



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

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TTY 711

October 11, 2023

Jeremy Morris, PW Director
Klamath County
305 Main St
Klamath Falls, OR 97601

RE: 2023 Annual Inspection for Roads
North Ridge Estates Superfund Site
ECSI No. 6376

Dear Jeremy Morris:

The Oregon Department of Environmental Quality completed an annual inspection of the protective caps which include North Ridge Drive and Hunter Ridge Road during the week of July 3, 2023. Protective caps are also present in the right-of-way along Old Fort Road and Scott Valley Road primarily as road shoulders and stormwater ditches. The right-of-ways included within the superfund site are highlighted on Figure 1. Enclosed for your information is a summary of the inspection.

Actions Required.

1. The gullies located at Scott Valley Road and Old Fort Road as well as along Old Fort Road by the apartments just past Hunters Ridge Road need to be repaired and armored as needed to prevent continued erosion. These conditions were previously noted in 2022.
2. Many of the culverts were partially to mostly obstructed and need to be cleared to contain stormwater runoff and prevent damage to the protective caps.

Please provide DEQ with a schedule for when these maintenance actions will be performed.

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 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

Hunter's Ridge Road

Operations and Maintenance Inspection Form

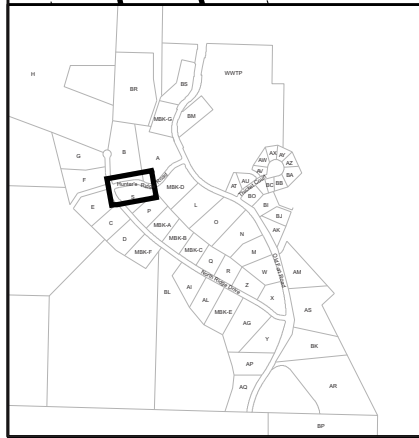
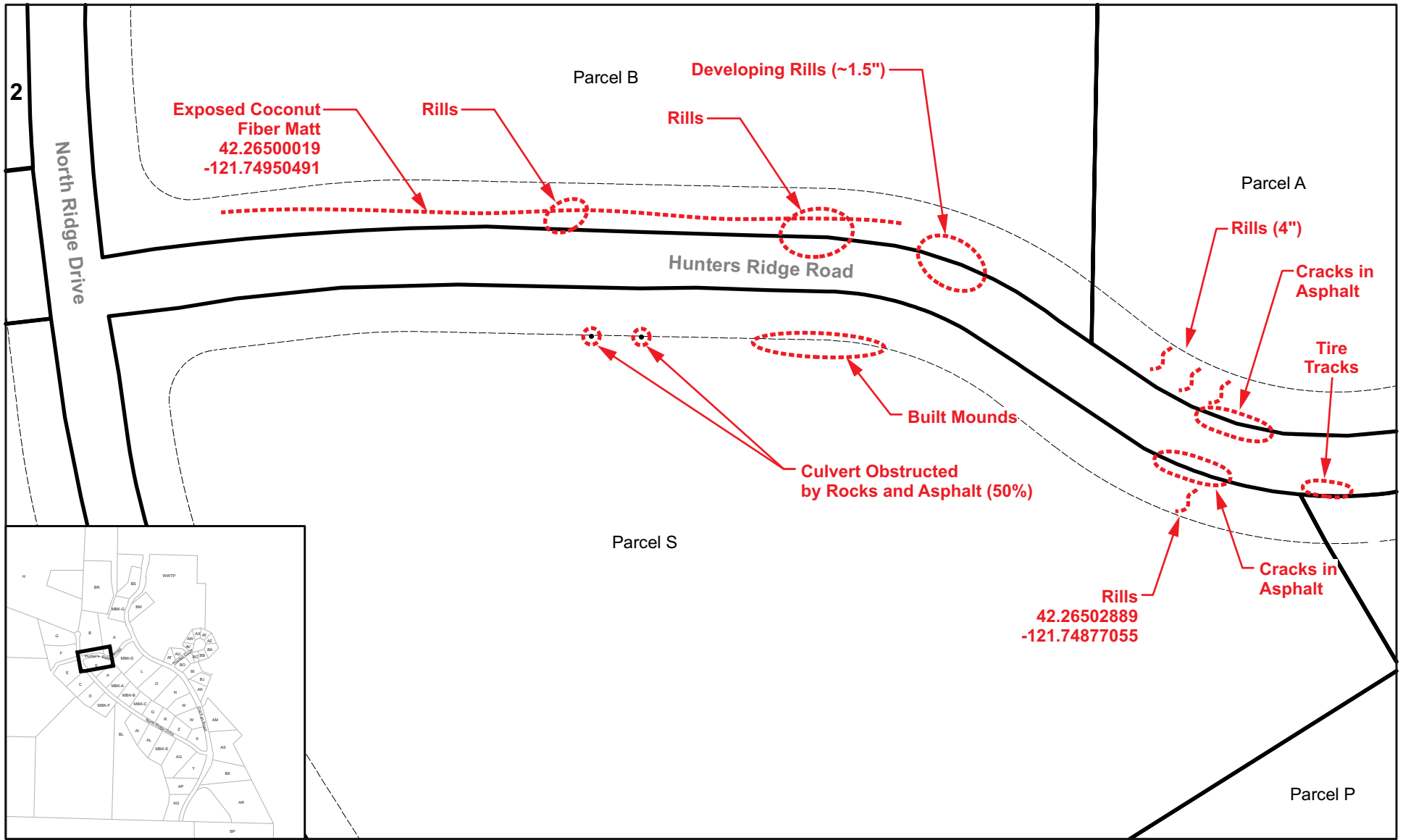
| Part I. General Site Information | | | | | | | |
|--|--|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|------------------------------------|
| Site Name: | | North Ridge Estates | | State/Country: | | Oregon (Klamath County) | |
| EPA Point of Contact | | Linda Meyer (206) 553-6636 | | ODEQ Point of Contact | | Katie Daugherty (503) 860-3943 | |
| Inspection Date: | | 7/4/2023 | | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rills were noted in several locations in the ditches along Hunter's Ridge Road (Parcels B, A, S, MBK-D;-). (Same as 2022) | |
| | Are the rills within a 10-foot interval? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> | Approximately 4 inch deep tire tracks on southwest corner of Old Fort Road and Hunter's Ridge Road. No apparent damage to protective cap. (Same as 2022) Additional tracks found along the dirt shoulder of the road. | |
| | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Culverts obstructed along Hunters Ridge Road Parcels S and A (Same as 2022). Culverts obstructed with a variation of gravel, rocks and vegetation observed along Hunters Ridge Road and near Old Fort Road. | Remove obstructions from culverts to enable stormwater flow. |
| | 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"/> | | |
| | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Minor cracking was observed at a few locations along the shoulders of the asphalt road (Parcels A and S). (Same as 2022) | |
| Crawlspace 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 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"/> | | |

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: | | 7/6/2023 | | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | | |
| | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A gully was noted on the northeast side of Scott Valley Drive on the corner of Old Fort Road. | Backfill gully to prevent further erosion. |
| | 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Several culverts were noted to have some level of obstruction on Scott Valley Drive. | Remove obstructions from culverts to enable stormwater flow. |
| | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scouring was noted at multiple locations along the southeast side of Scott Valley Drive. (Same as 2022) | |
| | Are culvert inlets and outlets damaged? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The culvert on the south end of Scott Valley Drive was noted to be damaged. (Same as 2022) | Replace damaged culvert. |
| Driveways and Walkways | Are the driveways showing signs of failure? (i.e., alligator cracking) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Some alligator cracking was noted on the northern portions of Scott Valley Drive. (Same as 2021) | |
| | 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 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 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"/> | | |

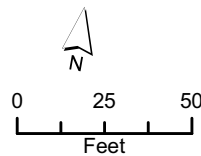


Legend

--- Parcel Boundary Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

Roadway Inspection - Hunters Ridge

2023 Annual Inspection Summary Report
North Ridge Estates - Operable Unit 1
Klamath Falls, Oregon



Apex Companies, LLC
15618 SW 72nd Avenue
Tigard, Oregon 97224

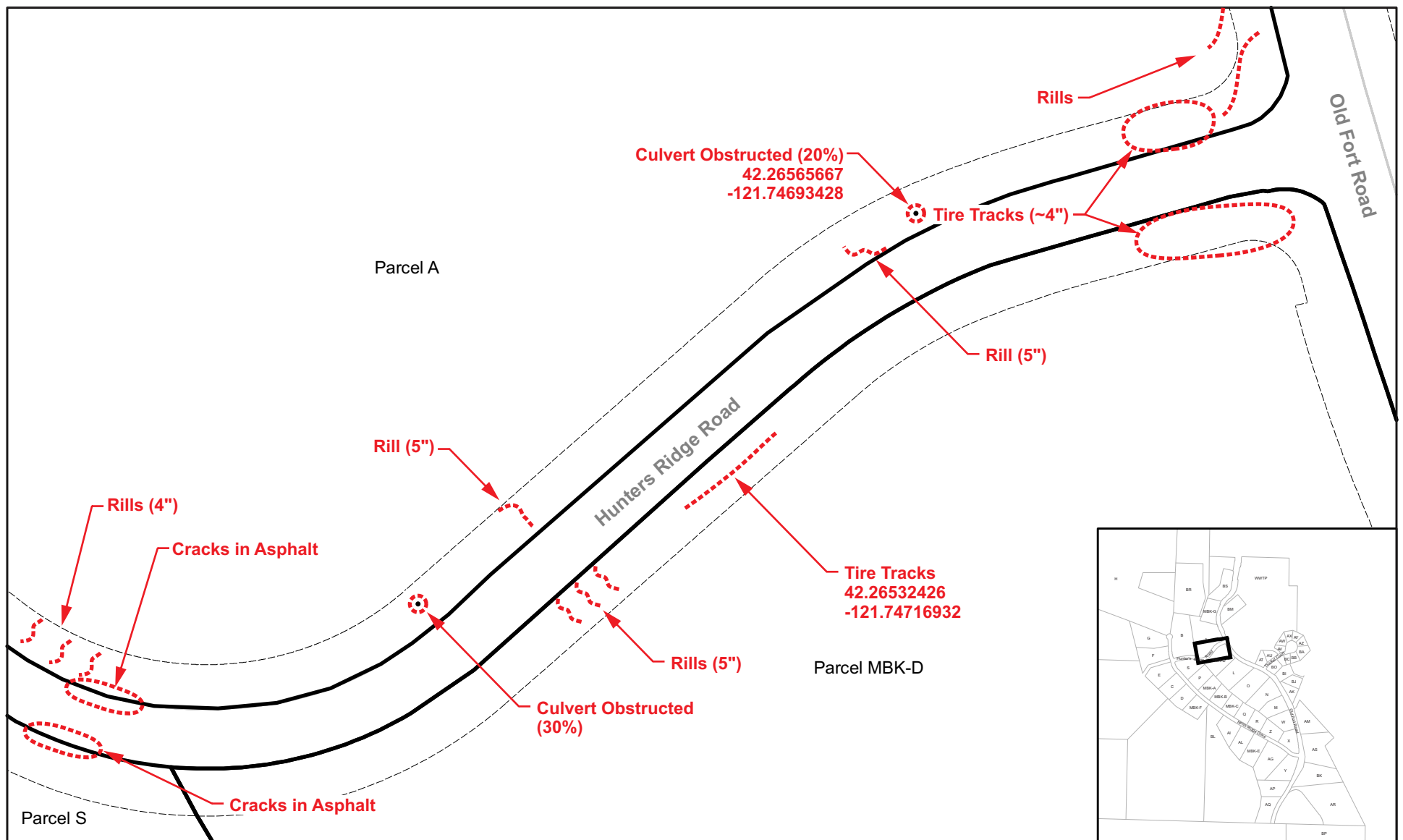
Project Number:
32-23006007

Drawn:
JP

Approved:
MS/AB

August 2023

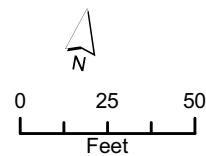
Figure
13



Legend

- Parcel Boundary
- ▭ Excavation Boundary
- Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

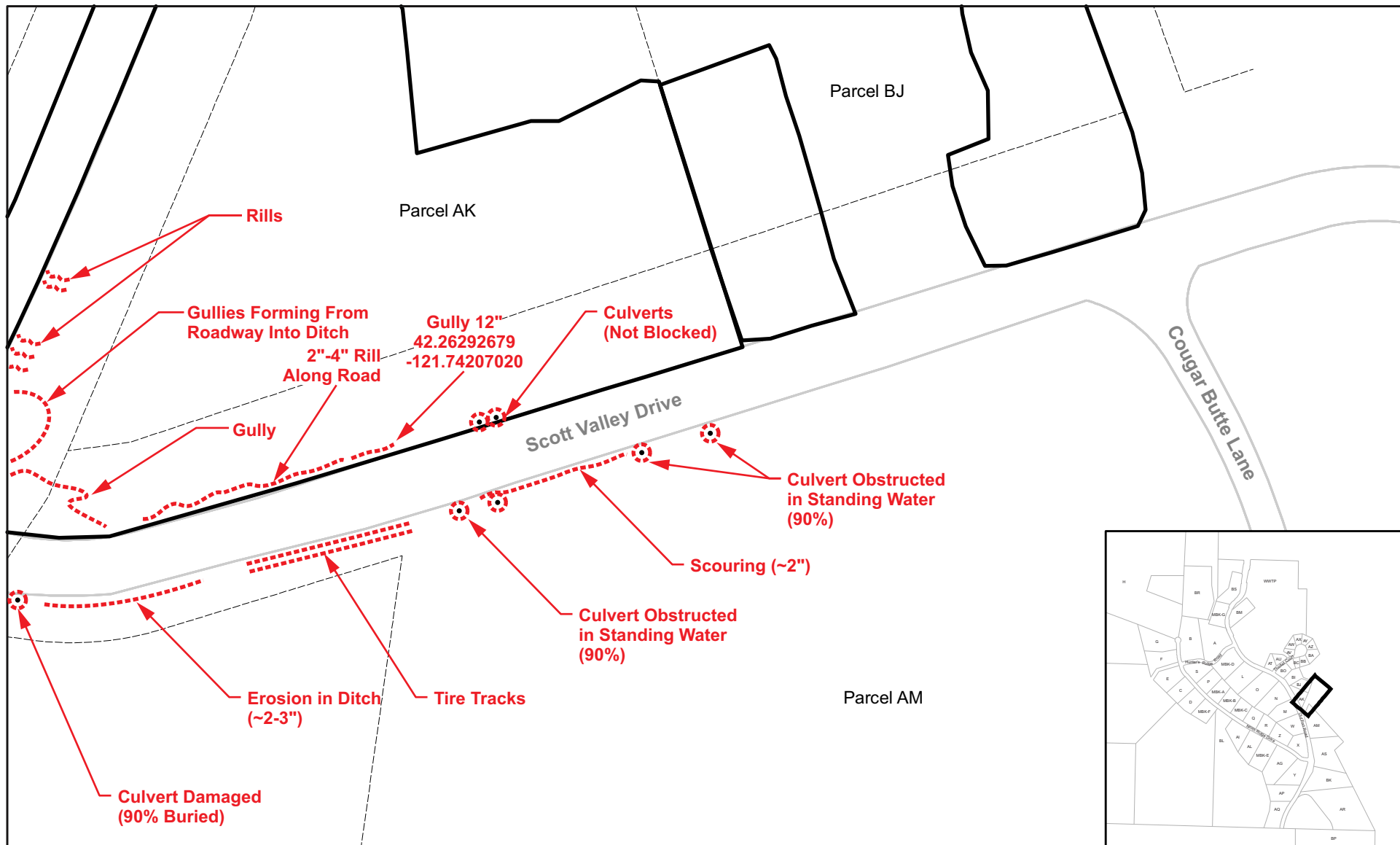
Roadway Inspection - Hunters Ridge

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 14 |
| August 2023 | | | |

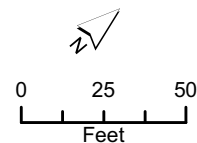


Legend

--- Parcel Boundary Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

Roadway Inspection - Scott Valley

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 15 |
| August 2023 | | | |

Hunter's Ridge Road



Hunter's Ridge Road – View of exposed Coconut Fiber Mat on North shoulder of road.



Hunter's Ridge Road – View looking West of pavement and road shoulder.

Hunter's Ridge Road



Hunter's Ridge Road – View looking Northeast of pavement and road shoulder.



Hunter's Ridge Road – View looking East of Tire Tracks on North gravel road shoulder.

Scott Valley Drive



Scott Valley Drive – Standing Water located on the Southern side of the road, result of blocked culvert.

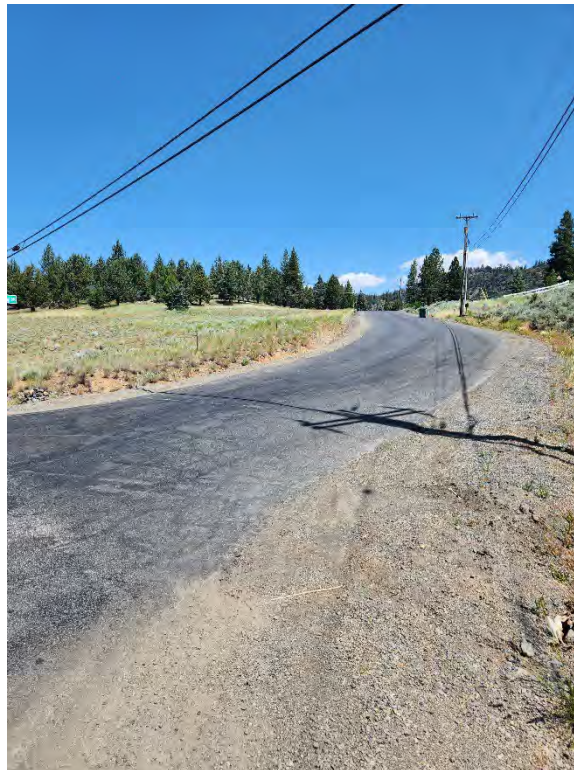


Scott Valley Drive – View of pavement and gravel shoulder from Northeast corner of road.

Scott Valley Drive



Scott Valley Drive – View of pavement and gravel shoulder from Northwest corner of road.



Scott Valley Drive – View of pavement and gravel shoulder from Southeast corner of road.

Scott Valley Drive



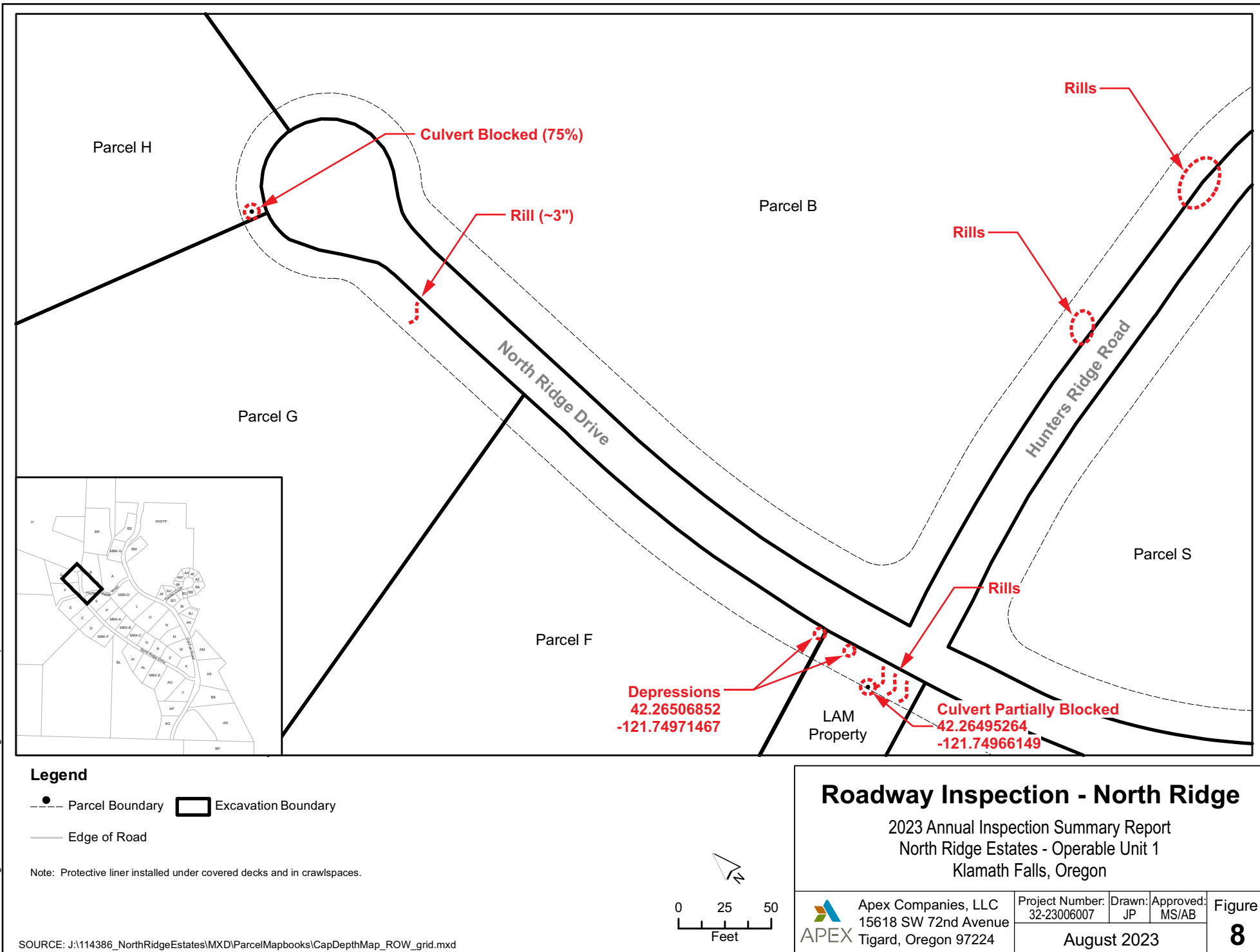
Scott Valley Drive – View from Southwest corner of road where erosion in ditch is present (same as 2022).

North Ridge Drive

Operations and Maintenance Inspection Form

| Part I. General Site Information | | | | | | | | |
|--|--|-------------------------------------|-------------------------------------|-------------------------------------|---|--|--|-------------------|
| Site Name: | North Ridge Estates | | State/Country: | | Oregon (Klamath County) | | Parcel/Tax ID: | North Ridge Drive |
| EPA Point of Contact | Linda Meyer (206) 553-6636 | | ODEQ Point of Contact | | Katie Daugherty (503) 860-3943 | | | |
| Inspection Date: | 7/4/2022 | | Person(s) Performing Inspection: | | Alex Everden & 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rills were noted in several locations in the ditches along North Ridge Drive. (Same as 2021) | | |
| | Are the rills within a 10-foot interval? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| | Have gullies developed deeper than 6 inches? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gullies were noted along North Ridge Drive adjacent to Parcel D. | Backfill gullies to prevent further erosion. | |
| | 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | No damage to cap, but tire tracks were noted along North Ridge Drive adjacent to the following parcels: AL, MBK-A, MBK-B, MBK-C and Q. | | |
| | 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"/> | Depressions observed near Parcel LAM. | | |
| | 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"/> | | | |

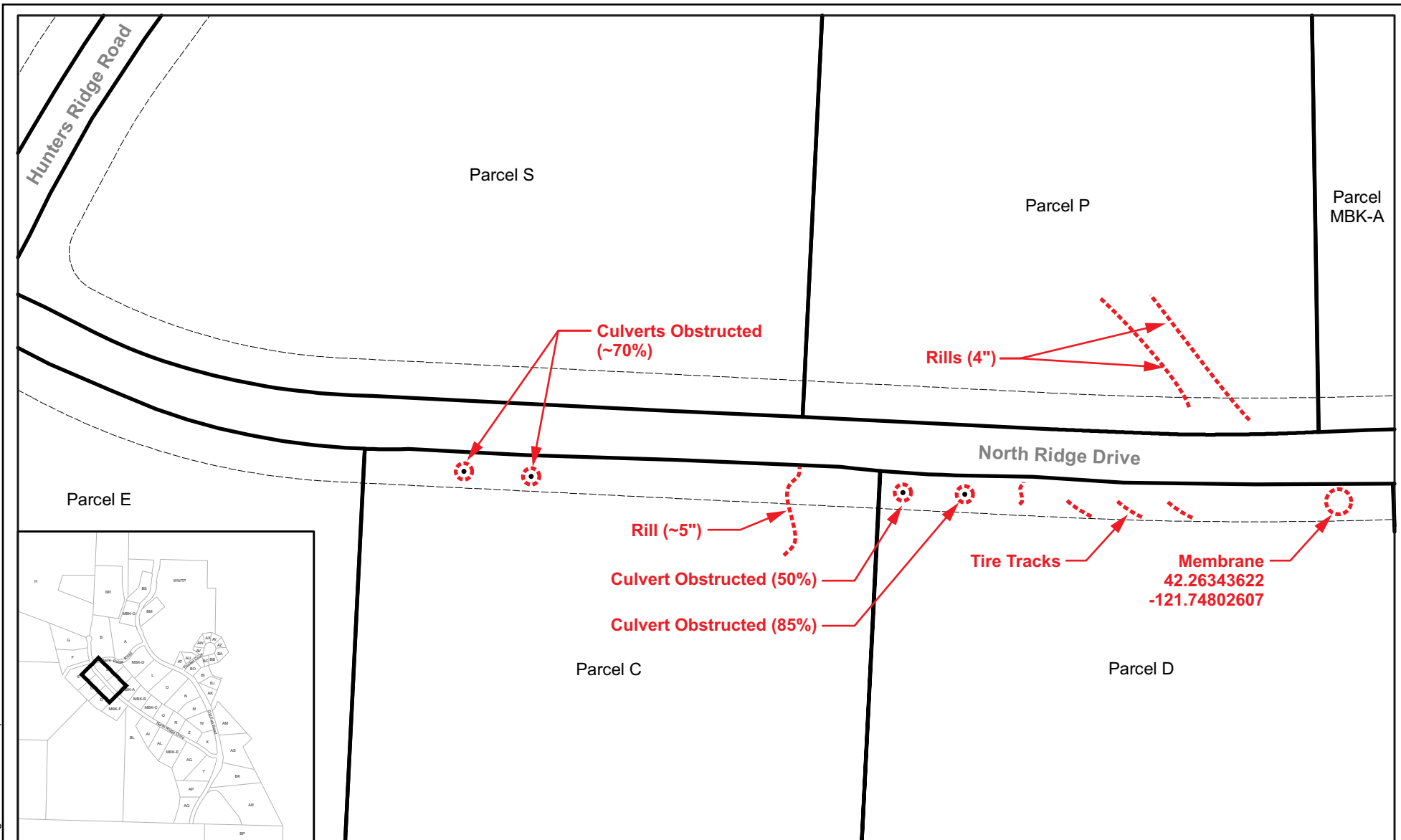
| | | | | | | | |
|---|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|---|
| Ditches and Culverts | Obstructions observed in ditches or culverts that may impede conveyance of stormwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Several culverts along North Ridge Drive were observed to have some level of obstruction. | Remove obstructions from culverts to enable adequate stormwater flow. |
| | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Scouring was observed on North Ridge Drive adjacent to parcel AL. Membrane exposed along North Ridge Drive near the following parcels: BL, D, MBK-F and Z. | |
| | Are culvert inlets and outlets damaged? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Culverts partially blocked near the following parcels: C, H, LAM, D, X. | Remove obstructions from culverts to enable adequate stormwater flow. |
| 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"/> | Stress cracks observed near the following parcels: AG, MBK-A, MBK-C, MBK-F, Q, R, X and Y. | |
| | 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 | Are access controls damaged? | <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"/> | | |



Roadway Inspection - North Ridge

2023 Annual Inspection Summary Report
North Ridge Estates - Operable Unit 1
Klamath Falls, Oregon

| | | | | |
|--|--------------------------------|--------------|--------------------|----------------------------|
| <p>Apex Companies, LLC 15618 SW 72nd Avenue Tigard, Oregon 97224</p> | Project Number: 32-23006007 | Drawn: JP | Approved: MS/AB | <p>Figure 8</p> |
| | August 2023 | | | |



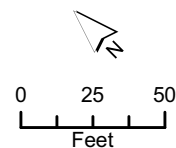
Legend

--- Parcel Boundary Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.

SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd



Roadway Inspection - North Ridge

2023 Annual Inspection Summary Report
North Ridge Estates - Operable Unit 1
Klamath Falls, Oregon



Apex Companies, LLC
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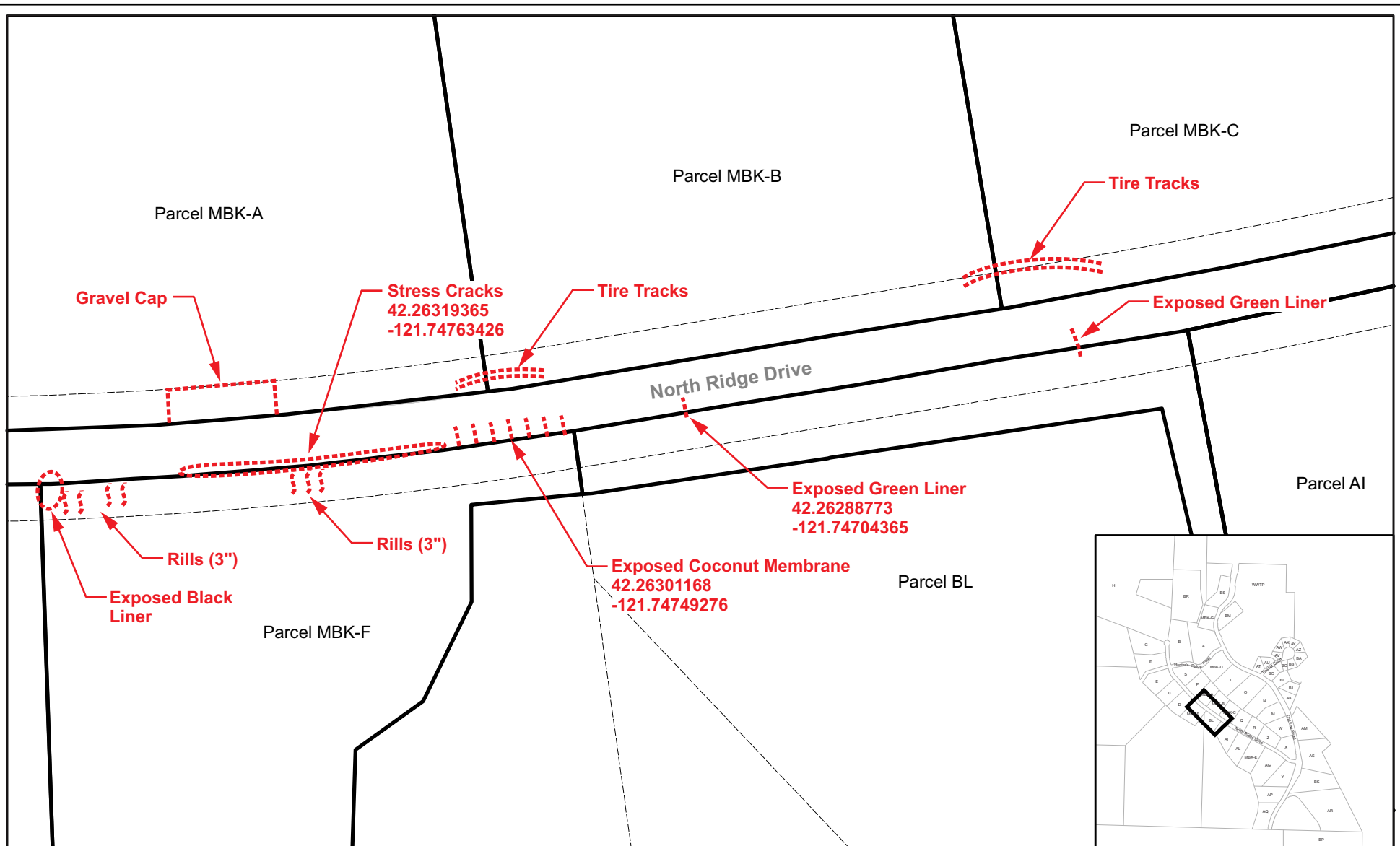
Project Number:
32-23006007

Drawn:
JP

Approved:
MS/AB

August 2023

Figure
9



Legend

--- Parcel Boundary Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.

SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

Roadway Inspection - North Ridge

2023 Annual Inspection Summary Report
North Ridge Estates - Operable Unit 1
Klamath Falls, Oregon



Apex Companies, LLC
15618 SW 72nd Avenue
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Project Number:
32-23006007

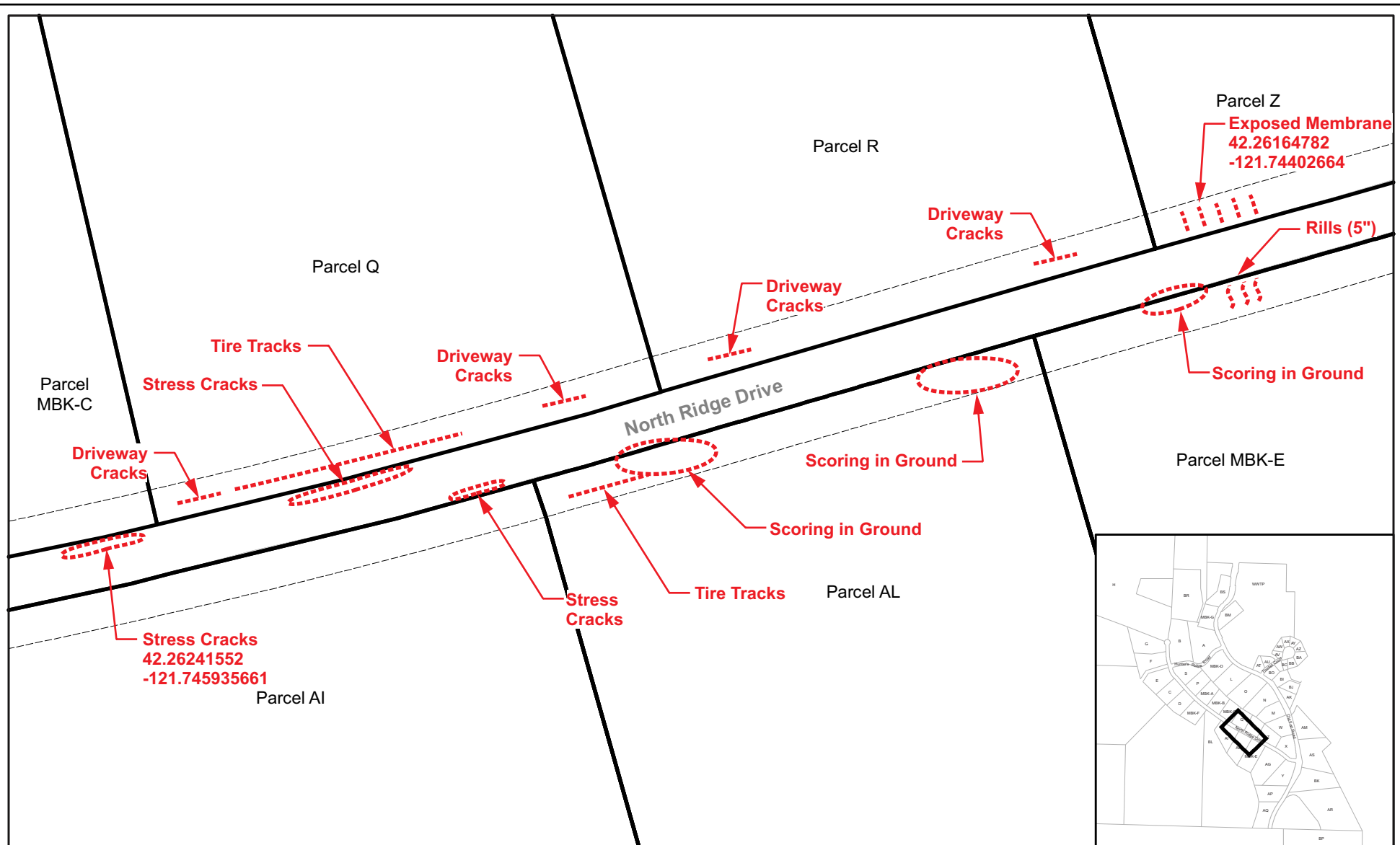
Drawn:
JP

Approved:
MS/AB

August 2023

Figure
10

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



Legend

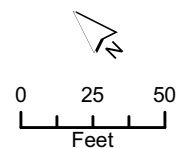
● Parcel Boundary

□ Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.

SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd



Roadway Inspection - North Ridge

2023 Annual Inspection Summary Report
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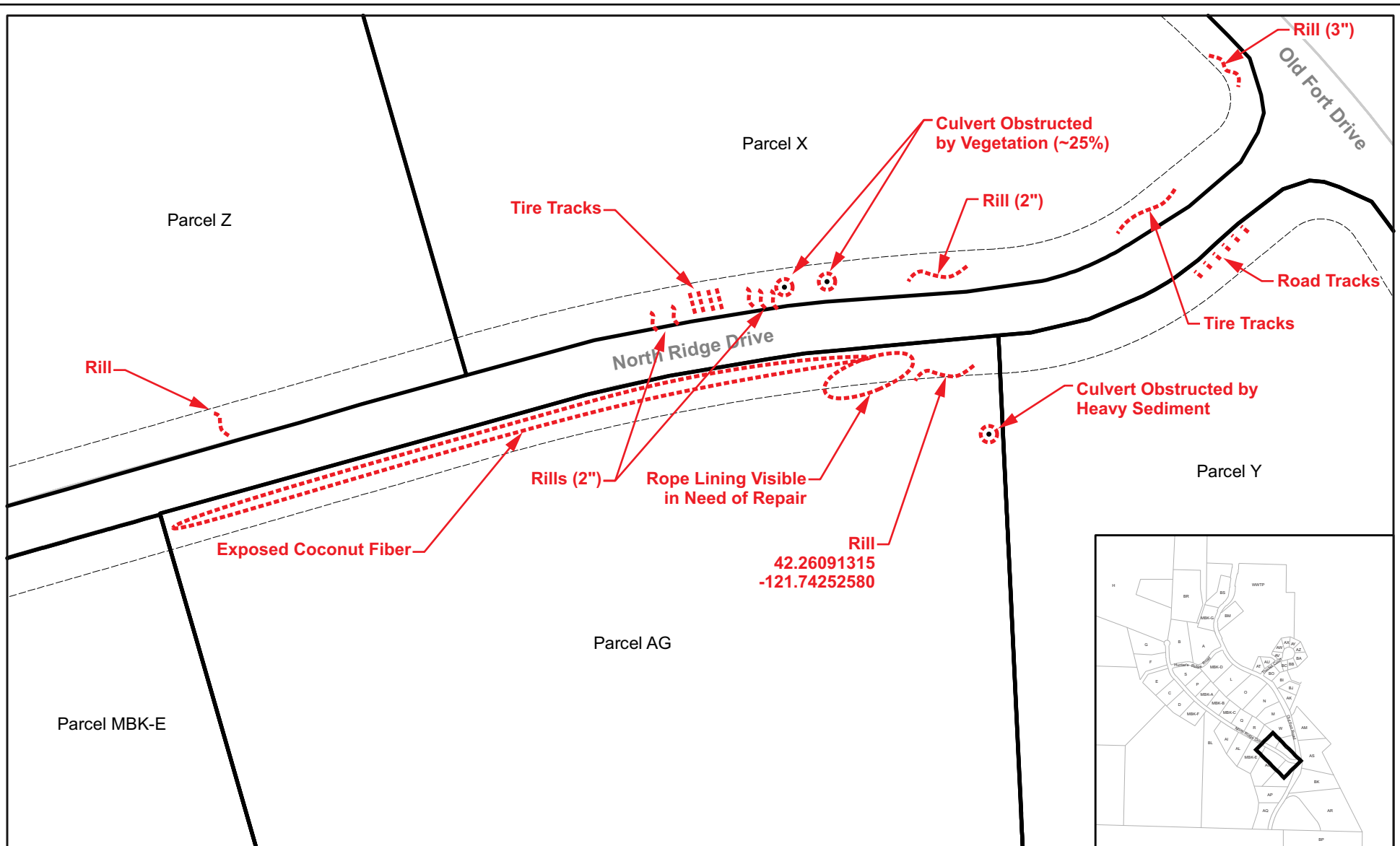
Project Number:
32-23006007

Drawn:
JP

Approved:
MS/AB

August 2023

Figure
11



Legend

North Ridge Drive



North Ridge Drive – View facing Southeast of pavement and gravel shoulder.



North Ridge Drive – View facing Northeast of pavement and gravel shoulder.

North Ridge Drive



North Ridge Drive – View of depressions in gravel shoulder.



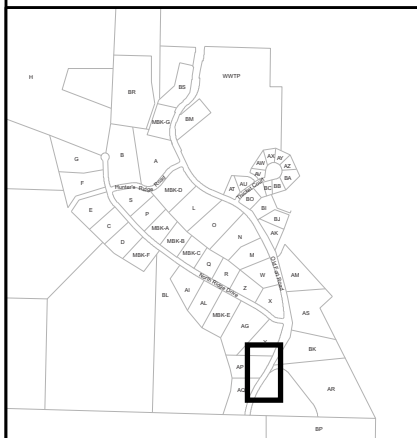
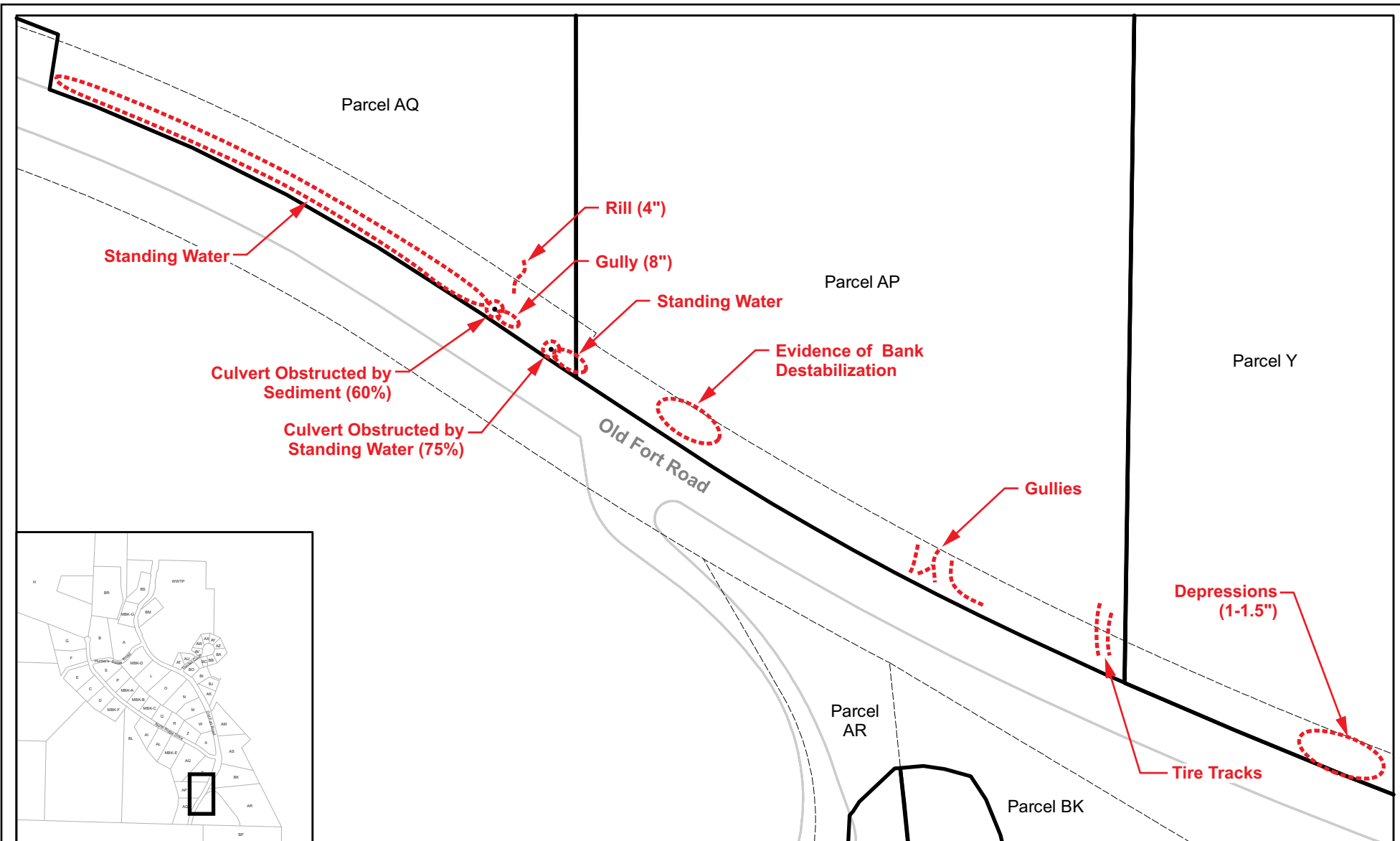
North Ridge Drive – Black Geomembrane exposed along shoulder near Parcel D.

Old Fort Road

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: | | 7/5/2023 | | Person(s) Performing Inspection: | | Alex Evernden & 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rills and gullies were noted in several locations in the ditches along Old Fort Road (Parcels AK, AP, AQ, BM, MBK-G, WWTP). (Same as 2022) | Backfill gullies to prevent further erosion. |
| | Are the rills within a 10-foot interval? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | |
| | Have gullies developed deeper than 6 inches? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Rills and gullies were noted in several locations in the ditches along Old Fort Road (Parcels AK, AP, AQ, BM, MBK-G, WWTP). (Same as 2022) | Backfill gullies to prevent further erosion. |
| | 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 were observed on the northeast corner of Parcel A and along Parcel MBK-D. | |
| | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Numerous culverts were observed to have some level of obstruction along Old Fort Road (parcels AQ and BM). Several culverts were obstructed by gravel that was previously added to level the roadway surface. (Same as 2021) | Remove obstructions from culverts to enable adequate stormwater flow. |
| | 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"/> | | |
| | 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 | Are access controls damaged? | <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"/> | | |



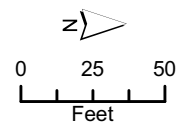
Legend

--- Parcel Boundary Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.

SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd



Roadway Inspection - Old Fort

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Klamath Falls, Oregon



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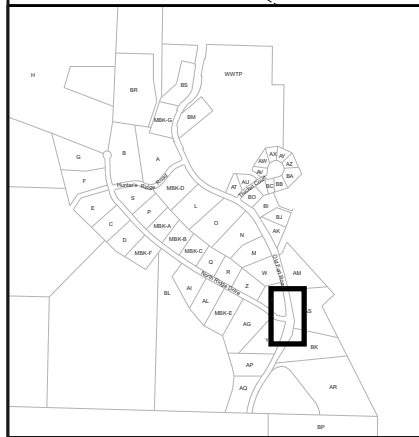
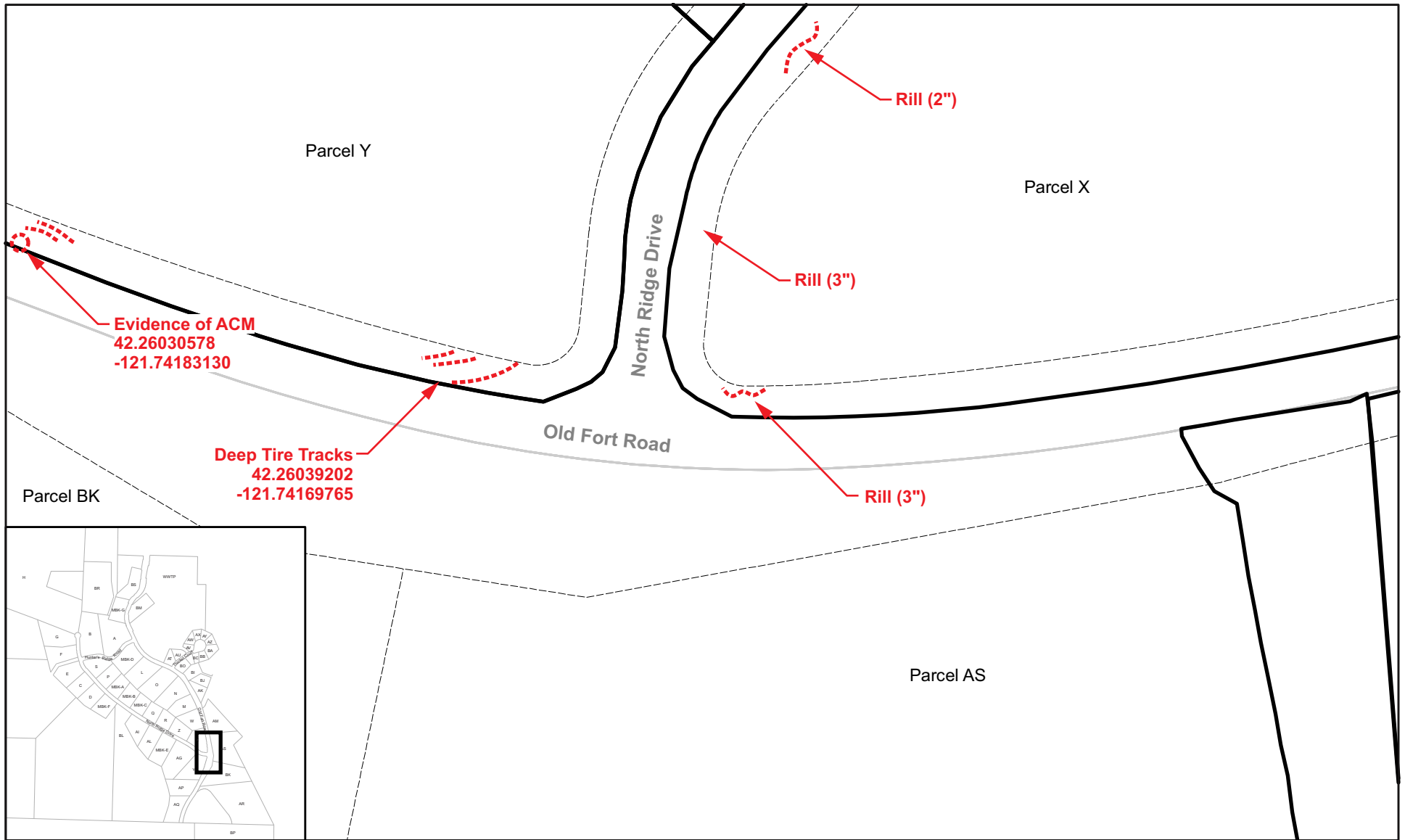
Project Number:
32-23006007

Drawn:
JP

Approved:
MS/AB

August 2023

Figure
1

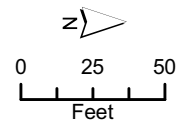


Legend

--- Parcel Boundary Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

Roadway Inspection - Old Fort

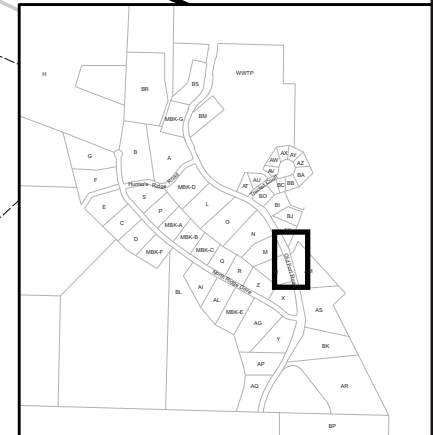
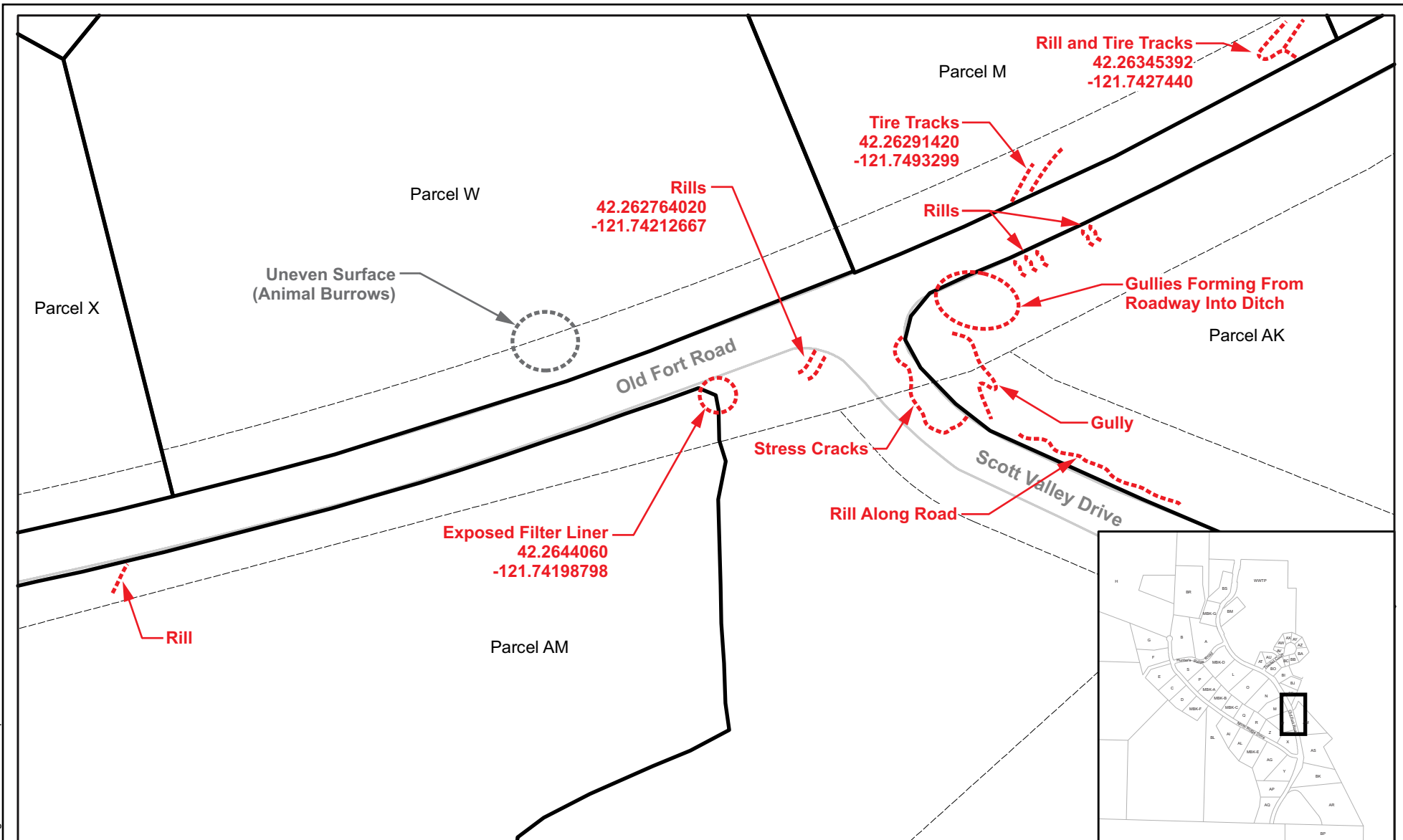
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North Ridge Estates - Operable Unit 1
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| | | | |
|--------------------------------|--------------|--------------------|--------------------|
| Project Number: 32-23006007 | Drawn: JP | Approved: MS/AB | Figure 2 |
| August 2023 | | | |

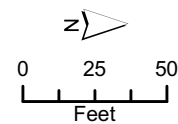
I:\Client\DEQ\Oregon\32-23006007 North Ridge Estates\Road Inspections



Legend

- Parcel Boundary
- Excavation Boundary
- Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

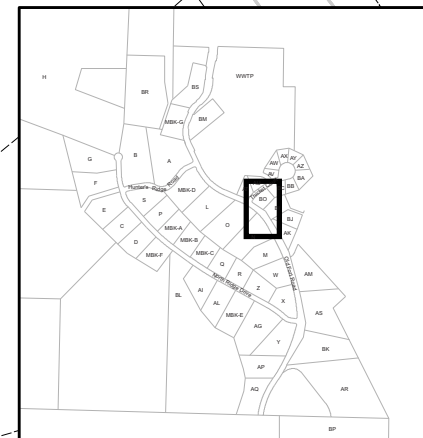
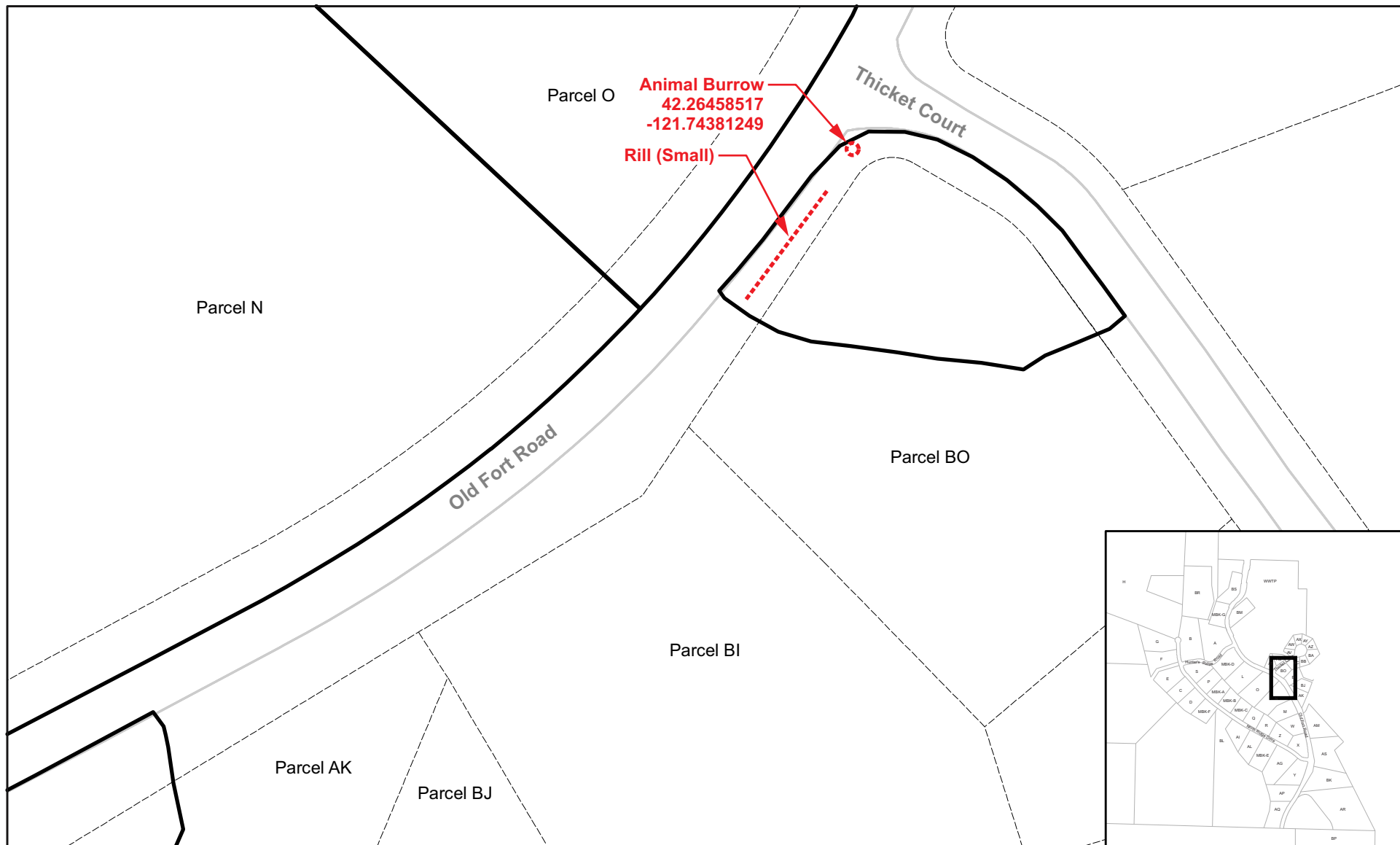
Roadway Inspection - Old Fort

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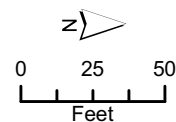
| | | | |
|--------------------------------|--------------|--------------------|--------------------|
| Project Number: 32-23006007 | Drawn: JP | Approved: MS/AB | Figure 3 |
| August 2023 | | | |



Legend

- Parcel Boundary
- Excavation Boundary
- Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

Roadway Inspection - Old Fort

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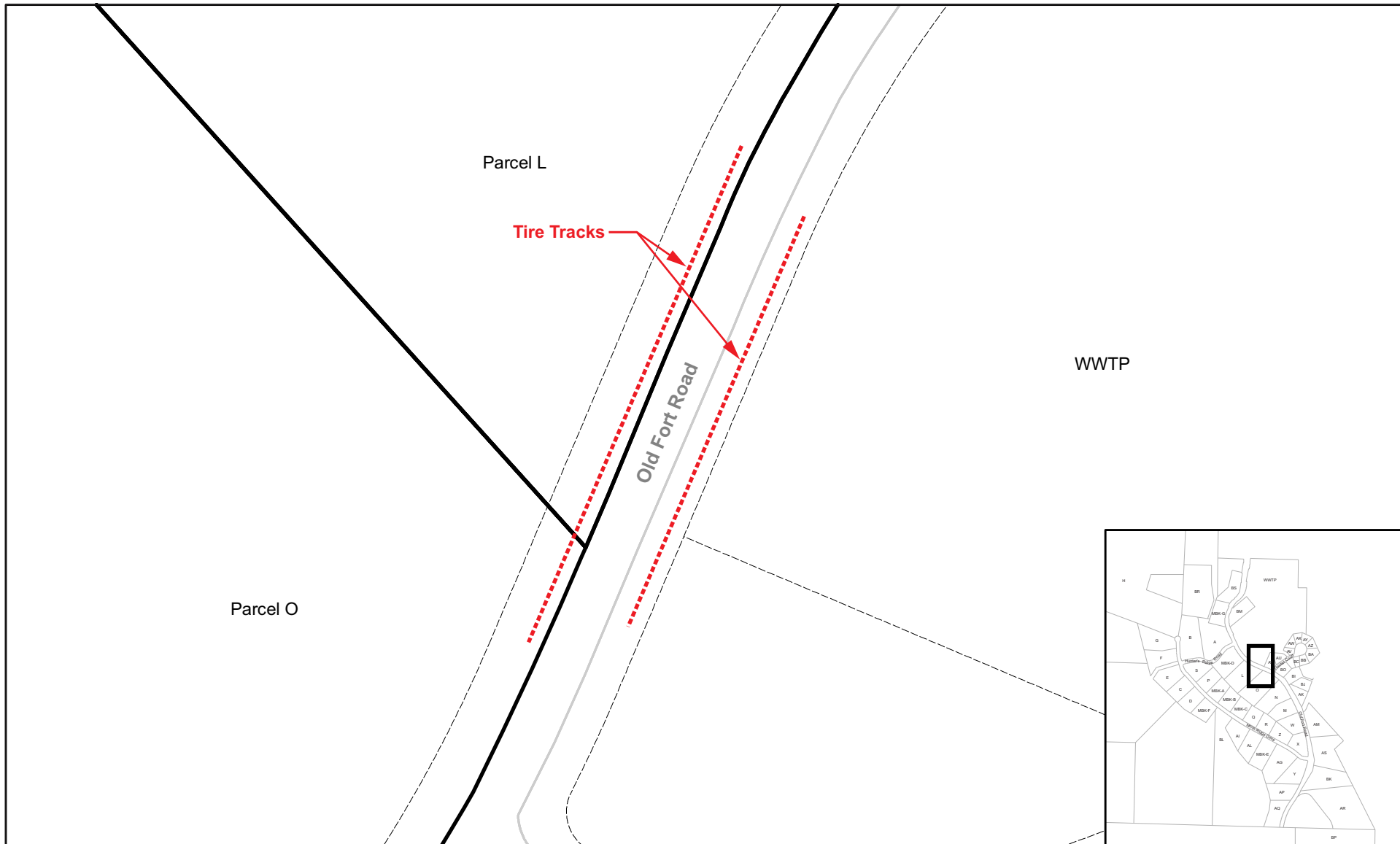
Project Number:
32-23006007

Drawn:
JP

Approved:
MS/AB

August 2023

Figure
4

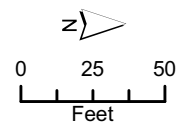


Legend

● Parcel Boundary □ Excavation Boundary

— Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

Roadway Inspection - Old Fort

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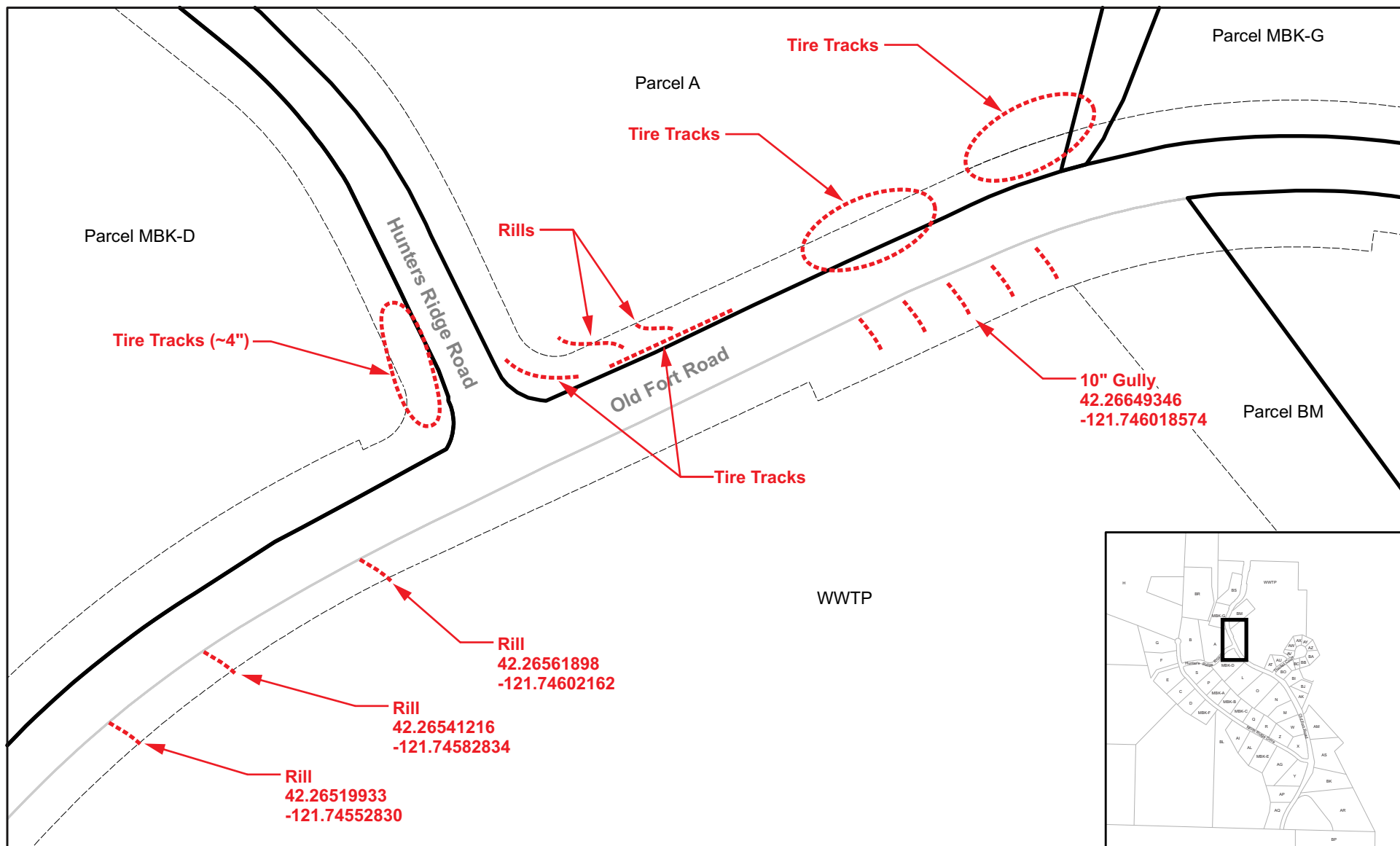
Project Number:
32-23006007

Drawn:
JP

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MS/AB

August 2023

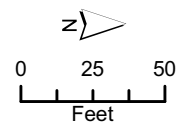
Figure
5



Legend

- Parcel Boundary
- ▭ Excavation Boundary
- Edge of Road

Note: Protective liner installed under covered decks and in crawlspaces.



SOURCE: J:\114386_NorthRidgeEstates\MXD\ParcelMapbooks\CapDepthMap_ROW_grid.mxd

Roadway Inspection - Old Fort

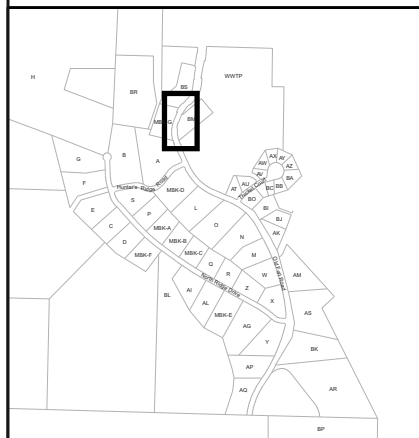
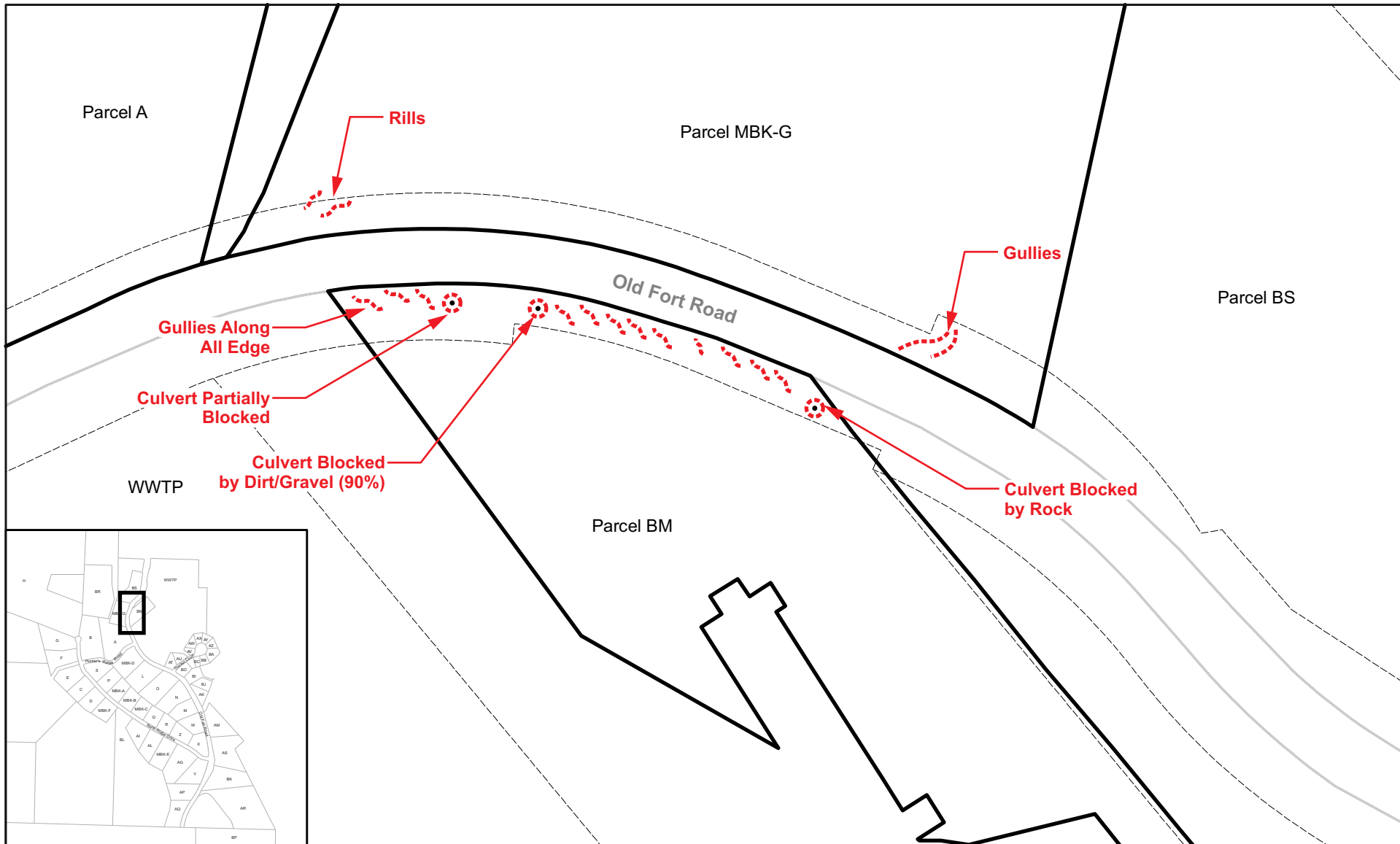
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| | | | |
|--------------------------------|--------------|--------------------|--------------------|
| Project Number: 32-23006007 | Drawn: JP | Approved: MS/AB | Figure 6 |
| August 2023 | | | |

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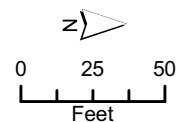


Legend

--- Parcel Boundary Excavation Boundary

— Edge of Road


Note: Protective liner installed under covered decks and in crawlspaces.



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Roadway Inspection - Old Fort

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| | | |
|--------------------------------|--------------|--------------------|
| Project Number: 32-23006007 | Drawn: JP | Approved: MS/AB |
| August 2023 | | |

Figure
7

Old Fort Road



Old Fort Road – View of Gully along gravel shoulder of road.



Old Fort Road – View of recently repaired area of gravel shoulder.

Old Fort Road



Old Fort Road – View of Rills observed on gravel shoulder.



Old Fort Road – View of Tire Tracks observed along gravel shoulder.

Old Fort Road



Old Fort Road – View of intersection of Old Fort Road and Thicket Court.



Old Fort Road – View of Northern section of Old Fort Road.