



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

Jade & Heather Ames
3601 North Ridge Dr
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel X
North Ridge Estates Superfund Site
ECSI No. 6007

Dear Jade & Heather Ames:

The Oregon Department of Environmental Quality (DEQ) completed an annual inspection of the protective cap on your property located at 3601 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.

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

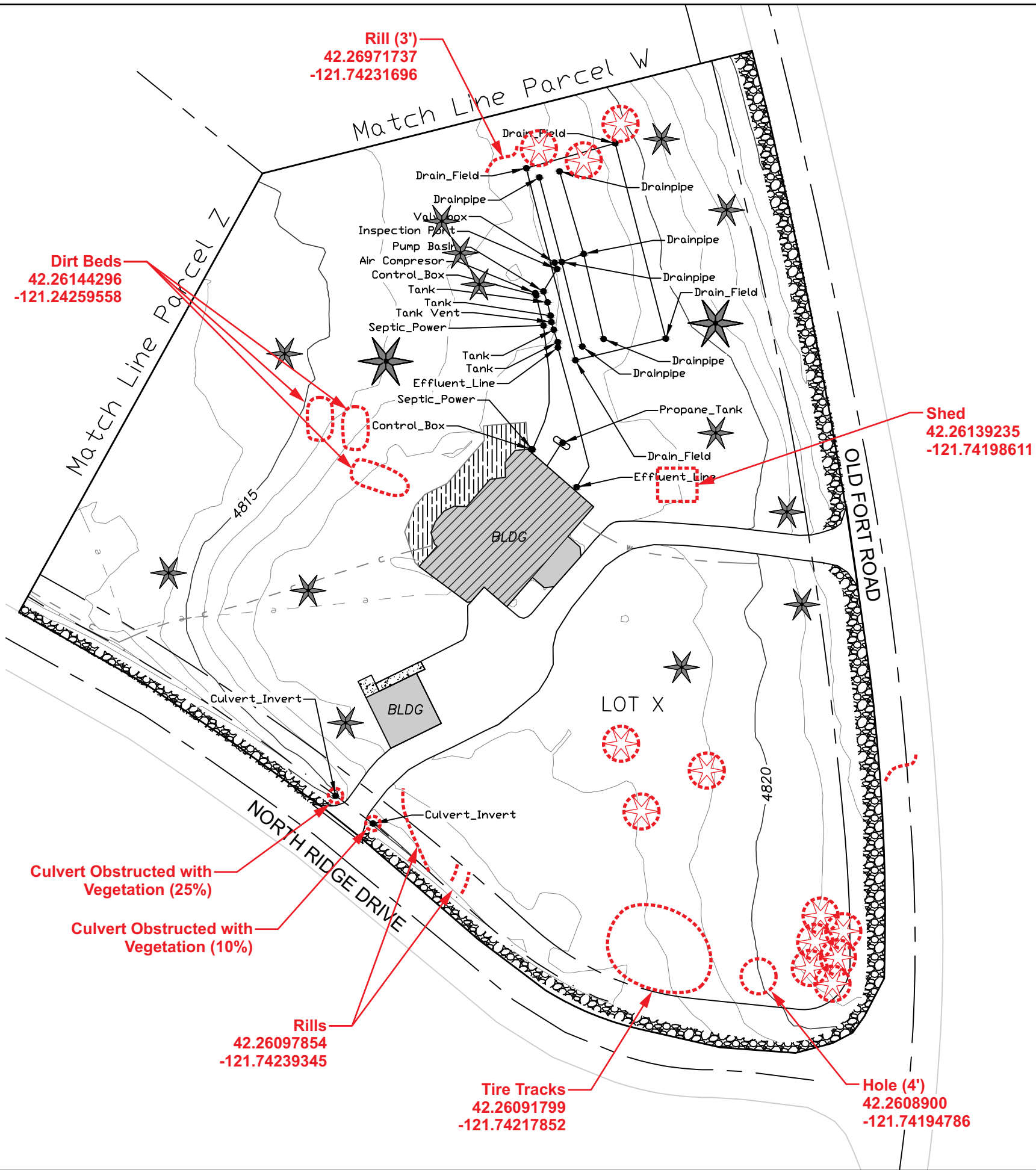
Parcel X

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:		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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Deep rills were observed near the south central boundary of the parcel.	
	Are the rills within a 10-foot interval?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A total of three rills were within 10 feet of each other.	
	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"/>	Tire tracks were observed on the southeast side of the residence. No suspected damage to 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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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 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"/>		

Ditches and Culverts	Obstructions observed in ditches or culverts that may impede conveyance of stormwater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Several culverts observed to be obstructed between 10 to 25% on the southwest portion of parcel.	
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	Liners were not observed. (Same as 2021)	
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There are 4 inch holes that are present from tree removal on the southeast portion of parcel.	
		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dirt piles resembling garden beds were viewed on the northwest portion of the parcel. A new shed was being built on the east portion of the 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"/>		

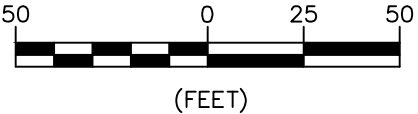
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LEGEND

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

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
15082	Air Compressor	4818.71	219324.6790	4585000.6420
15090	Drainpipe	4818.48	219304.8470	4585030.1920
15083	Control_Box	4817.04	219323.7230	4585000.9810
15084	Control_Box	4818.65	219257.1040	4584998.9360
15085	Drainpipe	4818.31	219301.5180	4585020.9990
15086	Drainpipe	4817.58	219338.1410	4585012.0950
15087	Drainpipe	4818.14	219374.7200	4585002.4450
15088	Drainpipe	4818.56	219377.3070	4585011.1410
15089	Drainpipe	4817.88	219341.6540	4585021.5830
15091	Drain_Field	4818.57	219295.6410	4585017.9750
15092	Drain_Field	4818.87	219304.9460	4585057.1120
15093	Drain_Field	4818.61	219389.4530	4585035.2450
15094	Drain_Field	4817.50	219378.6990	4584996.7590
15095	Effluent_Line	4816.99	219301.0890	4585010.3910
15098	Effluent_Line	4817.80	219240.7130	4585018.5200
15099	Inspection Port	4817.95	219335.0390	4585010.0150
15100	Pump Basin	4817.73	219325.3710	4585004.1800
15101	Septic_Power	4816.94	219257.0140	4584999.3980
15105	Septic_Power	4816.38	219310.6780	4585004.2020
15106	Tank	4817.81	219320.6670	4585005.9150
15107	Tank	4817.79	219314.9040	4585007.2320
15108	Tank	4817.99	219308.8170	4585008.6260
15109	Tank	4817.97	219303.4640	4585010.3550
15110	Tank Vent	4818.85	219312.1550	4585007.6050
15111	Valvebox	4818.03	219337.8140	4585008.9900



REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/21

Lot X 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
X.3

Parcel X



Parcel X – View from Western Corner of Parcel.



Parcel X – View from Northern corner of Parcel.

Parcel X



Parcel X – View from Southern corner of Parcel.



Parcel X – View of Hole (4-inches deep) located on Southern portion of Parcel; related to Tree removal.

Parcel X



Parcel X – View of Rills located near Northern portion of Parcel.



Parcel X – Newly constructed garden beds observed West of residence; no damage to cap observed.