



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

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February 7, 2025

Robert Tan
Environmental Protection Agency
1200 Sixth Ave., Suite 155
Seattle, WA 98101

Re: North Ridge Estates Superfund Site, Operable Unit 1
2024 Annual Operations & Maintenance Summary

Dear Robert Tan:

The purpose of this letter is to summarize Operations and Maintenance (O&M) activities performed by the Oregon Department of Environmental Quality at North Ridge Estates (NRE) Superfund Site, Operable Unit 1 (OU1) during 2024. This annual summary is required as part of CDM Federal Programs Corporation's (CDM's) *Operation and Maintenance Plan* dated June 2020.

O&M Activities Completed in 2023

DEQ and its contractor, Apex Companies, LLC (Apex), performed a site wide inspection of the cap in May-June 2024. The cap was, overall, in good condition and remains protective. The inspection did identify several action items (i.e. vegetation, rills, gullies, etc.) that DEQ continues to work with individual homeowners to repair. The final annual site inspection report was complete in August 2024 and submitted to EPA.

The annual site inspection report provides details on changes in property ownership, changes to properties (i.e. new construction, grading, tree removal, etc.), and repair or maintenance items noted on as-built drawings. Asbestos containing material (ACM) was not identified or discovered during the inspection.

A follow-up inspection was conducted in November 2024 to confirm maintenance and repairs at the two on-site repositories were completed. Several other parcels were inspected to determine if identified repairs were performed. This inspection is documented in Apex's November 14, 2024 Memorandum included with this letter.

DEQ spent \$182,201 from January through October 2024. Costs for November and December 2024 are not available.

O&M Activities Anticipated in 2025

DEQ anticipates performing the 2025 inspection in late May. DEQ will perform routine maintenance on the repositories. The on-call contractor tasked with repairs on the repositories became

unresponsive and did not complete the required repairs. Another contractor has been secured and will complete the repairs in the spring. The property owners of MBK-G (Warehouse) also remains unresponsive to completing necessary repairs. DEQ will focus on ensuring the property owner completes the repairs in the spring.

DEQ has budgeted \$150,000 to complete O&M actions during 2025.

If you have any questions please contact me at 503-860-3943 or by email at Katie.Daugherty@deq.oregon.gov.

Sincerely,

A handwritten signature in cursive script that reads "Katie DAUGHERTY".

Katie Daugherty, R.G
Project Manager
Cleanup Program
Northwest Region