



# 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

Brandon & Jamie Rogers  
3808 Old Fort Rd  
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel O  
North Ridge Estates Superfund Site  
ECSI No. 6001

Dear Brandon & Jamie Rogers:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located at 3808 Old Fort Road during the week of July 3, 2023. Enclosed for your information is a summary of the inspection.

Extensive repairs were performed due to the city waterline repairs and will be monitored to evaluate restoration of vegetation.

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  
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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 O***

## Operations and Maintenance Inspection Form

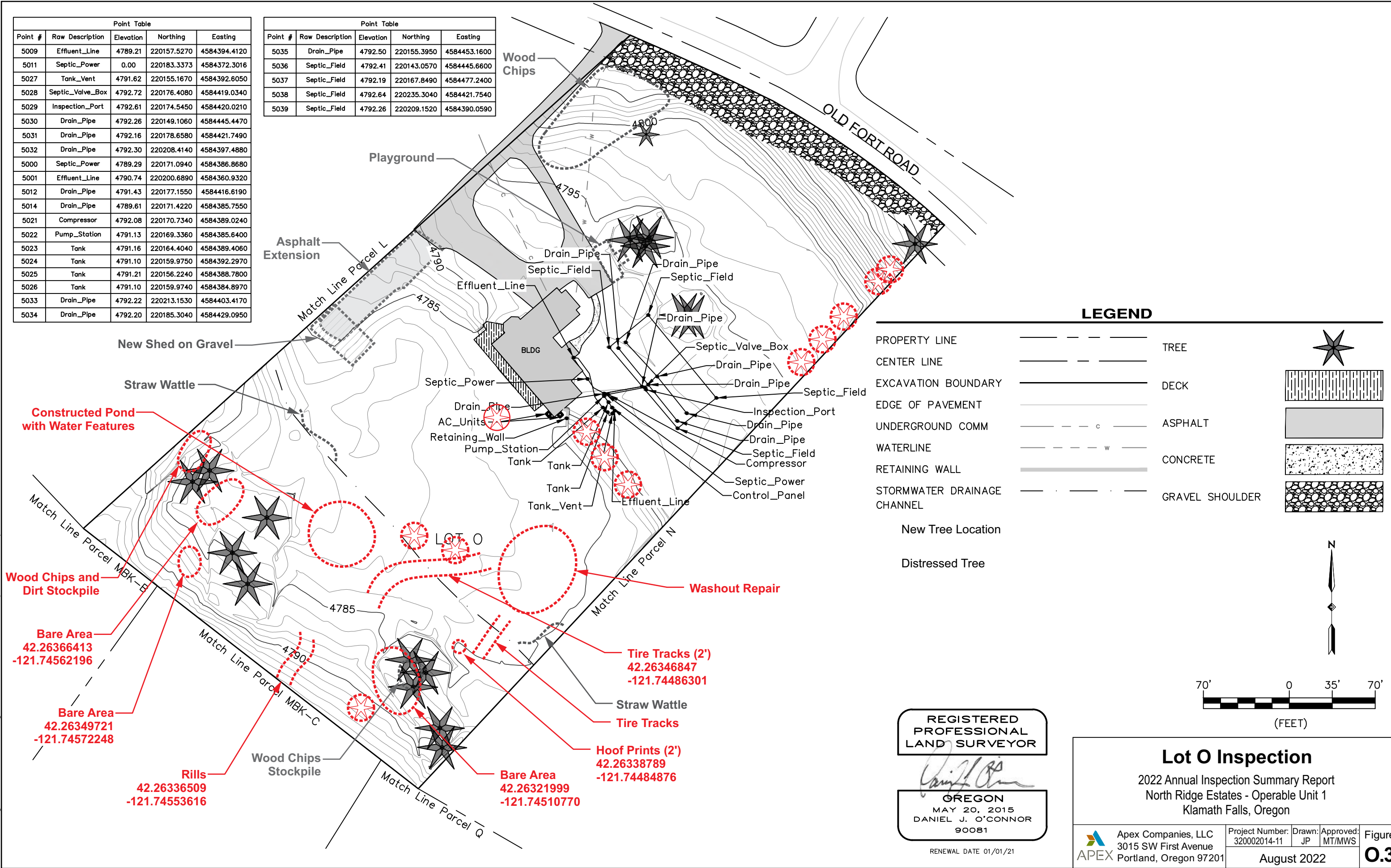
Part I. General Site Information								
Site Name:	North Ridge Estates		State/Country:		Oregon (Klamath County)		Parcel/Tax ID:	Parcel O
EPA Point of Contact	Linda Meyer (206) 553-6636		ODEQ Point of Contact		Katie Daugherty (503) 860-3943			
Inspection Date:	7/4/2023		Person(s) Performing Inspection:		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 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 total of two rills were within 10 feet of each another.		
	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"/>	Tire tracks seen in multiple locations, some deeper than 2 inches.		
	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"/>	Various areas had patches of sparse vegetation.		
	Evidence of trees and shrubs in distress?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A new tree located on the central portion of the parcel was observed to be in distress; an additional 11 new trees were 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"/>			

## 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 type="checkbox"/>	<input checked="" 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 observed.	
	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"/>	In 2022, a shed was built along the northwest perimeter of the property and a playground was built to the northeast of the residence. The asphalt driveway was also extended to the southwest which leads to the shed.	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In 2021, a private pond installation was observed on the south central portion of the parcel. The City of Klamath Falls continued to work with the property owner to resolve the issue of the private pond installation through repair and cleanup work.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washout erosion caused by a water leak along Old Fort Road was backfilled with topsoil material in April 2023. The City of Klamath Falls determined that the source of the water leak was related to the opening of a valve as part of bringing the system back on-line.	
		<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
5009	Effluent_Line	4789.21	220157.5270	4584394.4120
5011	Septic_Power	0.00	220183.3373	4584372.3016
5027	Tank_Vent	4791.62	220155.1670	4584392.6050
5028	Septic_Valve_Box	4792.72	220176.4080	4584419.0340
5029	Inspection_Port	4792.61	220174.5450	4584420.0210
5030	Drain_Pipe	4792.26	220149.1060	4584445.4470
5031	Drain_Pipe	4792.16	220178.6580	4584421.7490
5032	Drain_Pipe	4792.30	220208.4140	4584397.4880
5000	Septic_Power	4789.29	220171.0940	4584386.8680
5001	Effluent_Line	4790.74	220200.6890	4584360.9320
5012	Drain_Pipe	4791.43	220177.1550	4584416.6190
5014	Drain_Pipe	4789.61	220171.4220	4584385.7550
5021	Compressor	4792.08	220170.7340	4584389.0240
5022	Pump_Station	4791.13	220169.3360	4584385.6400
5023	Tank	4791.16	220164.4040	4584389.4060
5024	Tank	4791.10	220159.9750	4584392.2970
5025	Tank	4791.21	220156.2240	4584388.7800
5026	Tank	4791.10	220159.9740	4584384.8970
5033	Drain_Pipe	4792.22	220213.1530	4584403.4170
5034	Drain_Pipe	4792.20	220185.3040	4584429.0950

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
5035	Drain_Pipe	4792.50	220155.3950	4584453.1600
5036	Septic_Field	4792.41	220143.0570	4584445.6600
5037	Septic_Field	4792.19	220167.8490	4584477.2400
5038	Septic_Field	4792.64	220235.3040	4584421.7540
5039	Septic_Field	4792.26	220209.1520	4584390.0590



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## Parcel O



Parcel O – View facing East from West corner.



Parcel O – Animal Hoof Prints (2-inches deep) observed on Southern portion of Parcel.



Parcel O



Parcel O – View facing West from East corner.



Parcel O – View facing South from Northern corner.



## Parcel O



Parcel O – View facing North from Southern corner.



Parcel O – South Central washout repaired in response to water leak that occurred near Old Fort Road in April 2023.