



Oregon

Kate Brown, 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

December 31, 2020

Dan & Jamie Hodson
3560 Old Fort Rd
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel M
North Ridge Estates Superfund Site
ECSI No. 5999

Dear Mr. & Mrs. Hodson:

The Oregon Department of Environmental Quality (DEQ) completed an annual inspection of the protective cap on your property located at 3560 Old Fort Road during the week of October 11, 2021. Enclosed for your information is a summary of the inspection.

Significant areas of the property are devoid of vegetation (see map in inspection report). The two foot soil cover must be maintained to remain protective and the vegetation cover is a key component. The Easement and Equitable Servitude recorded with Klamath County requires you to maintain and keep the protective caps in good repair. Please re-seed the areas within the next 30 days and continue to re-seed until the vegetation cover has been re-established.

DEQ is shifting the annual inspection from the fall to the spring. The next inspection will be performed in May 2022. This will allow DEQ to complete the inspections, notify the owners of any repairs needed, for the owners to perform repairs, and for DEQ to perform a follow-up inspection prior to snow accumulation.

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 and Hydrogeologist
NWR Cleanup and Leaking UST 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 M

Operations and Maintenance Inspection Form

Part I. General Site Information						
Site Name:	North Ridge Estates	State/County:	Oregon (Klamath County)	Parcel/Tax ID:	Parcel M	
EPA Point of Contact	Linda Meyer (206) 553-6636	ODEQ Point of Contact	Katie Daugherty (503) 860-3943			
Inspection Date:	10/12/2021	Person(s) Performing Inspection:	Saul Montes (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	
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 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"/>	There are numerous locations where riding mower tires have created ruts in the soil cap. (Same as 2020)
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Large areas on west and east side of parcel have had vegetation removed.
	Evidence of trees and shrubs in distress?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Several of the new trees planted on the south side of the house appear to be dead or stressed. (Same as 2020)
	Are there any stressed or dying trees that may impact or damage the protective when felled?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

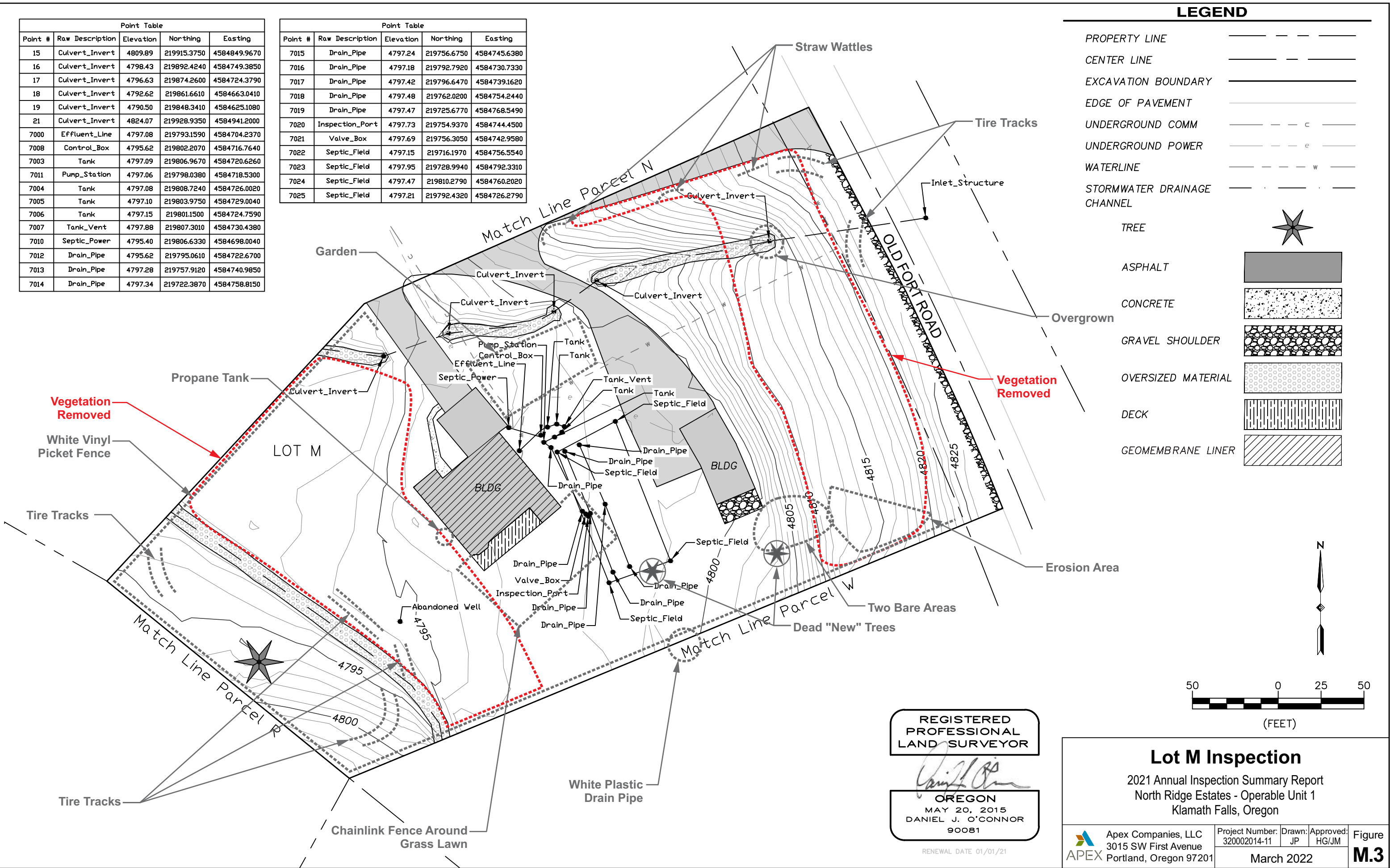
Operations and Maintenance Inspection Form

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"/>	Two culverts are minimally impacted by vegetation.	Watch during subsequent inspections.
	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 are 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"/>		
Crawlspaces 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"/>	No liners observed. Crawlspace not inspected.	
	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"/>		
		<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"/>		

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Point Table				
Point #	Raw Description	Elevation	Northing	Easting
15	Culvert_Invert	4809.89	219915.3750	4584849.9670
16	Culvert_Invert	4798.43	219892.4240	4584749.3850
17	Culvert_Invert	4796.63	219874.2600	4584724.3790
18	Culvert_Invert	4792.62	219861.6610	4584663.0410
19	Culvert_Invert	4790.50	219848.3410	4584625.1080
21	Culvert_Invert	4824.07	219928.9350	4584941.2000
7000	Effluent_Line	4797.08	219793.1590	4584704.2370
7008	Control_Box	4795.62	219802.2070	4584716.7640
7003	Tank	4797.09	219806.9670	4584720.6260
7011	Pump_Station	4797.06	219798.0380	4584718.5300
7004	Tank	4797.08	219808.7240	4584726.0020
7005	Tank	4797.10	219803.9750	4584729.0040
7006	Tank	4797.15	219801.1500	4584724.7590
7007	Tank_Vent	4797.88	219807.3010	4584730.4380
7010	Septic_Power	4795.40	219806.6330	4584698.0040
7012	Drain_Pipe	4795.62	219795.0610	4584722.6700
7013	Drain_Pipe	4797.28	219757.9120	4584740.9850
7014	Drain_Pipe	4797.34	219722.3870	4584758.8150

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
7015	Drain_Pipe	4797.24	219756.6750	4584745.6380
7016	Drain_Pipe	4797.18	219792.7920	4584730.7330
7017	Drain_Pipe	4797.42	219796.6470	4584739.1620
7018	Drain_Pipe	4797.48	219762.0200	4584754.2440
7019	Drain_Pipe	4797.47	219725.6770	4584768.5490
7020	Inspection_Port	4797.73	219754.9370	4584744.4500
7021	Valve_Box	4797.69	219756.3050	4584742.9580
7022	Septic_Field	4797.15	219716.1970	4584756.5540
7023	Septic_Field	4797.95	219728.9940	4584792.3310
7024	Septic_Field	4797.47	219810.2790	4584760.2020
7025	Septic_Field	4797.21	219792.4320	4584726.2790



LEGEND

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/21

Lot M Inspection

2021 Annual Inspection Summary Report
North Ridge Estates - Operable Unit 1
Klamath Falls, Oregon

Apex Companies, LLC
3015 SW First Avenue
Portland, Oregon 97201

Project Number: 320002014-11
Drawn: JP
Approved: HG/JM
March 2022

Figure
M.3



View of the southern portion of the property, looking from SE corner.



View of the eastern property line, along Old Fort Road.



View of the eastern portion of the property, looking form the eastern property line.



View of the northern property line, looking from the NE corner.



Tire tracks present on the eastern portion of the property. Note large area without vegetation.



Straw wattles were present along the driveway to try and prevent erosion. Some cracking of the driveway was noted adjacent to these areas.



Tire tracks present (less than 4" deep) noted. Note tracks without vegetation along north fence line.



View of the house and landscaping on the eastern portion of the property. Note sparse vegetation observed in this area.



Typical condition of the driveway pavement on the northern property line.



Most culvert were obstructed by some vegetation.



Tire tracks noted on the western portion of the property.



View of the NW edge of the removal area/cap, from the east corner, looking NE. Note large area without vegetation on west side of residence.



View of the SW edge of the removal area/cap, from the east corner looking SE.



No ACM was located within the dripline of legacy trees.



View of the western portion of the property and house. Note large area without vegetation on west side of residence.



View of the southern portion of the parcel from the southern corner. Note large area without vegetation on west side of residence.



View of the western portion of the property, looking from the SW corner.