



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

Bradley Gill
3433 Hunters Ridge Rd.
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel B
North Ridge Estates Superfund Site
ECSI No. 5993

Dear Bradley Gill:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located at 3433 Hunters Ridge Road during the week of July 3, 2023. Enclosed for your information is a summary of the inspection and recommended actions.

This letter provides notice of the following violation:

1. **Vegetation.** An area of sparse vegetation was noted, similar to previous inspection.

Corrective Action. Seed and water this area to promote vegetation growth prior to June 2024.

2. **Cap Damage.** Areas of damage (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 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

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

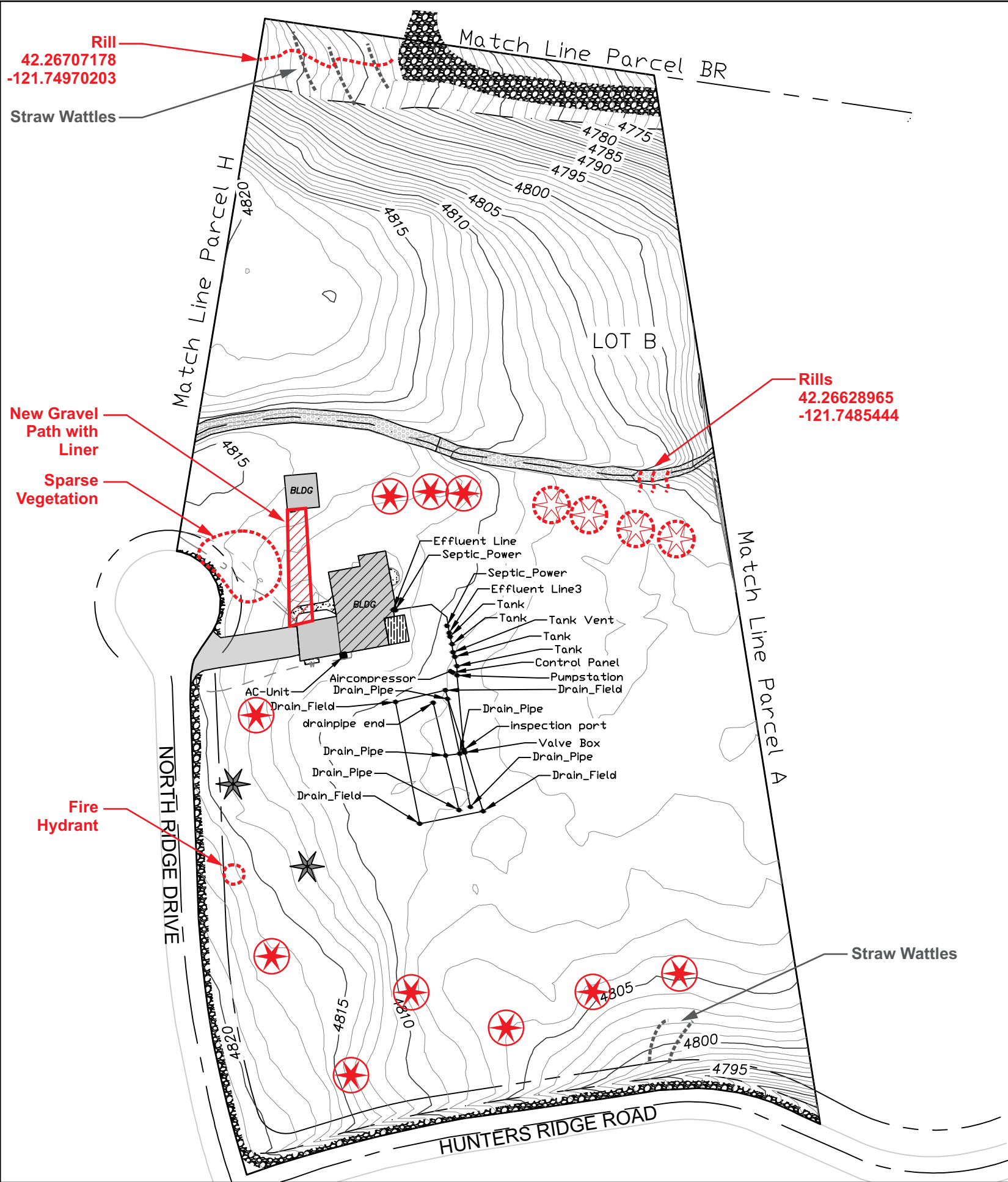
DEQ can provide documents in an alternate format or in a language other than English upon request. Call DEQ at 800-452-4011 or email deqinfo@deq.oregon.gov

Parcel B

Operations and Maintenance Inspection Form

Part I. General Site Information							
Site Name:		North Ridge Estates		State/Country:		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:		Alex Evernden (Apex Companies, LLC)	
Parcel/Tax ID:		Parcel B					
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"/>		
	Are the rills within a 10-foot interval?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A set of rills approximately 6 inches apart were located along the downslope channel on the east side of the parcel.	
	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"/>	Sparse vegetation was observed on the west side of the residence where the property owner reportedly recently leveled the ground in order to divert stormwater to the culvert. (Same as 2022)	
	Evidence of trees and shrubs in distress?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Majority of the newly planted trees located along the southern boundary of the parcel have died/are dying. (Same as 2022) A total of four newly planted trees are 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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Liner was not visible. (Same as 2022)	
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	New gravel path with a liner is now present between the residence and the shed to the north of the residence. No apparent damage to the cap was noted.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fire hydrant noted on western area of parcel.	
		<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"/>		

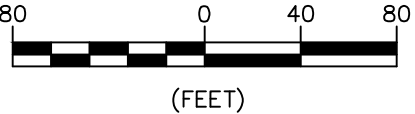


LEGEND

PROPERTY LINE	---	TREE	
CENTER LINE	---	DECK	
EXCAVATION BOUNDARY	---	ASPHALT	
EDGE OF PAVEMENT	---	CONCRETE	
UNDERGROUND COMM	---	OVERSIZED MATERIAL	
UNDERGROUND POWER	---	GRAVEL SHOULDER	
WATERLINE	---	GEOMEMBRANE LINER	
STORMWATER DRAINAGE CHANNEL	---		

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
3357	Aircompressor	4809.72	220920.3180	4583164.4300
3366	Effluent Line3	4808.26	220946.4500	4583163.5870
3358	Control Panel	4807.73	220919.4730	4583165.8720
3367	Inspection port	4808.76	220866.7270	4583173.5700
3359	Drain_Pipe	4808.39	220864.0680	4583170.6850
3360	Drain_Pipe	4808.37	220862.8390	4583161.0220
3361	Drain_Pipe	4808.84	220901.4750	4583162.4270
3362	Drain_Pipe	4808.90	220827.8040	4583177.9300
3363	Drain_Pipe	4808.84	220825.6820	4583170.3250
3368	Pumpstation	4808.38	220917.5210	4583168.8840
3369	Septic_Power	4807.93	220951.2570	4583162.0180
3373	Septic_Power	4809.82	220961.9840	4583126.8210
3374	Tank	4809.39	220943.9740	4583164.1220
3375	Tank	4809.34	220938.8100	4583165.5070
3376	Tank	4808.88	220930.2200	4583167.3260
3377	Tank	4808.84	220923.8120	4583168.9060
3378	Tank Vent	4810.22	220933.2000	4583166.1040
3379	Valve Box	4808.72	220864.9410	4583174.1210
3380	Drain_Field	4806.04	220824.9110	4583186.6280
3389	Drain_Field	4807.58	220907.3850	4583160.9320
3393	Drain_Field	4807.93	220899.3850	4583126.9110
3403	Drain_Field	4807.58	220816.3310	4583143.3950
5	drainpipe end	4808.82	220898.8560	4583152.6370
9	Effluent Line	4808.65	220962.0040	4583125.3420

- Dead "New" Tree
- New Tree Location



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/21

Lot B 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
B.3

Parcel B



Parcel B – Central corner of Parcel, facing East.



Parcel B – New Rill at Northwest corner of Parcel.

Parcel B



Parcel B – Northwest corner of Parcel, facing Southeast.



Parcel B – Northeast corner of Parcel, facing Southwest.

Parcel B



Parcel B – New Rill at channel on East side of Parcel.



Parcel B – Southeast corner of Parcel, facing Northwest.

Parcel B



Parcel B – Southwest corner, facing Northeast.