



LOOKING AHEAD – RESTORATION

WILL NORTH RIDGE ESTATES BE SAFE ONCE THE CLEANUP IS DONE?

Yes. Asbestos will no longer reach the ground surface after the contaminated soil is removed and capped, and after clean fill dirt is brought in to cover the area.

WHAT WILL THE SUBDIVISION LOOK LIKE AFTER THE PROJECT IS DONE?

The area will have new sidewalks and trees, though the trees will be smaller than the mature trees currently on the site. The project may include a bicycle and pedestrian trail, depending on feedback and responses from homeowners. Otherwise, the subdivision will look much like it does today.

DO PROPERTY OWNERS HAVE ANY SAY ON THE LANDSCAPING OF THEIR PROPERTY?

Yes, the EPA will work closely with each individual property owner and the receiver to ensure the owners have a voice in the landscape design and re-planting of their property.

WILL THERE BE DEED RESTRICTIONS ON HOMES AFTER THE PROJECT IS DONE?

Yes. Properties where soil removal actions occurred will have some longer term conditions put in place to ensure the soil below the protective cap is not disturbed.



Current site view of Memorial Park repository

Artist rendering five years after replanting



ARE THERE ANY RESTRICTIONS ON HOMES WITH ONLY UNDISTURBED STEAM PIPES?

No. However, a deed notice will be placed on the properties to provide notice that the steam pipe and associated asbestos containing pipe wrap is present and should only be disturbed by contractors licensed to handle asbestos containing material.

WHAT IF THE PROTECTIVE CAP HAS TO BE DISTURBED?

In the event a protective cap does need to be disturbed (by an excavation over two feet in depth) the property owner will need to obtain approval for the proposed work from the Oregon Department of Environmental Quality (DEQ) prior to starting work. The property owner will also be required to hire contractors trained in handling asbestos containing material to perform the work and properly dispose of any soil excavated below two feet in depth.

WHAT ARE DEQ'S AND THE EPA'S ROLES AFTER SOIL EXCAVATION IS COMPLETED?

Following the completion of the soil removal activities, the EPA will inspect the site every five years to make sure the protective cap remains in place. The day to day activities to ensure the protective cap, deed restrictions, and the repositories remain intact will be performed by DEQ.

CAN I BUY A HOME ON NORTH RIDGE ESTATES?

Yes. All properties are privately owned and any offers to purchase a home must be made to the individual property owner.

WHAT LIABILITY DO I HAVE WHEN I BUY A HOME ON A SUPERFUND SITE?

It is very important that you understand and be informed on both Federal and State liability for contaminated properties. The EPA's policy on liability for residential properties on Superfund sites can be viewed at <http://www2.epa.gov/enforcement/guidance-owners-residential-property-superfund-sites>. Contact the Katie Robertson, Oregon DEQ Project Manager for this site, at (541) 278-4620 or robertson.katie@deq.state.or.us for information on State liability.

STAY INFORMED

Website: www.epa.gov/superfund/north-ridge-estates

E-mail: NRESuperfund@gmail.com

Information Hotline: (541) 238-5640

On-call Site Phone: (541) 274-1613

EPA will also distribute regular electronic updates so be sure to sign up on the website.

EPA understand the impacts this project may cause. We thank you for your patience and appreciate your support during this important clean-up of the North Ridge Estates Superfund Site.