



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

Emmanuel Osagieda
3442 Old Fort Rd
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel W
North Ridge Estates Superfund Site
ECSI No. 6006

Dear Emmanuel Osagieda:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located at 3442 Old Fort Road during the week of July 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.

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

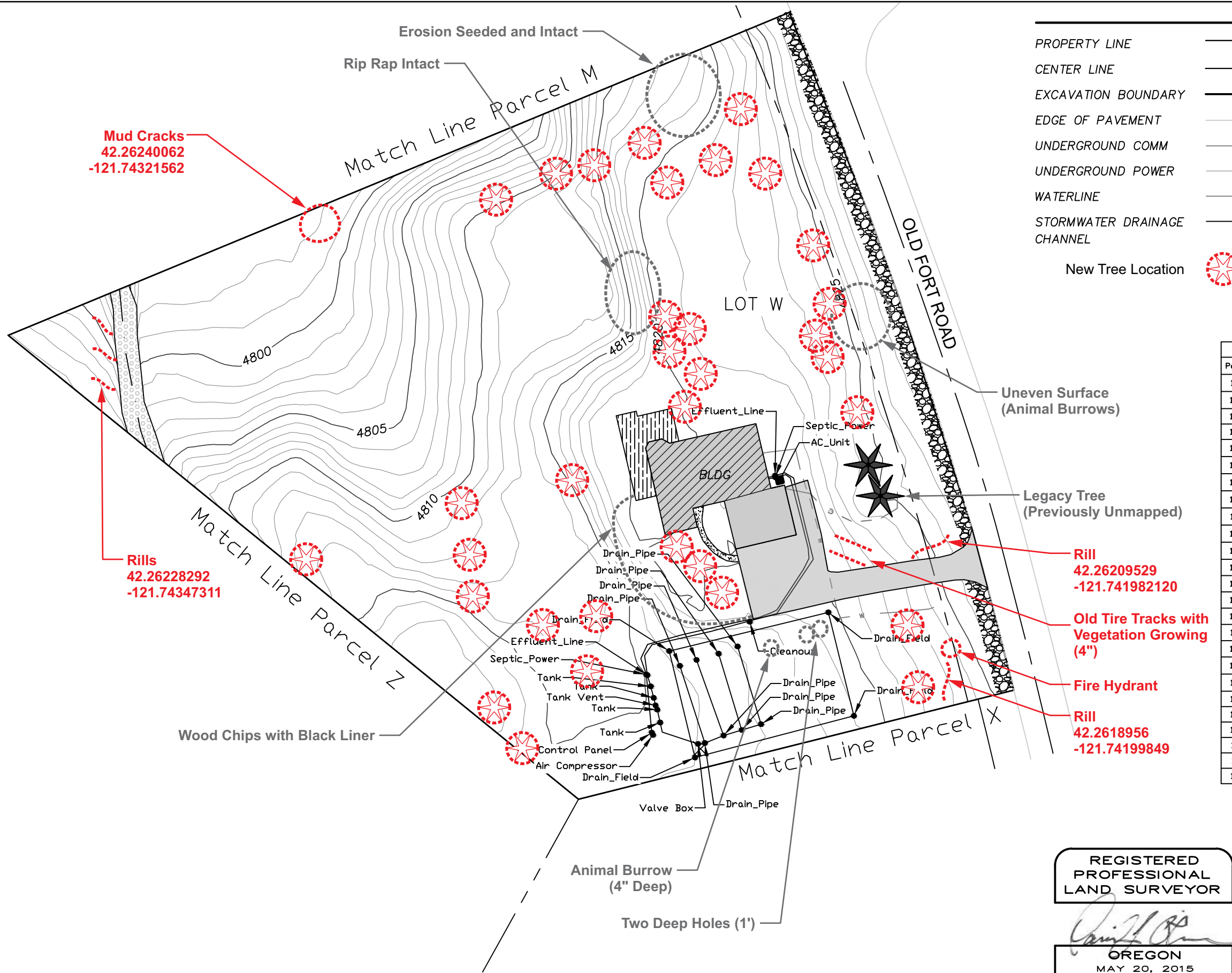
Parcel W

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:		7/5/2023		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?	☐	☐	☒	☐	A total of five new rills were observed on the southeast corner of parcel.	
	Are the rills within a 10-foot interval?	☐	☐	☒	☐		
	Have gullies developed deeper than 6 inches?	☐	☐	☒	☐		
	Have animals created burrows in the protective cap?	☐	☐	☒	☐		
	Have vehicles damaged the protective cap?	☐	☐	☒	☐		
	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?	☐	☐	☒	☐		
	Are there areas that show evidence of unstable slopes, subsidence, or slope failure? Are there signs of active bank erosion and/or lateral cutting?	☐	☐	☒	☐		
	Any visible ACM along the perimeter of the Site (where applicable)?	☐	☐	☒	☐		
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)	☐	☐	☒	☐	Previously identified area showing erosion on the north perimeter of the parcel was observed to be seeded and in good condition. Vegetation was observed to be growing where the old 4 inch deep tire tracks were located on the east side of the residence.	
	Evidence of trees and shrubs in distress?	☐	☒	☐	☐	A total of 24 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?	☐	☐	☒	☐		

Ditches and Culverts	Obstructions observed in ditches or culverts that may impede conveyance of stormwater?	☐	☐	☒	☐		
	Damaged observed to riprap surface? Note if riprap is not intact or not effectively providing armor protection.	☐	☐	☒	☐		
	Are there any areas that show signs of excessive scour? (i.e., gullies forming along centerline of ditch)	☐	☐	☒	☐		
	Are culvert inlets and outlets damaged?	☐	☐	☒	☐		
Driveways and Walkways	Are the driveways showing signs of failure? (i.e., alligator cracking)	☐	☐	☒	☐		
	Are there any other signs of considerable damage to paved surfaces, other than normal wear and use?	☐	☐	☒	☐		
Crawlspace and Decks	Are the liners inside crawlspaces and under covered decks damaged or punctured?	☐	☐	☒	☐	No liners were observed.	
	Are the liners exposed to UV radiation?	☐	☐	☒	☐	Liner previously exposed on the west corner of the parcel was observed to be covered.	
Access Controls	Are access controls damaged?	☐	☐	☐	☒		
	Are changes to the access controls needed?	☐		☐	☒		
Miscellaneous Features / Changes in Site Conditions / Misc.	Are there any new site features installed that have damaged the protective cap?	☐	☐	☒	☐	Wood chips have been added on the southwest side of the residence with a black liner observed underneath.	
		☐	☐	☐	☐		
		☐	☐	☐	☐		
		☐	☐	☐	☐		
		☐	☐	☐	☐		

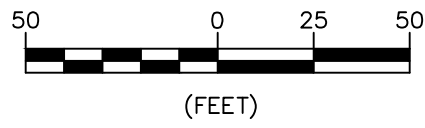
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LEGEND

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

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
14771	Drain_Pipe	4816.76	219447.3070	4584950.7860
14763	Air Compressor	4815.98	219407.7520	4584918.9260
14764	Cleanout	4817.81	219462.8360	4584965.9630
14765	Control Panel	4814.86	219408.8750	4584918.2640
14766	Drain_Pipe	4815.52	219403.8220	4584944.0930
14767	Drain_Pipe	4816.13	219441.3990	4584931.9810
14768	Drain_Pipe	4816.36	219444.2620	4584940.0140
14769	Drain_Pipe	4815.70	219407.4560	4584953.1850
14770	Drain_Pipe	4816.15	219410.1880	4584962.0530
14772	Drain_Pipe	4817.00	219450.8330	4584960.0160
14773	Drain_Pipe	4816.44	219413.0050	4584971.4880
14776	Drain_Field	4815.69	219396.7900	4584939.3350
14777	Drain_Field	4818.32	219417.0270	4585016.6240
14778	Drain_Field	4818.88	219467.3750	4585004.2040
14779	Drain_Field	4815.19	219448.5770	4584926.8160
14780	Effluent_Line	4820.39	219533.9300	4584978.2690
14788	Effluent_Line	4813.44	219436.9070	4584916.1660
14792	Septic_Power	4813.18	219437.1750	4584915.6060
14806	Septic_Power	4819.68	219533.1670	4584978.3600
14807	Tank	4815.24	219431.3750	4584917.8060
14808	Tank	4815.30	219425.7830	4584919.2380
14809	Tank	4815.37	219420.0890	4584920.9410
14810	Tank	4815.38	219413.8310	4584922.3510
14811	Tank Vent	4816.08	219422.1160	4584920.1250
14812	Valve Box	4815.90	219403.4110	4584940.8090



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/21

Lot W 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	Figure W.3
	August 2023			

Parcel W



Parcel W – Southeast corner of Parcel, facing Northwest.



Parcel W – Southwest corner of Parcel, facing Northeast.

Parcel W



Parcel W – Northwest corner of Parcel, facing Southwest.



Parcel W – Northeast Corner of Parcel, facing Southwest.

Parcel W



Parcel W – Mud cracks located on the West side of the Parcel.



Parcel W – New rills were identified on the Southwest side of the Parcel.