



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

Bill & Mindy Surber
3831 Scott Valley Dr.
Klamath Falls, OR 97601

RE: Annual Inspection for Parcels AK, BJ, and BI
North Ridge Estates Superfund Site
ECSI No. 6012

Dear Bill & Mindy Surber:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located on Old Fort Road at Scott Valley Drive during the week of June 27, 2022. The protective cap appears to be in good condition. 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 protectives 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
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 AK, BI, and BJ

Operations and Maintenance Inspection Form

Part I. General Site Information							
Site Name:	North Ridge Estates	State/Country:	Oregon (Klamath County)	Parcel/Tax ID:	Parcels AK, BI, and BJ		
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rills are developing but are not 2 inches deep on Parcels AK and BJ.	
	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"/>	Tire tracks approximately 2 inches deep were located in the north central corner of Parcel AK.	
	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 type="checkbox"/>	<input checked="" type="checkbox"/>		
	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"/>		

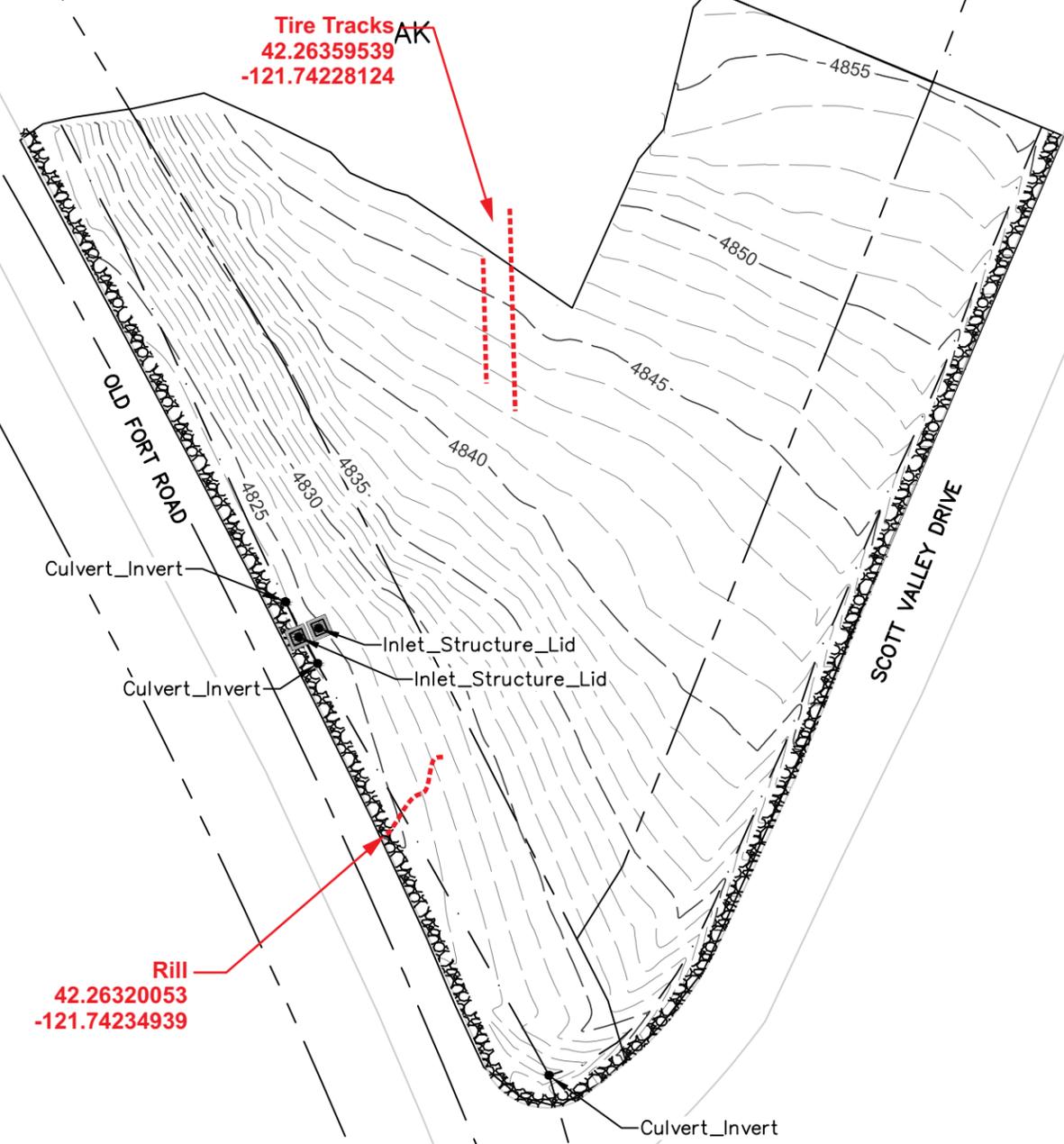
Operations and Maintenance Inspection Form

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 type="checkbox"/>	<input checked="" 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 crawlspace and under covered decks damaged or punctured?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Are the liners exposed to UV radiation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Access Controls	Where applicable, are access controls in place? Note damage.	<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"/>		

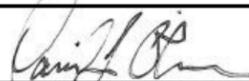
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LEGEND

- PROPERTY LINE 
- CENTER LINE 
- EXCAVATION BOUNDARY 
- EDGE OF PAVEMENT 
- STORMWATER DRAINAGE CHANNEL 
- GRAVEL SHOULDER 

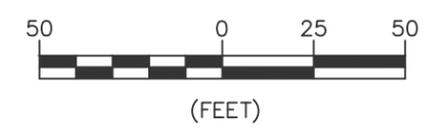


**REGISTERED
PROFESSIONAL
LAND SURVEYOR**



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

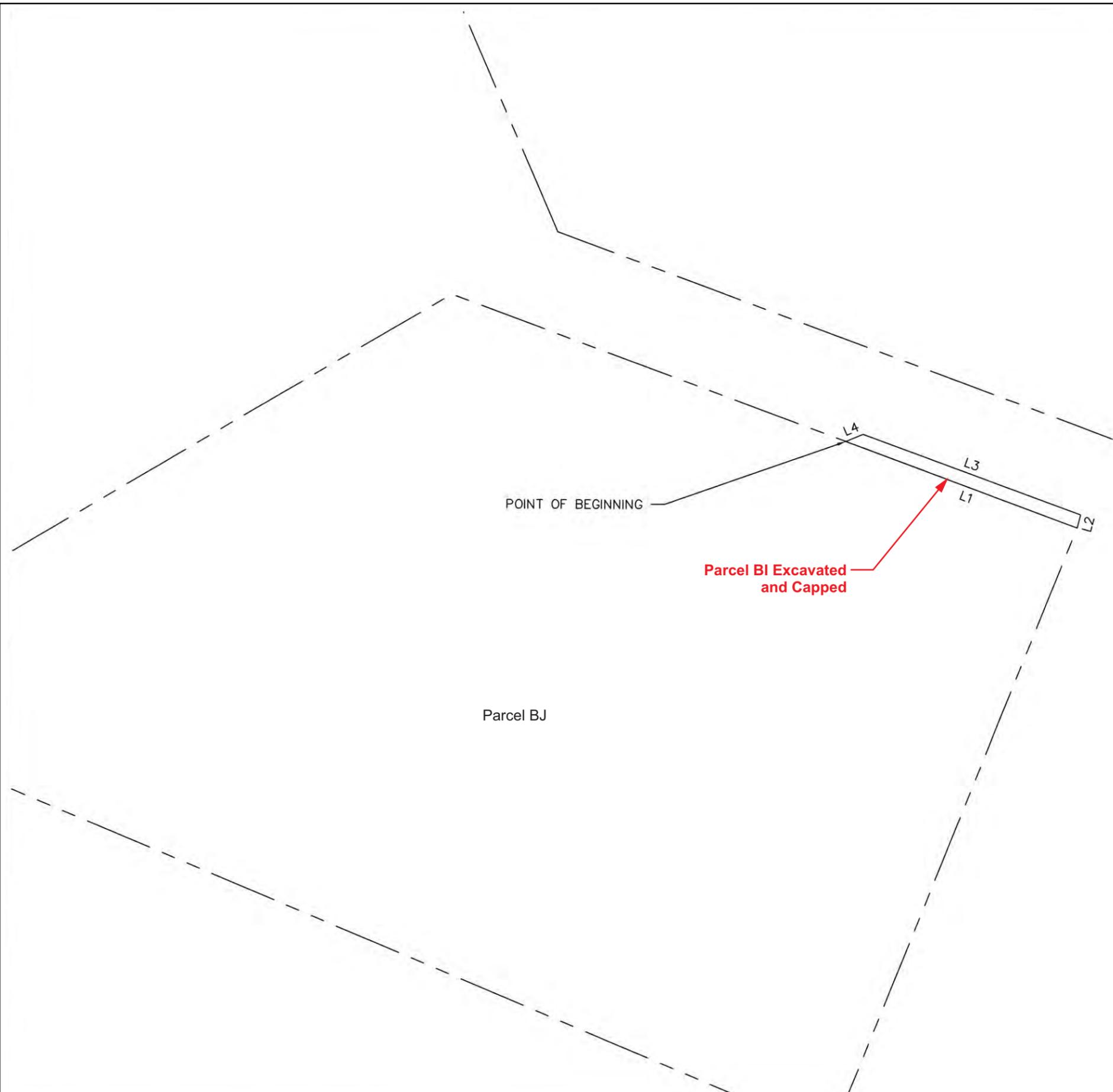
RENEWAL DATE 01/01/21



Lot AK 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 AK.3
	August 2023			

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Line Table		
Line #	Length	Direction
L1	68.540	S69° 43' 40.98"E
L2	3.758	N14° 29' 03.45"E
L3	64.368	N69° 55' 47.50"W
L4	5.169	S67° 28' 45.96"W

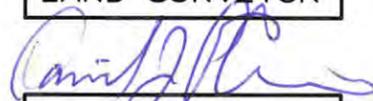
EXCAVATION DESCRIPTION FOR LOT BI
 A PORTION OF LOT 3, OF THE FIRST ADDITION TO NORTH RIDGE ESTATES SUBDIVISION, SITUATE IN THE NE¼ SE¼ AND THE NW¼ SE¼, SECTION 15, T38S, R9E, WILLAMETTE MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS S27°02'52"E A DISTANCE OF 3249.07 FEET FROM THE ¼ CORNER COMMON TO SECTIONS 15 AND 10 IN SAID TOWNSHIP AND RANGE; THENCE THE FOLLOWING COURSES:

- S69°43'41"E 68.54 FEET
- N14°29'04"E 3.76 FEET
- N69°55'48"W 64.37 FEET
- S67°28'46"W 5.17 FEET

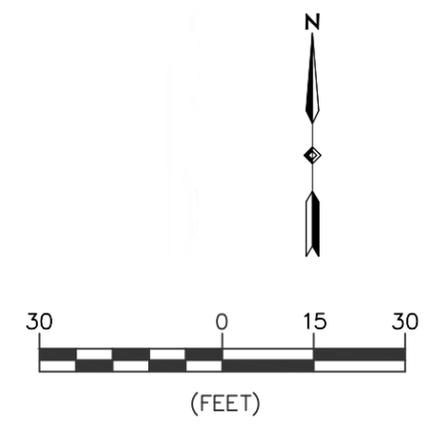
TO THE POINT OF BEGINNING, WHICH ALSO BEARS N32°58'18"E DISTANCE OF 2872.60 FEET FROM THE ¼ CORNER COMMON TO SECTIONS 15 AND 22 IN SAID TOWNSHIP AND RANGE, CONTAINING 0.006 ACRES, MORE OR LESS.

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

RENEWAL DATE 01/01/17



Lot BI 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 BI.1
August 2023				

LEGEND

- PROPERTY LINE
- EXCAVATION BOUNDARY
- EDGE OF PAVEMENT
- STORMWATER DRAINAGE CHANNEL
- GRAVEL SHOULDER

Rill
42.26420234
-121.74159601

BJ

4870

4865

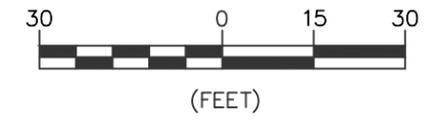
4860

SCOTT VALLEY DRIVE

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/21



Lot BJ 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 BJ.3

Parcel AK



Parcel AK – Southeast corner of Parcel, facing Northwest.



Parcel AK – Northwest corner of Parcel, facing Southeast.

Parcel AK



Parcel AK – Central corner, facing Northeast.



Parcel AK – North Central corner of Parcel, facing South.

Parcel AK



Parcel AK – Northeast corner of Parcel, facing Southwest.



Parcel AK – Tire Tracks (2-inches deep) located in the Central corner of the Parcel.

Parcel AK



AK Parcel – New rill located on the West side of the Parcel.

Parcel BI



Parcel BI – East side of Parcel, facing West.



Parcel BI – West side of Parcel, facing East.

Parcel BJ



Parcel BJ – West side of South portion of Parcel, facing East.



Parcel BJ – East side of South portion of Parcel, facing West.

Parcel BJ



Parcel BJ – West side of Northern portion of Parcel, facing East.



Parcel BJ – East side of the Northern portion of the Parcel, facing West.

Parcel BJ



Parcel BJ – A new Rill developed within the Northern portion of the Parcel.