



# 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

Robert & Deborah Newlon  
3434 North Ridge Dr  
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel G  
North Ridge Estates Superfund Site  
ECSI No. 5997

Dear Robert & Deborah Newlon:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located at 3434 North Ridge Drive 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.

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](mailto: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](mailto:Katie.Daugherty@deq.oregon.gov)  
[n.gov](http://n.gov)

Contact: Katie Daugherty

[www.oregon.gov/DEQ](http://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](mailto:deqinfo@deq.oregon.gov)

***Parcel G***

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)	
				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 are present on both the north and south sides of the asphalt driveway.	
	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"/>	Hay covered area depleted of vegetation observed in southwest corner of parcel.	
	Evidence of trees and shrubs in distress?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A total of six new trees 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"/>	Numerous new trees were noted throughout the parcel.	

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"/>		
	Are the liners exposed to UV radiation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>		
		<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"/>		

LEGEND

- PROPERTY LINE  
CENTER LINE  
EXCAVATION BOUNDARY  
RETAINING WALL  
EDGE OF PAVEMENT  
UNDERGROUND COMM  
WATERLINE  
GAS LINE  
STORMWATER DRAINAGE CHANNEL

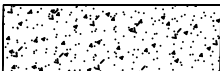
TREE



ASPHALT



CONCRETE



GRAVEL SHOULDER



GEOMEMBRANE LINER



New Tree Location



Exposed Liner  
42.26588152  
-121.74987479

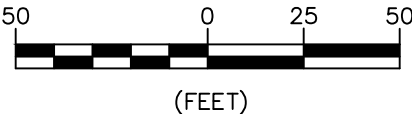
Rills  
(Pavement Lower  
than Bank)

Sparse Vegetation  
Covered in Hay  
42.2651567  
-121.75159224

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWAL DATE 01/01/21



Lot G 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  
G.3

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
9	Culvert_Invert	4815.45	220830.3530	4582956.7760
10	Culvert_Invert	4814.42	220859.3490	4582954.7610
7042	Compressor	4821.17	220891.4550	4582852.2850
7034	Drain_Pipe	4820.26	220971.3100	4582823.8770
7035	Drain_Pipe	4820.12	220934.6500	4582829.9340
7036	Drain_Pipe	4820.44	220897.2890	4582836.4090
7037	Valve_Box	4820.33	220936.5750	4582843.0750
7038	Septic_Field	4819.64	220979.8930	4582837.5200
7039	Septic_Field	4820.94	220971.8720	4582799.0880
7040	Septic_Field	4820.67	220886.4030	4582813.8950
7041	Septic_Field	4819.60	220895.5600	4582852.3550
7043	Tank_Vent	4821.94	220885.3570	4582843.0510
7044	Inspection_Port	4820.30	220938.9840	4582842.8690
7000	Effluent_Line	4832.47	220884.8990	4582740.7370
7008	Septic_Tank	4820.42	220883.1950	4582833.1670

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
7009	Septic_Tank	4820.10	220884.2570	4582838.6080
7010	Septic_Tank	4820.69	220885.7910	4582845.6790
7011	Septic_Tank	4820.66	220886.9760	4582851.2660
7012	Pump_Station	4820.66	220888.3370	4582857.6010
7013	Control_Box	4817.35	220891.8270	4582853.6940
7029	Septic_Power	4832.48	220850.3230	4582752.2750
7031	Drain_Pipe	4820.59	220898.5900	4582846.2020
7032	Drain_Pipe	4819.84	220935.0480	4582840.1360
7033	Drain_Pipe	4820.21	220972.6090	4582834.3200
7030	Clean_Out	4825.79	220878.5300	4582807.2200



## Parcel G



Parcel G – Northeast corner of Parcel, facing Southwest.



Parcel G – Geomembrane Filter exposed on the East side of the Parcel.



## Parcel G



Parcel G – Northeast corner, facing Northwest.



Parcel G – Hay covered patch of sparse vegetation.



Parcel G



Parcel G – Southwest corner of Parcel, facing Northeast.



Parcel G – South Central area, facing East.

Parcel G



Parcel G – Northwest corner, facing Southeast.