



# 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

Chris Galpin  
Duke Mountain LLC  
744 Cardley Ave, Suite 100  
Medford, OR 97504

RE: Annual Inspection for Parcel BQ  
North Ridge Estates Superfund Site  
ECSI No. 6012

Dear Chris Galpin:

The Oregon Department of Environmental Quality completed an annual inspection of the protective cap on your property located on Old Fort Road during the week of July 3, 2023. Asbestos containing materials were not encountered. Enclosed for your information is a summary of the inspection.

If you have any questions, please contact me at 503-860-3943, or via email at [Katie.Daugherty@deq.oregon.gov](mailto:Katie.Daugherty@deq.oregon.gov).

Sincerely,

Katie Daugherty, R.G.  
Project Manager  
NWR Cleanup Section

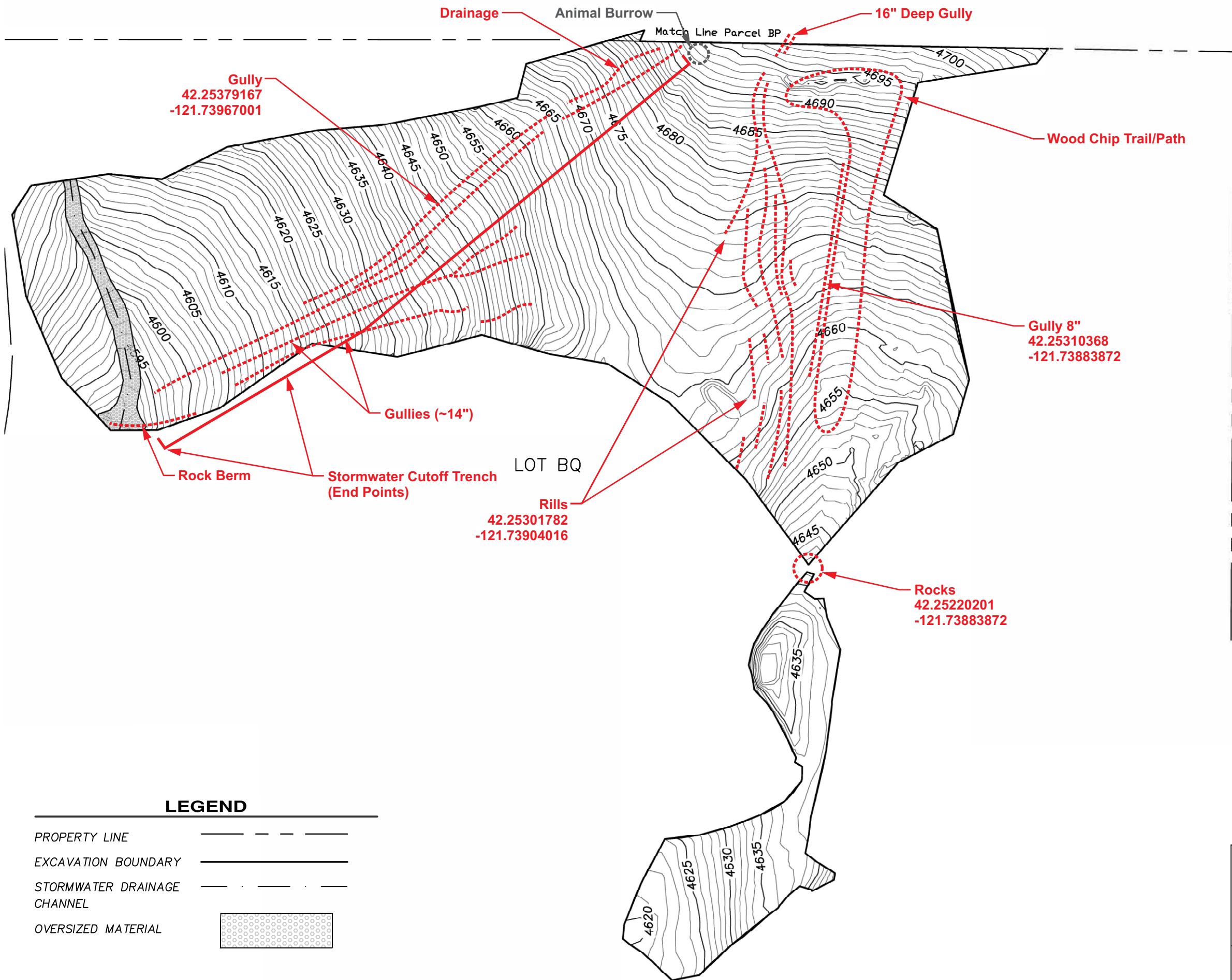
Enclosures

***Parcel BQ***

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:		7/7/2023		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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No protective cap present on this parcel. (Same as 2022)	
	Are the rills within a 10-foot interval?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	Have gullies developed deeper than 6 inches?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Multiple gullies were noted throughout the parcel. There is no protective cap in this area. (Same as 2022)	
	Have animals created burrows in the protective cap?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A small animal burrow was observed along the north perimeter of the parcel. (Same as 2022)	
	Have vehicles damaged the protective cap?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		

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 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"/>	Several drainages were noted on the property, but there is no cap to be damaged by the scour from SW runoff. (Same as 2021)	
	Are culvert inlets and outlets damaged?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Driveways and Walkways	Are the driveways showing signs of failure? (i.e., alligator cracking)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>		
Crawlspaces 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"/>		
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	Barbed wire fence and gate were in place during site visit to prevent unauthorized entry.	
	Are changes to the access controls needed?	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rock berm may need additional rock armoring; approximately 40% intact.	
		<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"/>		

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



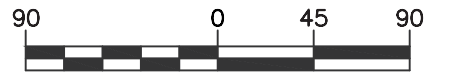
### LEGEND

PROPERTY LINE	---
EXCAVATION BOUNDARY	---
STORMWATER DRAINAGE CHANNEL	---
OVERSIZED MATERIAL	

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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

RENEWAL DATE 01/01/21



(FEET)

## Lot BQ 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
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August 2023

Figure

**BQ.3**

## Parcel BQ



Parcel BQ – View of Parcel from Central corner.



Parcel BQ – View of Parcel Excavation Limits.

## Parcel BQ



Parcel BQ – Rock piles originally stored have moved since 2022.



Parcel BQ – Additional view of Parcel Excavation Limits.

Parcel BQ



Parcel BQ – View of East corner.



Parcel BQ – Elevated view of Parcel from Southeast corner.

Parcel BQ



Parcel BQ – View of Parcel and Excavation Limits.



Parcel BQ – View facing South from North corner of Parcel.

Parcel BQ



Parcel BQ – View facing East from Southwest corner of Parcel.



Parcel BQ – View of SW Cutoff Trench (foreground) facing East from West corner of Parcel.