



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

Maxine Wirth
Wirth Living Trust
P.O. Box 477
Klamath Falls, OR 97601

RE: Annual Inspection for Parcel BP
North Ridge Estates Superfund Site
ECSI No. 6022

Dear Mrs. Wirth:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located at 2737 Old Fort Road during the week of July 2023. 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

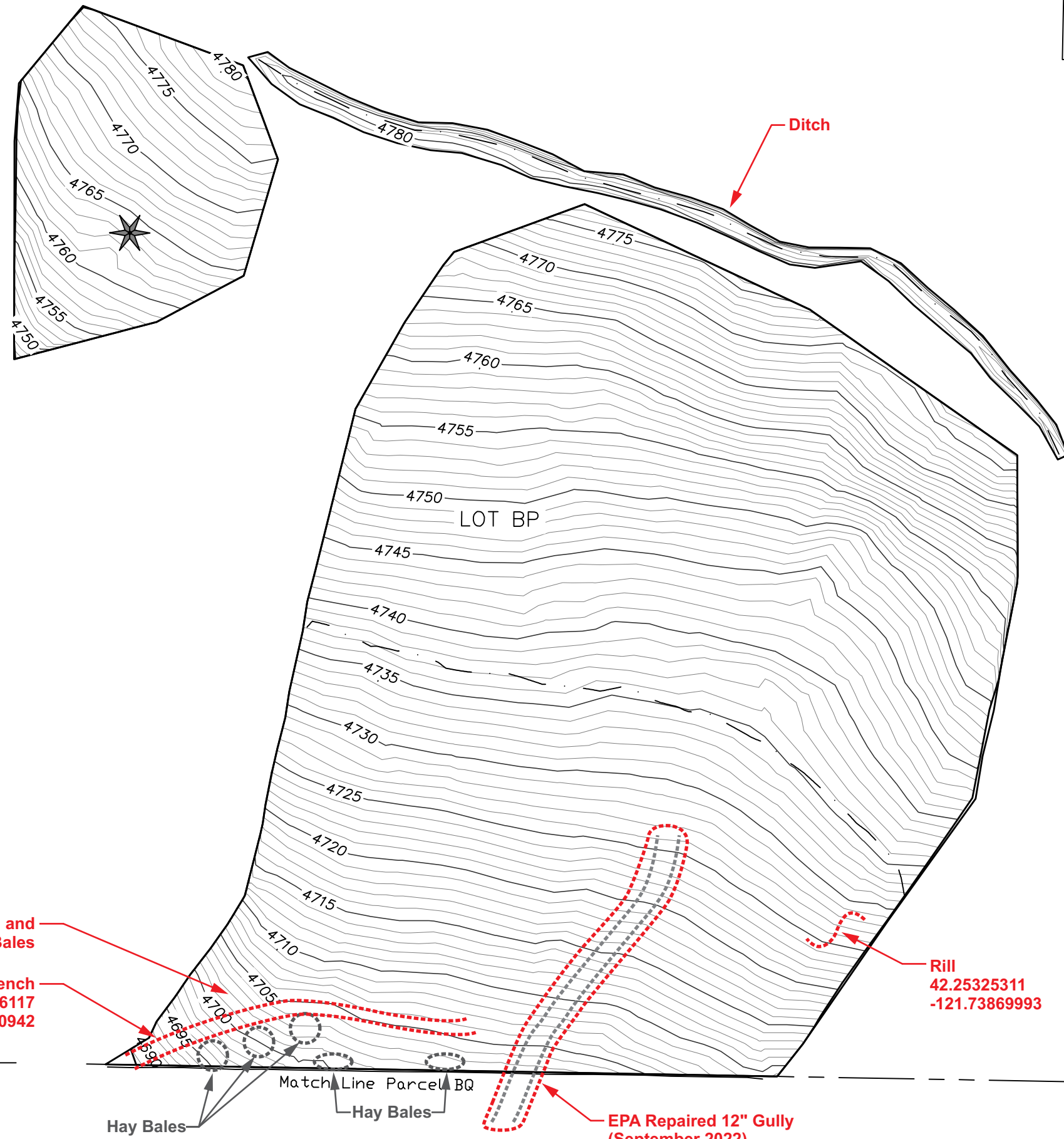
Parcel BP

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:		7/72023		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?	☐	☒	☐	☐	Multiple rills were identified in the southwest portion of the parcel. (Same as 2021)	
	Are the rills within a 10-foot interval?	☐	☐	☒	☐		
	Have gullies developed deeper than 6 inches?	☒	☐	☐	☐	At the top of the hill the gully was approximately 4 to 8 inches deep and at the bottom (southern) end the gully was 8 to 12 inches deep. The gully also extends into parcel BQ. (Same as 2021)	Backfill gullies with soil and/or armor with rock to prevent additional erosion.
	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?	☐	☐	☒	☐		
	Are there any stressed or dying trees that may impact or damage the protective cap when felled?	☐	☐	☒	☐		

Operations and Maintenance Inspection Form

Ditches and Culverts	Obstructions observed in ditches or culverts that may impede conveyance of stormwater?	☐	☒	☐	☐	Some soil sloughing was noted in the drainage along the northern portion of the parcel, but it was not evident that it would greatly decrease stormwater flow. (Same as 2021)	
	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 crawlspace 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?	☐	☐	☒	☐		
		☐	☐	☐	☐	U.S. EPA entended SW cutoff trench and repaired some rills and gullies in 2022.	
		☐	☐	☐	☐		
		☐	☐	☐	☐		
		☐	☐	☐	☐		



LEGEND

PROPERTY LINE — — — — —

EXCAVATION BOUNDARY —————

STORMWATER DRAINAGE CHANNEL — · — · — ·

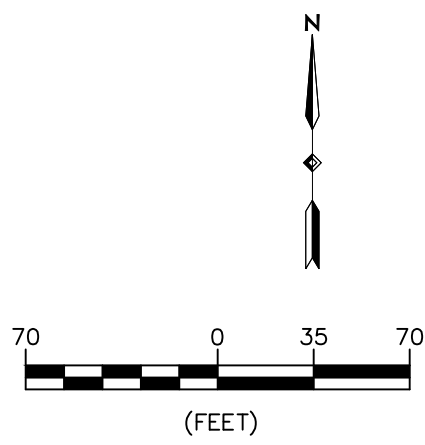
TREE 

REGISTERED
PROFESSIONAL
LAND SURVEYOR



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

RENEWAL DATE 01/01/21



Rill and Hay Bales

Cutoff Trench
42.2536117
-121.740300942

Hay Bales

Match Line Parcel BQ

Hay Bales

EPA Repaired 12" Gully
(September 2022)

Rill
42.25325311
-121.73869993

Lot BP 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 BP.3
	September 2023			

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Parcel BP



Parcel BP – Southeast corner of Parcel, facing Northwest.



Parcel BP – Southwest corner of Parcel, facing Northeast.

Parcel BP



Parcel BP – North corner of Parcel, facing South.



Parcel BP – Northeast corner of Parcel, facing Southwest.

Parcel BP



Parcel BP – Northeast corner of the Parcel, facing Southwest.



Parcel BP – Northwest corner of the Parcel, facing Southeast.

Parcel BP



Parcel BP – West side of the ditch within the Parcel.



Parcel BP – East side of ditch within the parcel.

Parcel BP



Parcel BP – Repaired gully system through parcel on the East side.