



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 11, 2023

Paul & Lisa Stockton
3514 North Ridge Dr.
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel D
North Ridge Estates Superfund Site
ECSI No. 5991

Dear Paul & Lisa Stockton:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located at 3514 North Ridge Drive during the week of July 3, 2023. Enclosed for your information is a summary of the inspection.

This letter provides notice of the following violation:

1. **Cap Damage.** Areas of damage (gullies, rills) to the soil protective cap have been noted (see enclosed figure).

Corrective Action. Fill in the damaged areas. Armor as needed to prevent reoccurrence by November 12, 2023.

DEQ will perform an inspection the week of November 13, 2023 to confirm the repairs have been made.

The Easement and Equitable Servitude recorded with Klamath County requires you to maintain and keep the protective caps in good repair. If the repairs are not completed by November 12, 2023, DEQ may perform the corrective action at your expense in accordance with Paragraph 4.1 of the Easement and Equitable Servitude.

The next annual 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

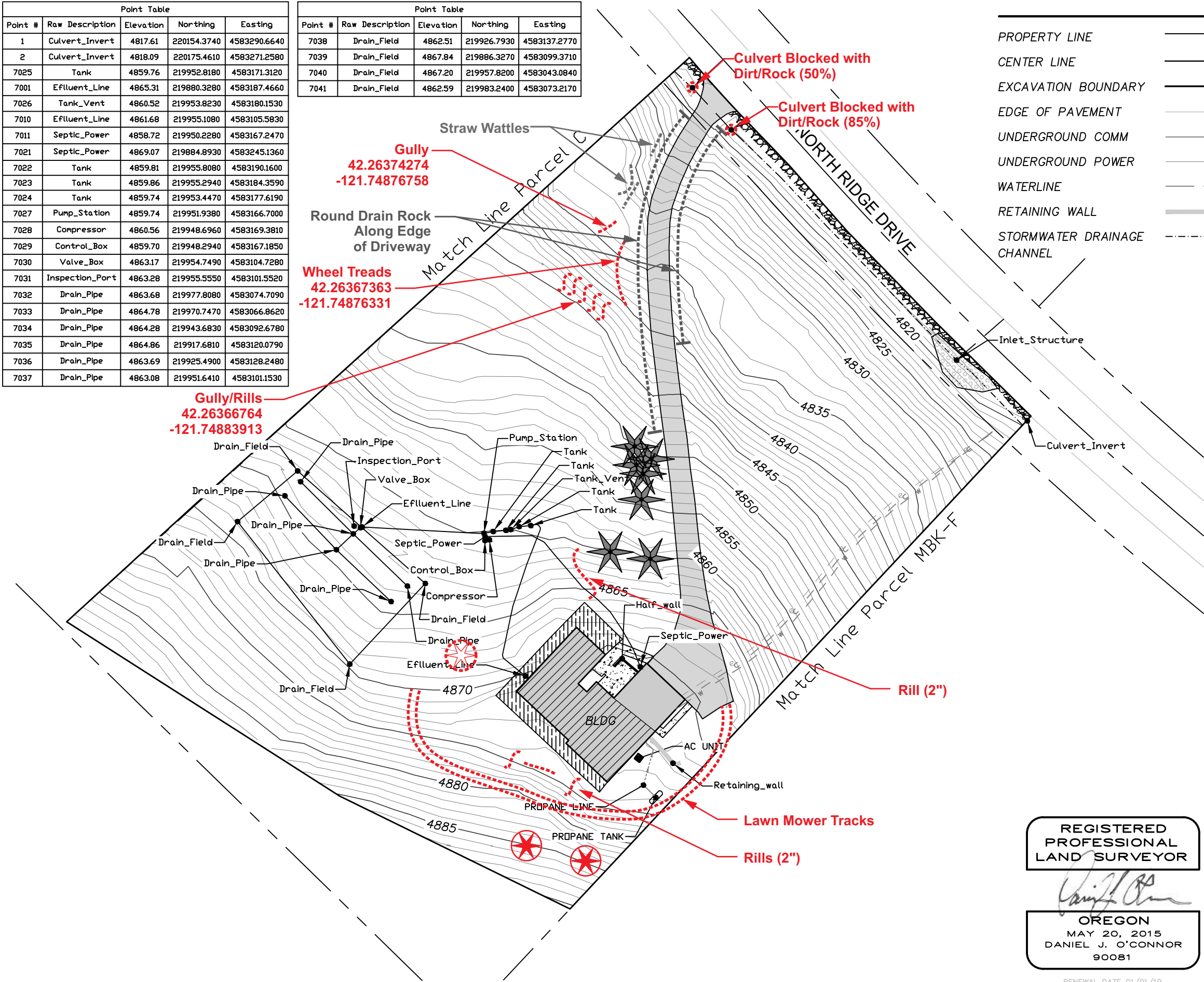
Parcel D

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:		7/4/2023		Person(s) Performing Inspection:		Ben Echt (Apex Companies, LLC)	
				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 to the west of the residence and in the grass on the north corner of the residence. (same as 2022)	
	Are the rills within a 10-foot interval?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approximately eight rills were present in the northwest portion of the parcel.	
	Have gullies developed deeper than 6 inches?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gullies present in the west side of the driveway in the ditch.	
	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"/>	Mower tracks were noted 4 to 6 inches deep on several portions of the parcel. (Same as 2022)	
	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 dead "new" trees were noted on the south side of the residence. (Same as 2022) A new tree was 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"/>		

Ditches and Culverts	Obstructions observed in ditches or culverts that may impede conveyance of stormwater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Partial obstruction (vegetation/soil) to the culvert located on northwest portion of parcel.	
	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 checked="" type="checkbox"/>	<input 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"/>		
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"/>	Liner was not noted in as-builts nor seen during inspection. (Same as 2021)	
	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owner placed additional soil and gravel to build up the grade just north of the building and deck. This appeared to enable for level parking area adjacent to the front of the residence. Round rock was also added at the edge of the driveway near the road to prevent erosion. (Same as 2021)	
		<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"/>		

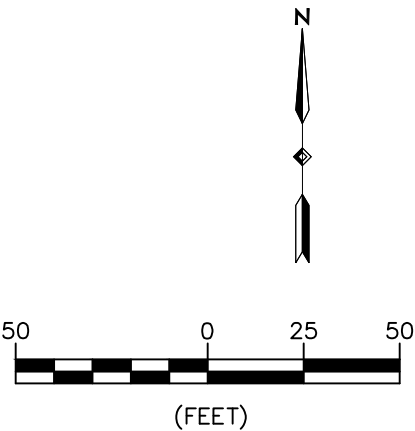
Point Table				
Point #	Raw Description	Elevation	Northing	Easting
1	Culvert_Invert	4817.61	220154.3740	4583290.6640
2	Culvert_Invert	4818.09	220175.4610	4583271.2580
7025	Tank	4859.76	219952.8180	4583171.3120
7001	Efluent_Line	4865.31	219880.3280	4583187.4660
7026	Tank_Vent	4860.52	219953.8230	4583180.1530
7010	Efluent_Line	4861.68	219955.1080	4583105.5830
7011	Septic_Power	4858.72	219950.2280	4583167.2470
7021	Septic_Power	4869.07	219884.8930	4583245.1360
7022	Tank	4859.81	219955.8080	4583190.1600
7023	Tank	4859.86	219955.2940	4583184.3590
7024	Tank	4859.74	219953.4470	4583177.6190
7027	Pump_Station	4859.74	219951.9380	4583166.7000
7028	Compressor	4860.56	219948.6960	4583169.3810
7029	Control_Box	4859.70	219948.2940	4583167.1850
7030	Valve_Box	4863.17	219954.7490	4583104.7280
7031	Inspection_Port	4863.28	219955.5550	4583101.5520
7032	Drain_Pipe	4863.68	219977.8080	4583074.7090
7033	Drain_Pipe	4864.78	219970.7470	4583066.8620
7034	Drain_Pipe	4864.28	219943.6830	4583092.6780
7035	Drain_Pipe	4864.86	219917.6810	4583120.0790
7036	Drain_Pipe	4863.69	219925.4900	4583128.2480
7037	Drain_Pipe	4863.08	219951.6410	4583101.1530

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
7038	Drain_Field	4862.51	219926.7930	4583137.2770
7039	Drain_Field	4867.84	219886.3270	4583099.3710
7040	Drain_Field	4867.20	219957.8200	4583043.0840
7041	Drain_Field	4862.59	219983.2400	4583073.2170



LEGEND

PROPERTY LINE	---	TREE	
CENTER LINE	---	DECK	
EXCAVATION BOUNDARY	---	ASPHALT	
EDGE OF PAVEMENT	---	CONCRETE	
UNDERGROUND COMM	---	GRAVEL SHOULDER	
UNDERGROUND POWER	---	OVERSIZE MATERIAL	
WATERLINE	---	GEOMEMBRANE LINER	
RETAINING WALL	---		
STORMWATER DRAINAGE CHANNEL	---		
		Dead "New" Tree	
		New Tree Location	



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/19

Lot D 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
D.3

Parcel D



Parcel D – View of new additional Rills and Gullies on Northern portion of Parcel.



Parcel D – View facing Southeast from Southern Corner.

Parcel D



Parcel D – View facing South from North corner.



Parcel D – Gully observed on Northern area of Parcel, near driveway.

Parcel D



Parcel D – Tire Tracks observed west of driveway.



Parcel D – View facing West from East corner.

Parcel D



Parcel D – View facing East from West corner.