



North Ridge Estates Asbestos Site

Project Update - Klamath Falls, Oregon

U.S. Environmental Protection Agency, Region 10

July 2008

Draft Feasibility Study (FS) Available

On June 13, the Environmental Protection Agency (EPA) released the Final Draft Feasibility Study Report (FS) for the North Ridge Estates Asbestos site. The FS is an 800-page report that describes a range of possible cleanup alternatives that have been developed for North Ridge Estates.

The FS is still under review by EPA and the Oregon Department of Environmental Quality (DEQ) but we wanted to make this final draft available to you as soon as possible. You can request a copy of the FS by sending an e-mail to Judy Smith at smith.judy@epa.gov or by downloading it on a high speed connection from the EPA website: yosemite.epa.gov/r10/cleanup.nsf/sites/nre

The FS is extremely technical and can be hard to read for someone not familiar with cleanup technologies. This fall, EPA will release a Proposed Plan, which summarizes the cleanup alternatives that were considered in the FS and recommends a preferred course of action. At that point, EPA will ask for comments from the public on the Proposed Plan. Your input is an important part of the final decision making process.

DEQ Hosts Community Visioning Project

Later this summer, DEQ will host two workshops to generate ideas about how the cleanup alternatives presented in the Feasibility Study might affect the future use and development of North Ridge Estates. During the workshops, DEQ will ask for recommendations from the community related to the options for environmental restoration of properties at North Ridge Estates.

The first workshop on July 22 will focus on how restoration or development could occur given the constraints of the contamination and private ownership. A second workshop on July 30 will focus on developing and identifying potential avenues to fund the cleanup, restoration and/or redevelopment scenarios that were developed during the first workshop.

If you would like to learn more about the DEQ Community Visioning Project, please contact Cliff Walkey at 541-388-6146 X 224 or walkey.cliff@deq.state.or.us

What is Happening This Summer

EPA and DEQ will complete several tasks at North Ridge Estates this summer. In June, EPA conducted Activity Based Sampling. During this time, workers in protective gear raked soil and ground cover while collecting air samples. This work will determine if there are asbestos fibers in the soil at specific locations.

The EPA may also return to North Ridge Estates later in the summer to reduce immediate health risks posed by asbestos. Planning is still underway for the specific work locations and cleanup methods that will be used. We will update you on removal plans for 2008 as soon as the information is available.

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Summary of Alternatives Considered in the Feasibility Study

The Feasibility Study thoroughly explores a wide range of cleanup options for the North Ridge Estates asbestos site. The following list summarizes the range of alternatives that were fully evaluated. Initially, there were even more alternatives on the list, but EPA screened out cleanup options that were unrealistic or unachievable.

Alternative 1 – No Action

There would be no further cleanup of Asbestos Containing Materials (ACM) or soils. EPA is required to evaluate this alternative as a basis for comparing cleanup options. This alternative shows that taking “no action” at North Ridge Estates will not protect human health and the environment and that risks posed by contamination will increase over time.

Alternative 2 – Institutional Controls

Institutional controls (IC’s) such as land use restrictions and Engineering Controls (EC’s) such as fencing and posted warnings would reduce risk to people by restricting access to contaminated areas. ACM and impacted soils would remain exposed at the surface.

Alternative 3 – Alternative Land Use with some capping

A cap would be placed over all ACM only on privately owned properties. Receivership properties would be converted to non-residential use, such as a nature conservatory or business park. Depending on the future use, homes might be removed and some areas capped. In areas where ACM and impacted soils remain exposed, institutional and engineered controls would be used.

Alternative 4(a) – Capping of ACM on all parcels

A cap, thick enough to prevent further upward migration of ACM, would be placed over all identified ACM on both privately owned properties and on receivership properties.

Alternative 4(b) – ACM Capping and 100% Bin A – All parcels

A cap, thick enough to prevent further upward migration of ACM, would be placed over all identified ACM on privately owned and receivership properties (the same area covered under alternative 4a). In addition, the cap would cover all of the rest of the soils within Bin A properties even if ACM has not been observed.

Alternative 5(a) – Removal of Surface ACM and Soil; On-site Disposal; Follow-up ACM pickup

First, all identified surface ACM and associated soils would be removed from both privately owned and receivership properties. This material would be placed in on-site disposal areas, which would be capped and protected with IC’s. ACM would remain in subsurface soils. Any new ACM appearing at the surface will be picked-up on a regular basis and sent for off-site disposal.

Alternative 5(b) – Removal of Surface and Subsurface ACM and Soil, on-site disposal

All identified ACM and associated soil, both surface and subsurface, on privately owned and receivership properties will be completely removed. This material would be placed in on-site disposal areas, which would be capped and protected with IC’s.

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To receive e-mail updates about this project, please send a request to Smith.Judy@epa.gov

Alternative 5(c) – Removal of Surface and Subsurface ACM and Soil plus 100% Bin A Removal

All identified ACM and associated soil, both surface and subsurface, on privately owned and receivership properties will be completely removed (the same as alternative 5b). In addition, removal of all of the rest of the soils within Bin A properties would also be conducted even if ACM has not been observed in these areas. This material would be placed in on-site disposal areas, which would be capped and protected with IC's.

Alternative 6(a) – Removal of ACM and Soil with – Off-site disposal

All identified ACM and surface and subsurface soil, will be completely removed from privately owned and receivership properties. Material will be transported off-site for disposal at one or more authorized facilities permitted for asbestos. Under this alternative all identified ACM and associated soils would be removed from the site.

Alternative 6(b) – Removal of Identified ACM and Soil and 100% removal at Bin A, – Off-site disposal

All identified ACM and surface and subsurface soil, will be removed from privately owned and receivership properties (the same as alternative 6a). In addition, all remaining soils within Bin A parcels will be removed, even if ACM has not been observed. The waste will be transported off-site for disposal at one or more authorized facilities permitted for asbestos.

Helpful Definitions

ACM – Asbestos containing materials – Any cement asbestos board, roofing, tile, steam pipe or other material at North Ridge Estates that is known to contain asbestos.

Cap or capping – A cap is an engineered barrier that prevents the upward migration of Asbestos Containing Material from below the ground to the surface. A cap is generally constructed in layers such as gravel, rock or soil and is covered with vegetation after it is completed.

ECs – Engineered controls which include fencing off and posting warning signs on property.

ICs – Institutional controls. These include governmental (like deed restrictions) or proprietary controls (like covenants), information and education programs.

Monitoring – Making sure that site conditions are as expected, such as inspection of surface soils on the property or inspection of samples taken from property using microscope.

Privately owned properties – Title belongs to individual or business interests.

Receivership Properties – Title is held by the receiver for EPA.

Bin A – Individual properties within North Ridge Estates where ACM is known to exist and asbestos fibers are likely to present an unacceptable risk to human health.

On-site disposal – A burial site in the North Ridge Estates area where ACM can be disposed of safely.

Off-site disposal – A landfill or other disposal site authorized to receive ACM.



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On the web:

EPA: www.yosemite.epa.gov/r10/cleanup.nsf/sites/nre
DEQ: www.deq.state.or.us/lq/cu/er/NorthRidge/

View documents at the Klamath County Library:
126 S 3rd Street, Klamath Falls

Schedule of Activities for the North Ridge Estates Asbestos Site

June 2008

Draft Feasibility Study Report available
Activity based sampling

July 2008

DEQ Community Visioning Workshops

Summer 2008

Remove high risk asbestos contamination

Fall 2008

Proposed Plan available
Public Comment Period

Winter 2008

Review and respond to comments
Finalize RI/FS report and risk assessment

Spring 2009

Record of Decision



Alternative formats are available. For reasonable accommodation, please call Judy Smith at 503-326-6994. TTY users, please call the Federal Relay Service at 800-877-8339.