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

John & Anna Budden
3510 Jasma Lane
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel BR (part of)
North Ridge Estates Superfund Site
ECSI No. 6018

Dear Mr. & Mrs. Budden:

The Oregon Department of Environmental Quality (DEQ) completed an annual inspection of the protective cap on your property located at 3510 Jasma Lane during the week of August 31, 2020. 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.

Please continue to contact DEQ prior to any disturbing any of the protective caps on your property with the exception of soil disturbances less then 2 feet below the ground surface. A fact sheet with additional information is enclosed.

If you have any questions, please contact me at 503-229-6748, or via email at Daugherty.Katie@deq.state.or.us.

Sincerely,

Katie Daugherty

Katie Daugherty, R.G.
Project Manager
NWR Cleanup and Tanks Program

Enclosures

Fact Sheet

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: 503-229-6748
800-452-4011
Fax: 503-229-6124
Daugherty.Katie@deq.state.or.us
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.state.or.us.

Parcel BR

Operations and Maintenance Inspection Form

Part I. General Site Information					
Site Name:	North Ridge Estates	**State/County:**	Oregon (Klamath County)	**Parcel/Tax ID:**	**Parcel BR**
EPA Point of Contact	Linda Meyer (206) 553-6636	**ODEQ Point of Contact**	Katie Daugherty (541) 229-6748		
Inspection Date:	9/2/2020	**Person(s) Performing Inspection:**	Chris Clough (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?	☐	☐	☒	☐		
	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)	☐	☐	☒	☐		
	Evidence of trees and shrubs in distress?	☐	☒	☐	☐	Yes. Many of the newly planted trees are showing signs of stress and two legacy trees just to the north of the removal area are showing signs of die off.	
	Are there any stressed or dying trees that may impact or damage the protective when felled?	☐	☐	☒	☐	Two legacy trees (mentioned above) are not believe to be able to damage the cap.	

Ditches and Culverts	Obstructions observed in ditches or culverts that may impede conveyance of stormwater?	☒	☐	☐	☐	All onsite culverts has some level of blockage (~1/4 to 1/3), but may not significantly impact drainage.	Culverts could be cleared.
	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)	☐	☐	☒	☐	There are two or more locations where rock has been added to prevent stormwater scour as it enters the drainage ditch	
	Are culvert inlets and outlets damaged?	☐	☐	☒	☐		
Driveways and Walkways	Are the driveways showing signs are failure? (i.e., alligator cracking)	☐	☐	☐	☒	Driving surfaces were gravel.	
	Are there any other signs of considerable damage to paved surfaces, other than normal wear and use?	☐	☐	☐	☒		
Crawlspaces and Decks	Are the liners inside crawlspaces and under covered decks damaged or punctured?	☐	☐	☐	☒		
	Are the liners exposed to UV radiation?	☐	☐	☐	☒		
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?	☐	☐	☒	☐		
		☐	☐	☐	☐		
		☐	☐	☐	☐		
		☐	☐	☐	☐		
		☐	☐	☐	☐		

LOT BR

Culvert Was Overgrown
(Status Not Confirmed)

Riprap to Prevent/Repair Washout

Culvert ~1/4 to 1/3 Blocked

Two Trees with Signs
of Stress/Die-off

Culvert ~1/3 Blocked

Round Rock

Inspection of this
Culvert/Basin Completed
as Part of MBK-G
on 8/31/2020

Round Rock

"New" Trees - All Dead

Culvert Invert

Culvert Invert

Culvert Invert

Culvert Invert

Match Line Parcel H

Match Line Parcel B

Match Line Parcel A

Match Line Parcel MBK-G

4800
4795
4790
4790
4780
4775
4770
4760
4755
4760
4755
4750
4745
4746

50 0 25 50
(FEET)

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

RENEWAL DATE 01/01/21

LEGEND

PROPERTY LINE

EXCAVATION BOUNDARY

STORMWATER DRAINAGE CHANNEL

GRAVEL

OVERSIZED MATERIAL

No.	REVISION	DATE	BY

NORTH RIDGE ESTATES SUPERFUND SITE
LOT BR
FINAL LIFT
TOPOGRAPHIC SURVEY

ADKINS CONSULTING ENGINEERING, LLP
Engineers ▲ Planners ▲ Surveyors
1435 Esplanade Ave • Klamath Falls, Oregon 97601 • (541) 884-4666 • FAX (541) 884-5335
Oregon • California

DATE:	2/21/2019
PROJECT:	3405-01
FILE:	PLAN
DESIGNED BY:	DJO
DRAWN BY:	ZEF
CHECKED BY:	DJO
SURVEYED BY:	DNN
SCALE:	AS SHOWN

BR.3

View of the southern edge of the BR removal area/cap, looking west from the SE corner.

View of the eastern edge of the BR removal area looking north from the SE corner.

Several of the newly planted trees are dying or stressed.

View of the southern edge of the BR removal area and cap, looking west.

View of the west edge of the BR removal area/cap looking north from the SW corner.

View of the southern end of the BR removal area/cap from the SW corner.

Some of the culverts were heavily overgrown.

Round rock has been added in places to prevent/repair erosion locations.

At least one of the culverts at the BR removal area was substantially blocked by sediment.

Two legacy trees just north of the cap were stressed/dying. If felled, it is unlikely to damage the cap.

View of the NW edge of the removal area and cap, from the northern corner.

View of the eastern edge of the removal area from the NE corner.