



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

September 13, 2024

Scott & Valerie Hedrick
2727 Old Fort Rd.
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel BK
North Ridge Estates Superfund Site
ECSI No. 6020

Dear Scott & Valerie Hedrick:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property, Parcel BK, located at 2727 Old Fort Road during the week of May 27, 2024. 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 May 2025. 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

Parcels AR & BK

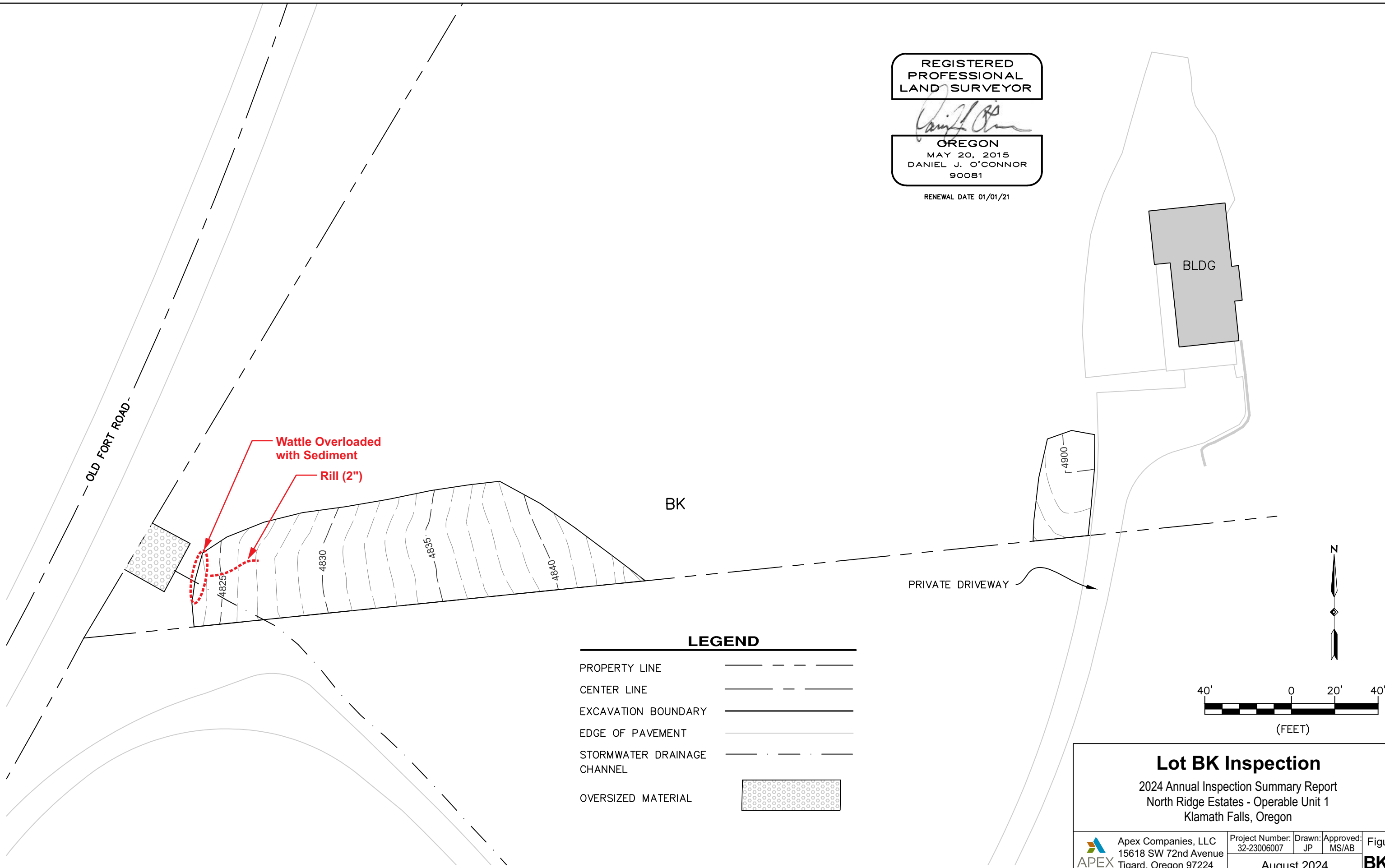
I:\Client\DEQ\Oregon\32-23006007 North Ridge Estates\2024\Parcel Inspections

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]

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

RENEWAL DATE 01/01/21



LEGEND

- PROPERTY LINE
- CENTER LINE
- EXCAVATION BOUNDARY
- EDGE OF PAVEMENT
- STORMWATER DRAINAGE CHANNEL
- OVERSIZED MATERIAL

Lot BK Inspection

2024 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 BK.3
	August 2024			

North Ridge Estates Remedy Performance Assessment

Submitted by: andrew.bisbee_apexmapping

Submitted time: Jun 20, 2024, 6:18:24 PM

General Site Information

Site Name:

North Ridge Estates

State/County:

Oregon/Klamath County

Site Map

Lat: 42.259264 Lon: -121.742009



Earthstar Geographics | Oregon State Parks, State of Oregon GEO, Esri, TomTom, Garmin, SafeGraph, GeoTechn... Powered by Esri

Parcel/Tax ID

BK

EPA Point of Contact

Linda Meyer (206) 553-6636

ODEQ Point of Contact

Katie Daugherty (503) 860-3943

Inspection Date and Time

May 29, 2024, 2:14:00 PM

Person(s) Performing Inspection

DK

Protective Cap

Have rills developed deeper than 2 inches?

Yes (Monitor, No Repair)

If yes, describe extent of problem

Developing rill (~2" deep) near West edge of Parcel.

Provide photo



Are the rills within a 10-foot interval?

No

Have gullies developed deeper than 6 inches?

No

Have animals created burrows in the protective cap?

No

Have vehicles damaged the protective cap?

No

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?

No

Are there areas that show evidence of unstable slopes, subsidence, or slope failure? Are there signs of active bank erosion and/or lateral cutting?

No

Any visible ACM along the perimeter of the Site (where applicable)?

No

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)

No

Evidence of trees and shrubs in distress?

No

Are there any stressed or dying trees that may impact or damage the protective cap when felled?

No

Ditches and Culverts

Obstructions observed in ditches or culverts that may impede conveyance of stormwater?

No

Damage observed to riprap surface? Note if riprap is not intact or not effectively providing armor protection.

No

Are there any areas that show signs of excessive scour? (i.e., gullies forming along centerline of ditch)

No

If yes, describe extent of problem

Possible storm channel does not appear to be active

Are culvert inlets and outlets damaged?

No

Driveways and Walkways

Are then driveways showing signs of failure?(i.e., alligator cracking)

N/A

Are there any other signs of considerable damage to paved surfaces, other than normal wear and use?

N/A

Crawlspaces and Deck

Are the liners inside crawlspaces and under covered decks damaged or punctured?

N/A

Are liners exposed to UV radiation?

N/A

Access Controls

Are access controls damaged?

N/A

Are changes to the access controls needed?

N/A

Miscellaneous Features / Changes in Site Conditions / Misc.

Are there any new site features installed that have damaged the protective cap?

No

Additional Notes

Wattles above rip rap overloaded with sediment that is accumulating within the rip-rap spill area; removal of wattles recommended.

Parcels AR and BK



Parcel AR – North center of Parcel, facing Southwest.



Parcel AR – Northeast corner of Parcel, facing South.

Parcels AR and BK



Parcel AR – South corner of Parcel, facing Northwest.



Parcel AR – Southwest corner of Parcel, facing Northeast.

Parcels AR and BK



Parcel BK – Northeast corner of Parcel, facing West.



Parcel BK – Northwest corner of Parcel, facing Southeast.

Parcels AR and BK



Parcel BK – Southeast corner of Parcel, facing Northwest.



Parcel BK – Southwest corner of Parcel, facing North.