



## MEMORANDUM

**Date:** May 2, 2025

**To:** Katie Daugherty, R.G., Project Manager, Oregon Department of Environmental Quality (DEQ)  
Conrad Barry, Project Manager, Eastern Region Cleanup, DEQ

**From:** Andrew Bisbee, R.G., Sr. Project Manager, Apex Companies, LLC (Apex)

**Cc:** Mike Stevens, P.E., Principal Engineer, Apex  
Dan Fitzgibbons, Division Practice Lead, Apex

**Re:** North Ridge Estates Superfund Site, 2025 Repository Repairs

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### 2025 REPOSITORY REPAIRS

On January 14, 2025, Apex Companies, LLC (Apex) provided Telluric Enterprises, LLC (Telluric) with the proposed (2025) repairs scope of work for the Swimming Pool Repository (Parcels AI, AL, MBK-E, and AG) and the Memorial Park Repository (Parcels MBK-D and L) at the North Ridge Estates Superfund Site located in Klamath Falls, Oregon (the Site). The proposed (2025) repairs scope of work was defined in the *Summary of Significant Inspection Findings* table found in Apex's *2024 Annual Inspection Summary Report, North Ridge Estates* (dated August 28, 2024) and included the following high priority targets:

#### Swimming Pool Repository (Parcels AI, AL, MBK-E, AG)

- Repair section(s) of split rail fencing near the east and south corners of Parcel AG to prevent unauthorized access to the repository; and
- Backfill gully (approximately 4 to 6 inches deep at 150 feet in length) near the south corner of Parcel AG, grade side slopes, and backfill/armor with 1-inch quarry rock to prevent additional erosion.

#### Memorial Park Repository (Parcels MBK-D, L)

- Backfilled gully (approximately 6 to 8 inches deep) near the west corner of Parcel MBK-D, grade side slopes, and backfill/armor with 1-inch quarry rock to prevent additional erosion; and
- Repair sparse vegetation (approximately 500 square feet) on the west central area of Parcel L and reseed with native grass to re-establish vegetation and prevent additional erosion.

The initial subcontractor selected to complete these repairs (Budden Paving Services, LLC [Budden]) was unresponsive to requests to complete this work, so an interim procurement was completed to address the 2024 inspection repairs. Following DEQ approval to award repository repairs assistance to Telluric, the scope of work for the repairs was completed by Telluric between April 16 and 18, 2025. The reason for the delay in the repository

repairs from the time of the bidding was caused by the need for the interim procurement and because the work was weather dependent and contingent on Site conditions being free of snow and sufficiently dry to conduct the field activities. Telluric provided before/after photographic documentation (see Attachment 2) to record the completion of the repository repairs.

#### **ATTACHMENTS**

- Attachment 1 North Ridge Estates 2025 Repairs Scope of Work
- Attachment 2 Photo Documentation – Telluric (April 16-18, 2025)

***Appendix A***

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**North Ridge Estates 2025 Repairs Scope of Work**

## North Ridge Estates – 2024 Repairs Scope of Work

### High Priority Targets

- Memorial Park Repository (Parcels MBK-D, L)
  - **Collect before and after photos of all completed repairs.**
  - Gully (approx. 6-8" deep) on west corner of Parcel MBK-D: grade side slopes and backfill/armor with 1" quarry rock to prevent additional erosion (see photo below).



- Sparse vegetation (approx. 500 sq. ft.) on west central area of Parcel L (top of repository): reseed with native grass to re-establish vegetation and prevent additional erosion (see photo below).



## High Priority Targets Continued

- Swimming Pool Repository (Parcels AI, AL, MBK-E, AG)
  - Broken sections of split rail fencing near the east and south corners of Parcel AG: replace broken split rails (2) to prevent unauthorized access to the repository (see photo below).



- Gully (approx. 4-6" deep, 150 ft long) near south corner of Parcel AG: grade side slopes and backfill/armor with 1" quarry rock to prevent additional erosion (see aerial photo below).



**Inlet to Subsurface Stormwater Conveyance Piping (Intact and Undamaged)**

Inlet\_Structure

Water Meter

Armor with 1" quarry rock

Gully (6")

Fire Hydrant

FENCE

Reseed with native grass

**Sparse Vegetation (~500 Square Feet)**

Repair Location (April 2023)

LOT MBK-D

LOT MEM PARK

LOT L

Straw Wattles

REPOSITORY BOUNDARY

Straw Wattles

HUNTERS RIDGE ROAD

OLD FORT ROAD

MATCH LINE PARCEL S


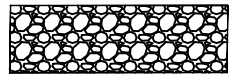


Match Line Parcel P

Match Line Parcel MBK-A

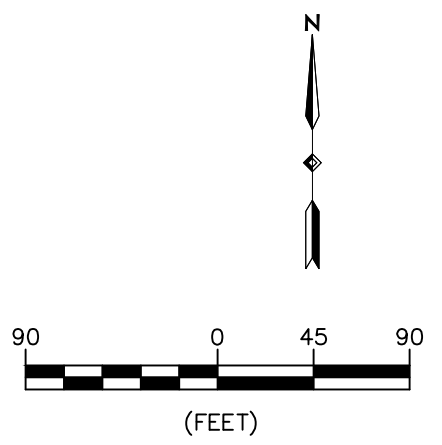
Match Line Parcel MBK-B

Match Line Parcel

**LEGEND**

PROPERTY LINE	---	OVERSIZED MATERIAL	
CENTER LINE	---	GRAVEL SHOULDER	
EXCAVATION BOUNDARY	---	HEALTHY TREE	
EDGE OF PAVEMENT	---	DISTRESSED TREE	
FENCE	---		
STORMWATER DRAINAGE CHANNEL	---		

**TAKE BEFORE AND AFTER PHOTOS OF REPAIRS**




REGISTERED PROFESSIONAL LAND SURVEYOR

*Daniel J. O'Connor*  
 OREGON  
 MAY 20, 2015  
 DANIEL J. O'CONNOR  
 90081  
 RENEWAL DATE 01/01/21

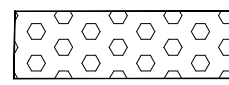



**Memorial Park Inspection**

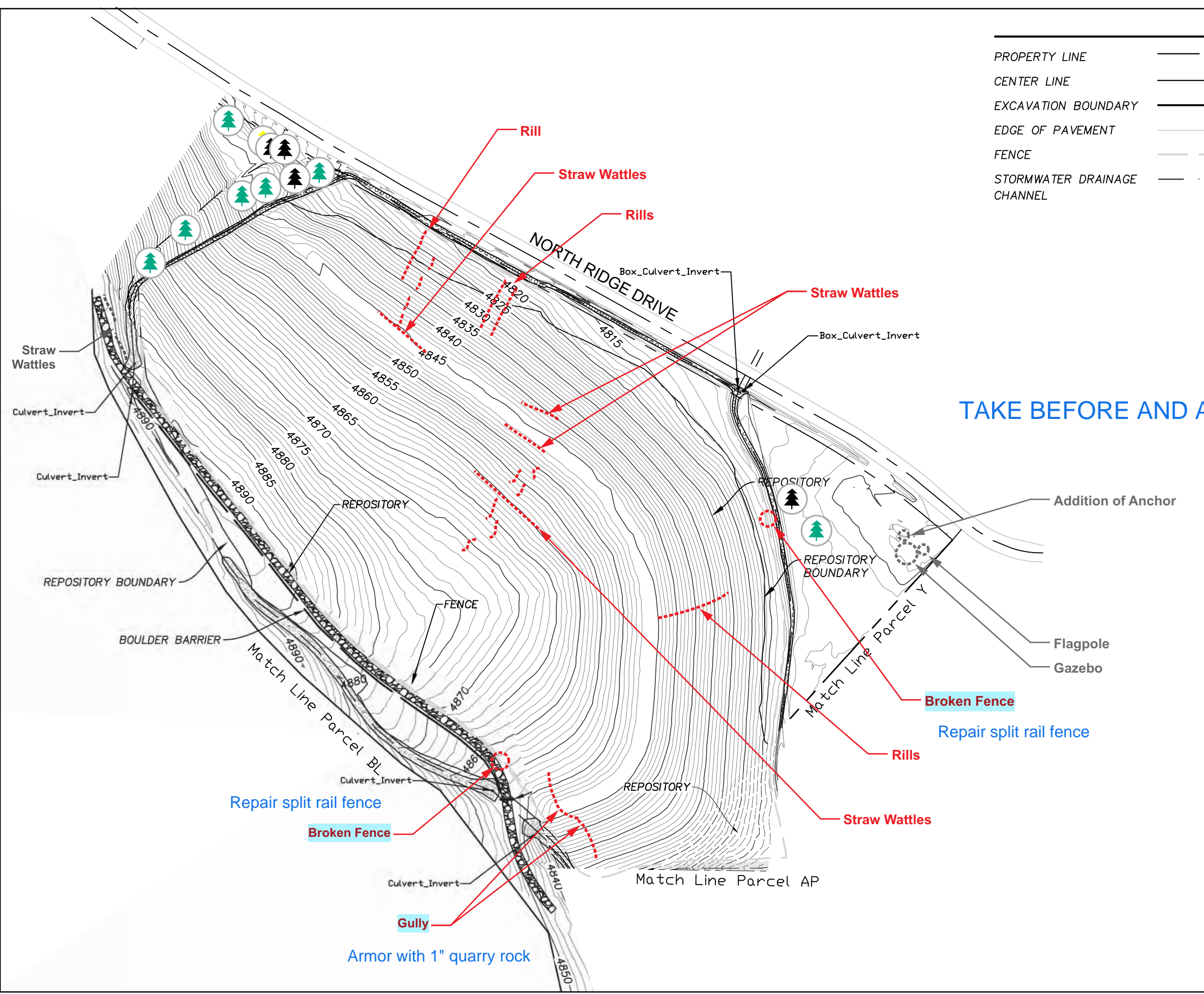
2024 Annual Inspection Summary Report  
 North Ridge Estates - Operable Unit 1  
 Klamath Falls, Oregon

 Apex Companies, LLC 15618 SW 72nd Avenue Tigard, Oregon 97224	Project Number: 32-23006007	Drawn: JP	Approved: MS/AB	Figure MEM PARK.3
	August 2024			

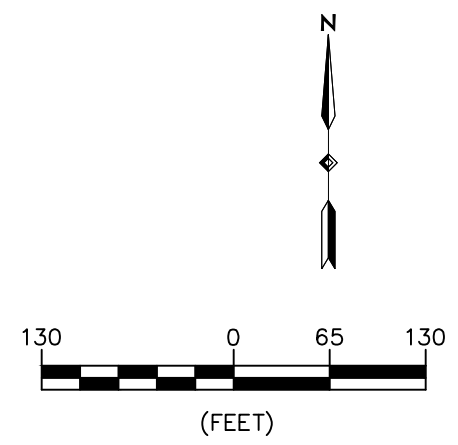
I:\Client\DE\Oregon\32-23006007 North Ridge Estates\2024\Parcel Inspections


**LEGEND**

PROPERTY LINE	---	OVERSIZED MATERIAL	
CENTER LINE	---	HEALTHY TREE	
EXCAVATION BOUNDARY	---	DISTRESSED TREE	
EDGE OF PAVEMENT	---	DEAD TREE	
FENCE	---		
STORMWATER DRAINAGE CHANNEL	---		



**TAKE BEFORE AND AFTER PHOTOS OF REPAIRS**



<b>Lot SPR Inspection</b>				
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 <b>SPR.3</b>
	August 2024			

***Appendix B***

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**Photo Documentation – Telluric (April 16-18, 2025)**

North Ridge Estates Superfund Site – Repository Repairs Photo Documentation  
Telluric Completed Repairs April 16-18, 2025



**Swimming Pool Repository** – Before/after view of repaired split rail fencing.



**Swimming Pool Repository** – Before/after view of repaired split rail fencing.

North Ridge Estates Superfund Site – Repository Repairs Photo Documentation  
Telluric Completed Repairs April 16-18, 2025



**Swimming Pool Repository** – Before/after view of repaired gully on Parcel AG; the gully was armored/backfilled with quarry rock to prevent additional erosion.



**Memorial Park Repository** – Before/after view of repaired gully along Parcels MBK-D and P; the gully was armored/backfilled with quarry rock to prevent additional erosion.

North Ridge Estates Superfund Site – Repository Repairs Photo Documentation  
Telluric Completed Repairs April 16-18, 2025



**Memorial Park Repository** – Before/after view of repaired gully along Hunters Ridge Road on Parcel MBK-D; the gully was armored/backfilled with quarry rock to prevent additional erosion.