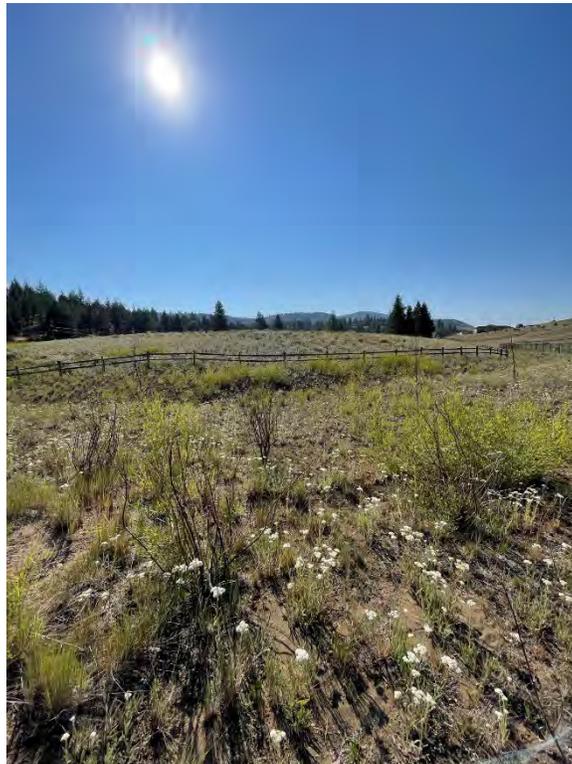


Parcels L – View facing West from East corner of Parcel.

Memorial Park Repository (Parcels L and MBK-D)



Parcels L – View facing North from South corner of Parcel.



Parcels L – View facing South from North corner of Parcel.