

Environmental Cap and Drainage System Inspection Report

Former Louisiana Pacific/Pony Lumber Facility
(Ecology Facility ID #1209)

Prepared for:

Port of Tacoma

December 4, 2024

Project No. M0615.24.002

Prepared by:

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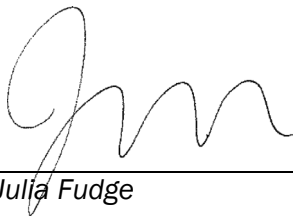
*The material and data in this report were prepared
under the supervision and direction of the undersigned.*

Maul Foster & Alongi, Inc.



Brooke Harmon, PE

Senior Engineer



Julia Fudge

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Certification

I hereby certify that I am familiar with the facilities addressed in this report and that the inspection was conducted in accordance with acceptable engineering practices.

12.4.2024

Brooke Harmon, PE
Senior Engineer

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Pony Lumber Security Fence Installation

Abbreviations

Ecology	Washington State Department of Ecology
EO	Enforcement Order
EPA	U.S. Environmental Protection Agency
LP Pony	Louisiana Pacific/Pony Lumber
MFA	Maul Foster & Alongi, Inc.
Port	Port of Tacoma
Site	Facility ID #1209
WWIT	Wallenius Wilhelmsen Industrial Tacoma

1 Introduction

This report summarizes the field activities and results for the environmental cap and stormwater drainage system inspection conducted on behalf of the Port of Tacoma (Port) for the Former Louisiana Pacific/Pony Lumber (LP Pony) facility. The facility is owned by the Port and operated by Wallenius Wilhelmsen Industrial Tacoma (WWIT) on Port Parcel No. 86. The LP Pony Facility is located at 3701 Taylor Way in Tacoma, Washington, and is assigned Ecology Facility ID #1209 (the Site) (Figure 1-1). The ground surface at the Site is covered by an environmental cap and has several stormwater drainage features, further described in this report.

Inspection activities were conducted in accordance with the requirements identified in Enforcement Order (EO) No. DE 92TC-S312 issued by the Washington State Department of Ecology (Ecology) to the Port (Ecology 1992) and the operations and maintenance manual (Louisiana Pacific Corporation, 2000) with the exception that cracks wider than 1/8 inch were noted, rather than only those wider than 1/2 inch.

1.1 Purpose and Scope

The purpose of this report is to present the findings of the 2024 environmental cap and stormwater drainage system inspection at the Site. The purpose of the environmental cap is to prevent surface water infiltration, exposure of humans and the environment to underlying materials, and erosion. The stormwater drainage system is used to convey stormwater off the cap surfaces to prevent infiltration and erosion.

Maul Foster & Alongi, Inc. (MFA), performed the inspection on August 21, 22, and September 17, 2024, which included the following tasks:

- Inspection of the asphalt/concrete pavement for the presence of cracks or other failures in the pavement that allow surface water runoff to infiltrate the bark/slag surficial fill (e.g., cracks greater than 1/8 in. wide, sub-base material exposed, pavement edge deterioration, and general appearance).
- Evaluation of the structural and functional condition of the cap and drainage systems (including catch basins, maintenance holes, and oil/water separators).
- Evaluation of debris/sediment accumulation in the stormwater structures (if visible).

The inspection observations are presented in this report.

1.2 Site Background

The Site encompasses approximately 18 acres. Between 1968 and 1969, approximately 1,800 tons of Asarco smelter slag was used as fill at the Site to build stable ground for machinery. In 2004, Louisiana Pacific sold the property to Pony Lumber Company, which sold it to the Port in 2006. The Port is the current property owner. The Site is operated by WWIT as an equipment storage yard. WWIT stores heavy machinery and accessories in uncovered areas across the cap.

Between November 1983 and June 1984, Ecology collected stormwater runoff samples at the Site (Norton and Johnson 1985). Analytical results from stormwater samples indicated that metal concentrations above the U.S. Environmental Protection Agency (EPA) quality standards were discharged from the Site in stormwater. It was concluded that Asarco slag was leaching contaminants and that the Site's stormwater was contributing contamination in Hylebos Creek and the Hylebos Waterway, which run adjacent to the Site.

In 1987, Ecology issued an order requiring a site investigation, groundwater investigation, and feasibility study; the results of these studies were presented in a site investigation report (CH2M Hill 1987). In 1990, Ecology issued Remedial Action Order No. DE 90-S170, requiring Louisiana Pacific to evaluate the effectiveness of capping as a cleanup method and to prepare a cap design for the Site (Ecology 1990). In 1993, following the issuance of the Engineering Design Report (CH2M Hill 1993) and under Enforcement Order DE92TC-S312, Louisiana Pacific constructed a low-permeability concrete cap and stormwater drainage system on the Site. A restrictive covenant was recorded for the Site in 1993, limiting activities that may interfere with or reduce the effectiveness of the cleanup action and requiring that the Site be used only for industrial uses (Louisiana-Pacific Corporation 1993).

In March of 2024, Ecology conducted a periodic review of post-cleanup site conditions and site data to ensure that human health and the environment were protected on the Site. The review determined that the cleanup actions conducted at the Site continue to be protective of human health and the environment (Ecology 2024).

Groundwater monitoring has been conducted at monitoring wells since 1995 to monitor the effectiveness of the remedial action. Based on the results of groundwater monitoring in 2022, groundwater quality is monitored every 30 months (Ecology, 2024). The most recent groundwater monitoring event was conducted in August 2024 (described in a separate report [MFA 2024]).

The Port is required to conduct environmental cap and drainage system inspections (inspections) every 30 months (Ecology 2011). The previous inspection was conducted in February 2022 (MFA 2022). Cracks and other damage that were recommended for repair and monitoring were identified in the 2022 inspection.

Site improvements were completed in 2024 at the Site, which included installation of an electrified perimeter fence. The fence required sawcuts into the existing cap. Documentation of the fence installation and cap repairs are provided in Appendix A. Restoration of the cap following site improvements were still in progress as of the 2024 inspection. Additionally, on February 14, 2024, Ecology conducted a site visit and found the cap to be in satisfactory condition, requiring no repair or maintenance actions needed following completed repairs in 2023 (Ecology 2024). Ecology was notified prior to commencement of the work and after completion of work.

2 Field Observations

MFA performed the cap and stormwater drainage system inspection at the Site on August 21, 22 and September 17, 2024, making use of the previous inspection results and information regarding

site improvement work provided by the Port (see Appendix A). The inspection was led by a Washington State licensed professional engineer.

2.1 Environmental Cap

Inspectors were able to observe a majority of the paved surfaces with the exception of pavement located along the northern border of the Site. Pavement in this area was covered with WWIT inventory that limited inspectors' ability to observe pavement conditions. Relevant Site features and the Site boundary are shown on Figure 1-1. Photographs depicting cap issues are provided in Table 2-1.

The cap generally showed consistent wear across the Site, with most of the damaged asphalt located in the portions of the Site used for heavy equipment storage. A slurry seal was previously applied over cracks running across the cap; the slurry seal is showing signs of wear and damage consistent with the previous inspection. Damage observed to the slurry seal appears to be the result of heavy equipment and includes chipping, cracking, divots, and flaking. No exposed sub-base material was observed during the inspection.

Cracking wider than 1/8 inch observed across the cap generally run parallel with rows of equipment. Several linear cracks were identified as being previously sealed, but the sealant has since worn to a point where there is visible unsealed gapping in cracks wider than 1/8 inch. Linear cracking in areas with old slurry seal was the primary damage observed across the Site during the inspection; a few areas with alligator cracking (interlaced or interconnected cracks) and divots were also observed. There are 22 sections of curb with damage, including several portions with cracks that extend through the vertical profile of the curb.

Two areas of erosion were observed near the cap edge (Table 2-1). The first erosion area, located along the fence line near MH12, shows boards and sandbags covering up subgrade undercut concrete. There does not appear to be cracking or damage to the cap at this time, but if erosion continues to undercut the cap, the cap may fail due to stress. The second area of erosion, located outside of the fence near catch basin CB1, included some gravel and concrete chunks observed outside of the fence near catch basin CB1.

WWIT installed an electrical fence inside the existing site fence around the cap boundary. The concrete was sawcut in nine areas around the cap for electrical components and supports (Table 2-1). The sawcut areas had particle board, plastic, and sandbags covering most of the exposed areas, as well as traffic cones surrounding the hole. During the inspection, site personnel indicated the contractor was delayed in completing the work but would be patching all areas of concrete that were sawcut for the fence installation.

The table below provides a summary of the cap conditions observed during the 2024 inspection; observations, photographs, and recommended actions keyed to specific locations are presented in Table 2-1 following this report.

Environmental Cap Conditions and Recommended Actions

Required Inspection Element	Observed Condition	Recommended Action
Presence of cracks wider than 1/8 inch	Cracks wider than 1/8 inch were observed across the Site and in concrete structures	Repair pavement as shown in Figure 2-1 and described in Table 2-1
Pavement edge deterioration	Minor pavement edge deterioration observed near the southeastern edge	Continue to monitor and reevaluate during next inspection cycle
Degradation, subsidence, general appearance	Surficial divots observed in asphalt across site; alligator cracking observed in portions of asphalt; damage to curb structures, damaged wheel stops; significant cracking and wear on concrete structures	Locations of pavement deterioration are shown in Figure 2-1 and described in Table 2-1. The more severe cracks should be prioritized for repair first.

Cap repairs were also observed during the 2024 inspection. Cap repairs are presented in Figure 2-2 and are summarized in Table 2-2. Pavement repairs associated with the electrified fence installation are also described in Appendix A. Pavement seals were observed in good condition with no action required.

2.2 Stormwater Drainage System

The stormwater drainage system consists of 4 catch basins, 19 maintenance holes, 2 oil/water separators, and 6 treatment basins. In 2024, the drainage system components were inspected for general appearance, sediment and debris accumulation, and structural and functional condition. In general, the stormwater features were structurally sound and functioning normally. Most structures inspected contained water which limited the ability to see and assess sediment accumulation. The following stormwater drainage system components were not inspected:

- Catch basin CB4 was not inspected due to ponding over structure.
- MH3 was not successfully located during the 2024 inspection due to dense vegetation overgrowth in the area believed to contain the structure. The structure has not been located during the last several inspections for the same reason.
- Maintenance hole MH5 was not inspected due to a bolted cover.

Table 2-3 summarizes the observations made at each drainage structure.

3 Status and Recommendations

3.1 Maintenance and Repair Performed Since Previous Inspection

3.1.1 Environmental Cap

The 2022 inspection report recommended the following repairs:

- Repair curb with breaks through vertical profile, including observation areas C3, C4, C5, C7, C14, and C16.
- Seal cracks identified for repair.
- Fill the void beneath concrete slab at observation location E1.
- Repair concrete at location P2. This location was not accessible during the 2022 inspection but based on site knowledge has not been repaired since first observed during the 2019 inspection (Windward 2019).

3.1.2 Stormwater Drainage System

The following recommendations were made in the 2022 inspection report:

- Remove garbage and debris from maintenance hole MH10.
- Restore accessibility/grate fit of catch basin CB4.
- Remove sediment accumulation from maintenance holes MH1, MH2, MH8, MH10, MH15, MH16, MH17 and MH18.
- Remove floatables and organic sheen from maintenance holes.
- Remove debris, sediment accumulation, and vegetation growth from treatment basins.
- Replace damaged and/or missing screens from treatment basins.
- Repair curb of Treatment Basin TB1 and replace debris screen in front of grate.
- Clear vegetation from suspected location of maintenance hole MH3 to facilitate future inspection.
- Replace filter inserts in all catch basins.
- Pump out oil water separators and have inspected for corrosion.

Some of the above maintenance issues were either not addressed since the last reporting period or are reoccurring. The tenant holds an Industrial Stormwater Permit and performs inspections and maintenance on the stormwater infrastructure as required by the permit. Section 2.2 and Table 2-3 described current repair/maintenance items observed during the 2024 inspection.

3.2 Recommendations

3.2.1 Environmental Cap

The following recommendations are based on this 2024 inspection:

- Repair curb with breaks through vertical profile, including observation areas C2, C3, C14, C16, C17, C19, C21 and C22.
- Fill the void beneath concrete slab at observation location E1. The void is covered by a wooden slab and held in place with sandbags.
- Seal cracks identified for repair in Table 2-1.
- Seal void from former footing in concrete at observation location P2.
- Evaluate if northeast corner of Site is subsiding toward Wapato Creek at observation location P45.
- Repair concrete in areas where concrete was sawcut for the electric fence electrical components at observation locations P27, P32, P39, P43, P44, P46, P48, P49 and P51.

Concrete across the cap was generally in satisfactory condition, with unsealed cracks identified across the facility. Size and frequency of unsealed cracks increased in areas of high vehicle traffic, including near the site entrance. Slurry seal applied during previous cap repairs is showing wear exposing previously sealed cracks. It is recommended that these cracks be resealed as significant portions of missing sealant were observed in cracks wider than 1/8 inch across the Site. Required and recommended actions are described in further detail in Table 2-1.

3.2.2 Stormwater Drainage System

The following recommendations are based on this 2024 inspection:

- Replace filter inserts in all catch basins.
- Remove floatables and organic sheen from maintenance holes as identified in Table 2-3.
- Clear vegetation from location of maintenance hole MH3 to facilitate future inspection.
- Remove garbage and debris from maintenance hole MH10.
- Remove sediment accumulation from maintenance holes MH10, MH13, MH14, MH17, and MH18.
- Pump out oil water separators (OWS1 and OWS2) and have them inspected for corrosion.
- Repair curb of Treatment Basin TB1.
- Remove debris, sediment accumulation, and vegetation growth from treatment basins, as identified in Table 2-3.
- Seal cracks in concrete of treatment basin TB3.
- Replace damaged and/or missing screens from treatment basin TB6.

Floatables and organic sheen was observed in several maintenance hole and catch basin structures. Structures should be cleaned in accordance with stormwater maintenance requirements. Catch

basin inserts had sediment and debris accumulation which warrants replacement. Stormwater structures were generally in good condition and recommendations are limited to regular cleaning and maintenance procedures as outlined in the operations and maintenance manual (Louisiana Pacific Corporation, 2000) and as required by the tenant's stormwater permit.

Some structures were unable to be inspected. Catch basin CB4 was unable to inspect due to ponding over the structure. Maintenance holes MH3 and MH5 were unable to inspect during this inspection cycle. MH3 had vegetation surrounding the structure making it unable to locate and MH5 was unable to inspect due to hex bolts on lid structure. For the next inspection it is recommended to coordinate with the Port to gain access to these structures. Required and recommended actions are further described in Table 2-3.

References

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Norton, D., and A. Johnson. 1985. *Completion report on WQIS Project 1 for the Commencement Bay nearshore/tideflats remedial investigation: assessment of log sort yards as metal sources to Commencement Bay waterways, November 1983 to June 1984*. Washington State Department of Ecology memorandum. February 27.

Windward, Landau. 2019. Port of Tacoma Environmental Cap Inspection Report. Former Louisiana Pacific/Pony Lumber facility. Windward Environmental LLC and Landau Associates, Seattle, WA. October 30.

Limitations

The services undertaken in completing this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

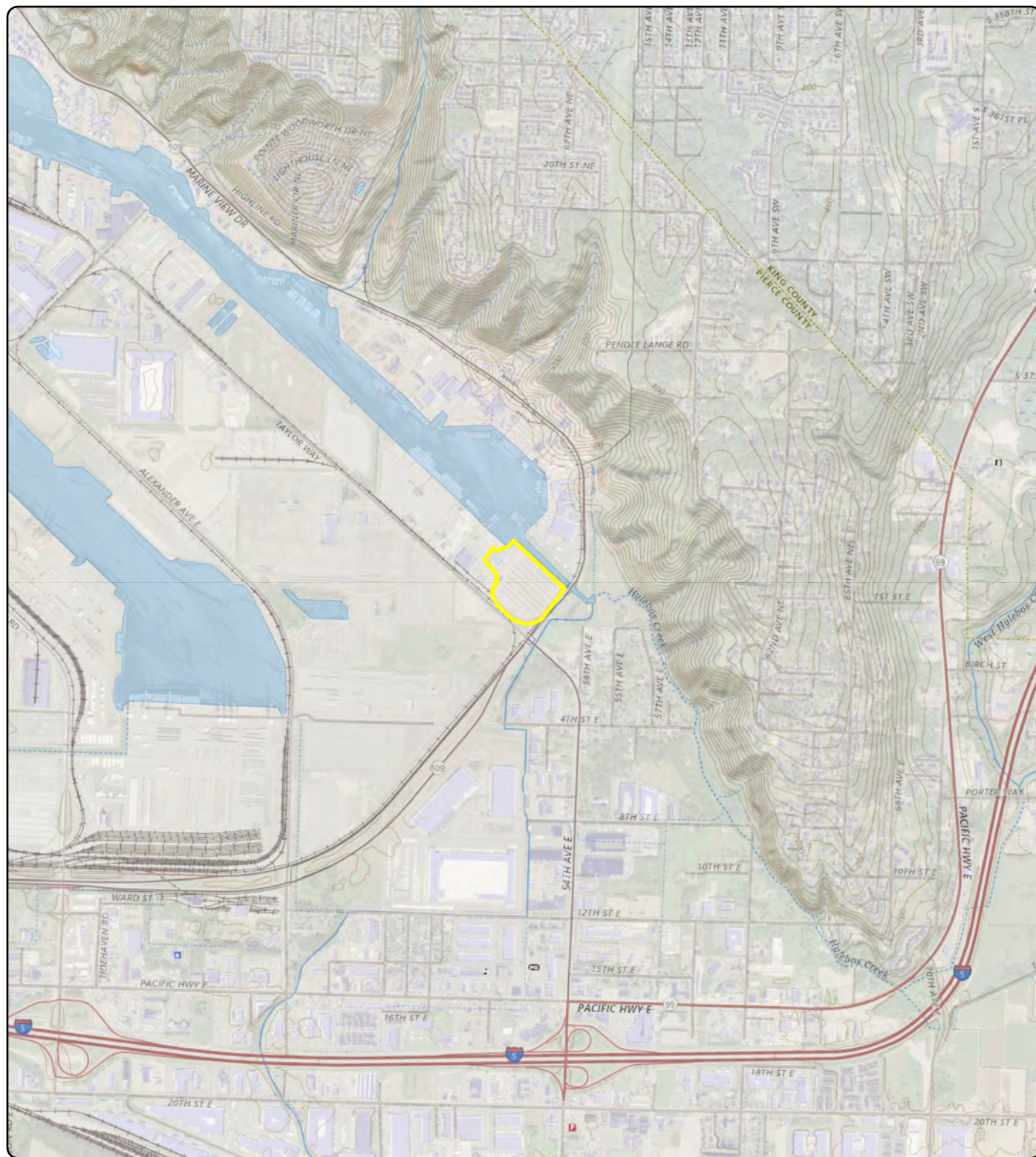
Observations in this report are limited to environmental cap areas that were visible to the MFA field team. In some instances, portions of the cap surface may have been covered and not readily available for inspection. Inspection of stormwater structures was limited to observations made from the surface and by means of direct observation, probes (extendible poles to check for sediment), and photography. No confined space entry was performed. Observation of some stormwater structures was also limited by storm flow and/or the presence of damaged or sediment-laden catch basin inserts that could not be safely removed. No guarantee is made that all cap or stormwater deficiencies that could impact cap/drainage system performance were identified.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

Figures



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Source:
U.S. Geological Survey (2021) 7.5-minute
topographic quadrangle: Poverty Bay;
Township 21 north, range 3 east, section 36;
Property boundary obtained from
Pierce County GIS.

Legend

 Site Boundary

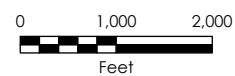
Figure 1-1 Site Location

Former Louisiana Pacific-Pony Lumber
Tacoma, Washington



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**Figure 2-1
Environmental Cap
Issues Observations**

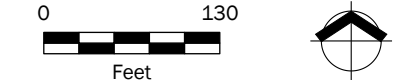
Former Louisiana Pacific/Pony Lumber
3701 Taylor Way
Tacoma, Washington

Legend

Type

- Pavement Observation
- Curb Observation
- Erosion Observation
- Site Boundary
- Tax Lot

NOTE:
Inspection completed on August 21, 2024.



Data Sources
Aerial photograph (2024) obtained from the USDA; tax lot data obtained from Pierce County.

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Project: M0615-24-002 Produced By: gjavata Reviewed By: ahackett Print Date: 12/4/2024 Path: X:\0615-24-002\Pro\M0615-24-002.aprx Fig 2-2 Environmental Cap Repairs Observations



Figure 2-2
Environmental Cap
Repairs Observations
Former Louisiana Pacific/Pony Lumber
3701 Taylor Way
Tacoma, Washington

- Legend**
-  Pavement Observation
 -  Site Boundary
 -  Tax Lot

NOTE:
Inspection completed on August 21, 2024.



Data Sources
Aerial photograph (2024) obtained from the USDA; tax lot data obtained from Pierce County.

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Path: X:\0615-24\002\Pro\W0615-24_002.aprx Fig 2-3 Stormwater Drainage System Observations
Print Date: 12/4/2024
Reviewed By: ahackett
Produced By: gignavata
Project: W0615-24-002

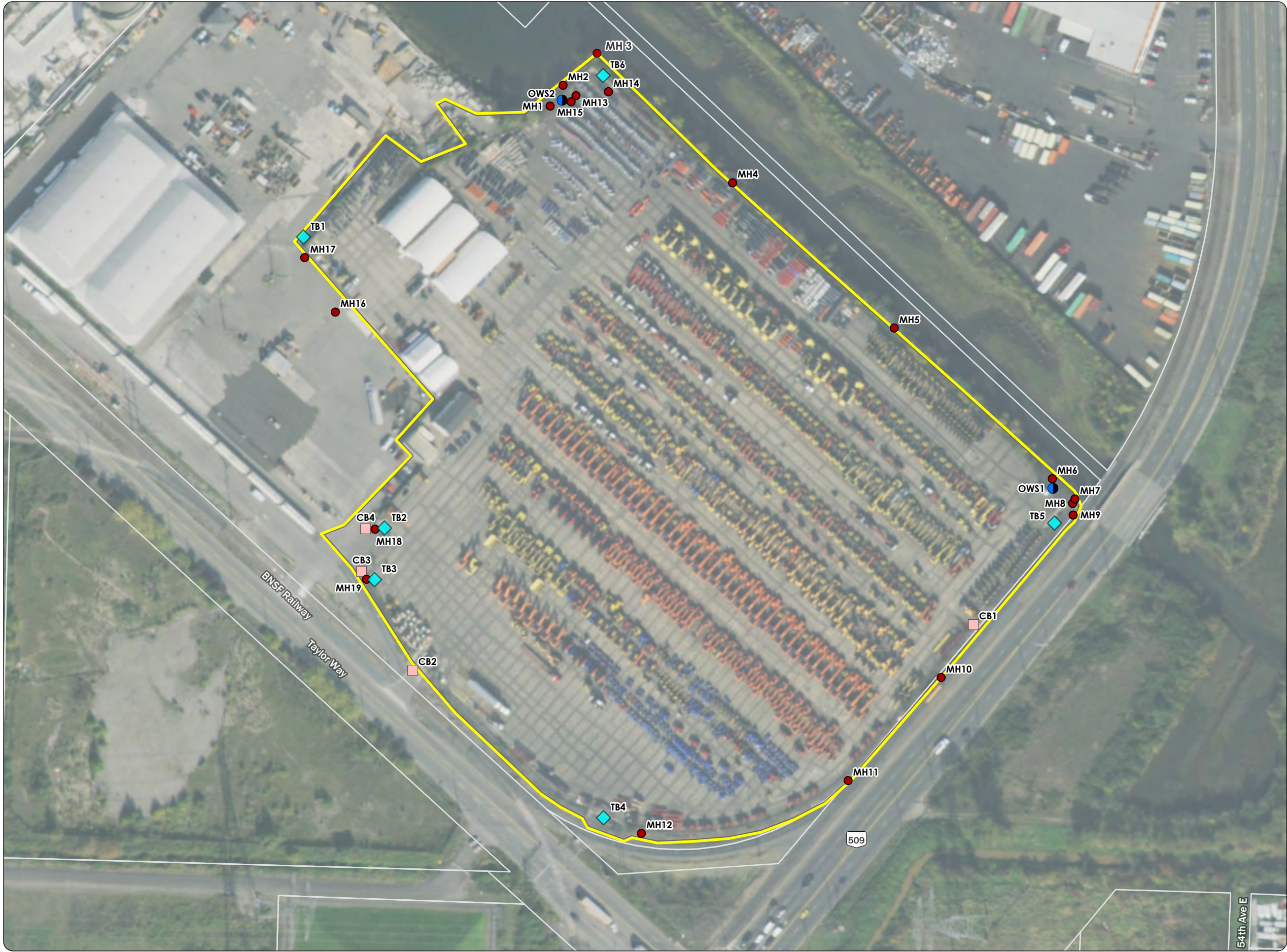


Fig 2-3 Stormwater Drainage System Observations

Former Louisiana Pacific/Pony Lumber
3701 Taylor Way
Tacoma, Washington

Legend

- Type
- Catch Basin
 - Manhole
 - Oil/Water Separator
 - Treatment Basin
 - Site Boundary
 - Tax Lot

NOTE:
1. Inspection completed on August 21 and 22, 2024 and September 17, 2024.
2. Location of maintenance hole MH3 is approximate; structure was not observed during 2024 or 2022 cap inspections due to dense vegetation.



Data Sources
Aerial photograph (2024) obtained from the USDA; tax lot data obtained from Pierce County.

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Tables



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Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

Table 2-1: Environmental Cap Issues Observed During 2024 Inspection

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C1	Curb	Curb damage extending approximately 4 lf; damage limited to top 2 to 3 inches of curb; curb continues to function to control runoff	Monitor and reevaluate for repair during next inspection cycle	
C2	Curb	Curb damage extending approximately 4 lf; damage to top 2 inches of curb; damage to bottom 2 inches of curb; approximately 2 inches deep in places	Repair curb	

¹ Curb, edge, and pavement IDs are sequentially numbered and are continued from previous cap inspection events to maintain consistency with recurring pavement observations. Skipped numbers indicate the issue was addressed in a previous inspection and is no longer an issue or is a repair (See Table 2-2).



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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C3	Curb	Curb damage through vertical profile; concrete crumbling and loose pieces falling out	Repair curb	
C4	Curb	Piece of curb approximately 2 lf broken from end of curb; does not appear to be impacting drainage	Remove loose debris; monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C5	Curb	Curb damage approximately 3 lf at end of curb; rebar exposed and chunks of curb missing; does not appear to be impacting drainage	Remove loose debris; monitor and reevaluate next inspection cycle	
C6	Curb	Curb damage approximately 4 to 5 lf; exposed rebar and cracks; does not appear to be impacting drainage	Monitor and reevaluate during next inspection	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C7	Curb	Piece of curb approximately 2 lf broken off from end of curb; does not appear to be impacting drainage	None	
C8	Curb	Piece of curb with chunk of concrete missing from top 2 inches of curb; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C9	Curb	Curb damage approximately 3 lf; damage limited to top 2 to 3 inches; chunks of concrete breaking; exposed rebar; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	
C10	Curb	Curb damage approximately 2 lf; damage limited to top 4 to 5 inches; chunks of concrete breaking off and cracked; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C11	Curb	Curb damage approximately 2 lf; damage limited to top 2 to 3 inches; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	
C12	Curb	Curb damage approximately 1 lf; damage limited to top 2 to 3 inches; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C13	Curb	Curb damage approximately 3lf; damage limited to top 2 to 3 inches; chunks of concrete breaking off; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	
C14	Curb	Curb damage through vertical profile	Repair curb	



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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C15	Curb	Curb damage approximately 3 lf; damage limited to top 2 to 3 inches; exposed rebar; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	 A photograph showing a concrete curb with a significant vertical crack and exposed rebar. A blue object is placed on the ground next to the crack for scale. In the background, there is a chain-link fence and some orange pipes.
C16	Curb	Curb damage approximately 5 lf; multiple breaks through vertical profile	Repair curb	 A photograph showing a concrete curb with multiple breaks and missing sections. A yellow wheelbarrow is parked next to the damaged curb. In the background, there is a chain-link fence and some equipment.



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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C17	Curb	Approximately 5 lf section of curb removed for installation of stairs and gate; damage through vertical profile adjacent to missing section	Extend curb or add a structural control to prevent stormwater runoff from sheet flowing off-site	
C18	Curb	Curb damage approximately 2 lf; damage limited to top 2 to 3 inches; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C19	Curb	Curb damage approximately 3 lf; chunks of concrete breaking; exposed rebar; damage through full extent of vertical profile	Repair curb	
C20	Curb	Curb damage approximately 1 lf; damage limited to top 2 to 3 inches; does not appear to be impacting drainage	Monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
C21	Curb	Curb damage approximately 3 lf; bottom of curb damaged approximately 1 inch deep in places	Repair curb	
C22	Curb	Curb damage approximately 4 lf; bottom of curb damaged approximately 1.5 inches deep in places	Repair curb	



Project Name: Environmental Cap Issues Inspection Report
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Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
E1	Edge	Material eroding from underneath cap near treatment basin 4; void covered by particleboard and sandbags	Fill void under concrete slab to prevent further erosion and/or cap failure	
E2	Edge	Potential erosion near cap boundary; concrete chunks and gravel debris observed near cap edge	Monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
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ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P1	Pavement	Cracks wider than 1/8 inch; approximately 12 lf; sealant missing in some places	Reseal crack	
P2	Pavement	Void from former footing; appears to no longer be in use	Seal void	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P4	Pavement	Asphalt patch with signs of degradation; crack as deep as 1 inch	Reseal crack	
P5	Pavement	Sealing wear in crack network; approximately 100 square feet across; sealant missing in portions of cracks	Reseal cracks	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P6	Pavement	Approximately 200 lf crack with sealant wear; as wide as 2 inches and as deep as 1 inch in places	Seal crack	
P9	Pavement	Slurry seal wear; chipping and cracking	Monitor and reevaluate for repair during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P10	Pavement	Previously sealed crack with deteriorated sealant in places; extends length of equipment row several hundred feet	Monitor and reevaluate for repair during next inspection cycle	
P11		Partially sealed crack with deteriorated sealant in places; wider than 1/8 inch; approximately 20 lf	Seal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P12	Pavement	Pock mark in pavement; approximately 1 inch deep	Monitor and reevaluate for repair during next inspection cycle	
P13	Pavement	Pock marks in pavement; approximately 1 inch deep	Monitor and reevaluate for repair during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P16	Pavement	Previously sealed crack with sealant missing in places; wider than 1/8 inch; approximately 20 lf;	Reseal crack	
P20	Pavement	Previously sealed crack with sealant missing in areas	Reseal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P21	Pavement	Previously sealed crack with sealant missing in places; approximately 50 lf	Reseal crack	
P22	Pavement	Previously sealed crack with sealant missing in places; approximately 8 lf	Reseal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P23	Pavement	Previously sealed crack with sealant missing in places; approximately 20 lf	Reseal crack	
P24	Pavement	Previously sealed crack with sealant missing in places; approximately 50 lf	Reseal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P26	Pavement	Degraded sealant near site entrance ramp; approximately 30-foot-by-20-foot area	Reseal cracks	
P27	Pavement	Concrete cut for electric fence construction; approximately 4-foot-by-3-foot-by-3-foot	Repair concrete	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P28	Pavement	Previously sealed crack with sealant missing in places; wider than 0.5 inch; approximately 5 lf	Seal crack	
P29	Pavement	Previously sealed crack with sealant missing in places; approximately 2 lf	Reseal cracks	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P30	Pavement	Depression and cracks in cap from equipment blade; approximately 0.5 inch deep and 8 lf	Repair depression and seal cracks	
P31	Pavement	Multiple gouges in concrete from equipment racks; approximately 0.25 inch deep	Monitor and reevaluate during next inspection cycle	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P32	Pavement	Concrete cut for electric fence construction; approximately 4-foot-by-2-foot-by-3-foot	Repair concrete	
P33	Pavement	Vegetation growth in portions of crack wider than 1/8 inch wide; approximately 6 lf	Remove vegetation and reseal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P34	Pavement	Surface gouges up to 0.25 inch deep; unsealed crack wider than 1/8 inch; approximately 30 lf	Seal cracks	
P35	Pavement	Alligator cracking; extending 7 lf at intersection of four linear cracks	Seal cracks	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P36	Pavement	Previously sealed crack with sealant missing in places; wider than 1/8 inch; approximately 4 lf	Seal crack	
P38	Pavement	Multiple previously sealed cracks at site entrance; sealant missing in places; as wide as 1 inch and up to 0.5 inch deep	Reseal cracks	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P39	Pavement	Concrete cut for electric fence construction; approximately 8-foot-by-2-foot-by-3-foot	Repair concrete	
P40	Pavement	Previously sealed crack with sealant missing in places; up to 1 inch deep; approximately 15 lf	Reseal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P41	Pavement	Previously sealed crack with sealant missing; up to 1 inch deep; approximately 10 lf	Reseal crack	
P42	Pavement	Previously sealed crack with sealant missing; up to 0.5 inch deep; approximately 2 lf	Reseal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P43	Pavement	Concrete cut for electric fence construction; approximately 8-foot-by-2-foot-by-3-foot	Repair concrete	
P44	Pavement	Concrete cut for electric fence construction; approximately 4-foot-by-2-foot-by-3-foot	Repair concrete	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P45	Pavement	Vegetation growth in cracks adjacent to curb and parallel crack; approximately 20 lf	Remove vegetation and seal cracks; evaluate if northeast corner of cap is subsiding toward Wapato Creek	
P46	Pavement	Concrete cut for electric fence construction; approximately 4-foot-by-2-foot-by-3-foot	Repair concrete	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P47	Pavement	Vegetation growth in portions of crack; wider than 1/8 inch; approximately 60 lf	Remove vegetation and seal crack	
P48	Pavement	Concrete cut for electric fence construction; approximately 4-foot-by-2-foot-by-3-foot	Repair concrete	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P49	Pavement	Concrete cut for electric fence construction; approximately 8-foot-by-2-foot-by-3-foot	Repair concrete	
P50	Pavement	Vegetation growth in portion of crack; wider than 1/8 inch; approximately 8 lf	Remove vegetation and seal crack	



Project Name: Environmental Cap Issues Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P51	Pavement	Concrete cut for electric fence construction; approximately 3-foot-by-2-foot-by-3-foot	Repair concrete	
P52	Pavement	Previously sealed crack with sealant missing in places; approximately 20 lf	Reseal crack	

NOTES:

C = curb

E = edge

ID = location identification number

lf = linear feet

P = pavement



Project Name: Environmental Cap Repairs Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

Table 2-2: Environmental Cap Repairs Observed During 2024 Inspection

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P3	Pavement	Slurry seal	None.	
P7	Pavement	Sealed crack approximately 100 lf	None	

¹ Pavement IDs are sequentially numbered and are continued from previous cap inspection events to maintain consistency with recurring pavement observations. Skipped numbers indicate the issue was addressed in a previous inspection and is no longer an issue or is a repair (See Table 2-2).



Project Name: Environmental Cap Repairs Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P8	Pavement	Vegetation removed and crack sealed; approximately 50 lf;	None	
P14	Pavement	Sealed crack; approximately 15 lf	None	



Project Name: Environmental Cap Repairs Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P15	Pavement	Sealed crack; approximately 15 lf	None	
P17	Pavement	Sealed crack; approximately 40 lf	None	



Project Name: Environmental Cap Repairs Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P18	Pavement	Sealed cracks; approximately 30 lf	None	
P19	Pavement	Vegetation removed and crack sealed; approximately 30 lf	None	



Project Name: Environmental Cap Repairs Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/ Pony Lumber Facility

ID ¹	Type of Structure	Observation	Recommended Actions	Photograph
P25	Pavement	Electric fence component posts and supports installed around edge of property; epoxy sealant; typical	None	
P37	Pavement	Previously sealed pavement gouge with sealant degradation; approximately 1 lf and 0.5 inch deep;	Monitor and reevaluate for repair during next inspection cycle	

NOTES:

ID = location identification number

lf = linear feet

P = pavement



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

Table 2-3: Stormwater Drainage System Issues Observed During 2024 Inspection

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
CB1	Catch basin	Structurally sound; functioning normally	Visible sediment accumulation in filter; water in structure is too deep to measure	Floating debris on surface	Remove sediment and debris from insert and structure in accordance with stormwater maintenance requirements	
CB2	Catch basin	Structurally sound; functioning normally	Visible sediment accumulation in filter; water present in structure and too deep to measure	Insert in catch basin; sediment accumulation and tear in insert; floating debris on surface	Replace insert; remove floating debris in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
CB3	Catch basin	Structurally sound; functioning normally	Water present in structure and too deep to measure	Floatables in the riser and surface; debris in filter	Remove floatables in accordance with stormwater maintenance requirements	
CB4	Catch basin	Unable to observe due to ponding over the structure	Gravel and sediment appear to be clogging the catch basin	Unable to inspect	Coordinate with Port or tenant to remove grate. Removal of grate may require equipment; recommend reinspection	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH1	Maintenance Hole	Structurally sound; functioning normally	Visible sediment accumulation on pipes and structure walls; water present in structure and too deep to measure	Visible debris and floatables on surface	Remove debris and floatables from structure in accordance with stormwater maintenance requirements	
MH2	Maintenance hole	Structurally sound; functioning normally	Water present in structure and too deep to measure	Floatables on surface; yellow powder material present around rim of structure; material and source are unknown	Remove debris and floatables from structure in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH3	Maintenance hole	Unable to locate due to dense vegetation	Unable to inspect	None	Unable to locate maintenance hole (consistent with 2022 inspection); clear vegetation prior to next inspection cycle	[no photograph]
MH4	Maintenance hole	Structurally sound; functioning normally	Grout appears weathered; no evidence of groundwater entering structure; water present in structure and too deep to measure	Floatables on surface	Remove debris and floatables from structure in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH5	Maintenance hole	Unable to inspect structure	Unable to inspect	Lid locked with large hex bolts, unable to access	Coordinate with Port to remove bolts; recommend reinspect.	
MH6	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	Floatables on surface	Remove debris and floatables from structure in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH7	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	None	None	
MH8	Maintenance hole	Structurally sound; functioning normally	Minor sediment accumulation in structure; water in structure and too deep to measure	Trace floatables on surface	None	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH9	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	None	None	
MH10	Maintenance hole	Structurally sound; functioning normally	Visible sediment accumulation up to pipe invert; too deep to measure	Rebar, hose, and other debris in structure	Remove accumulated sediment and debris from structure in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH11	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	Floatables on surface	Remove floatables in accordance with stormwater maintenance requirements	
MH12	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	Organic debris on surface	Remove debris in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH13	Maintenance hole	Structurally sound; functioning normally	Minor sediment accumulation in structure, water in structure and too deep to measure	None	Remove accumulated sediment in accordance with stormwater maintenance requirements	
MH14	Maintenance hole	Structurally sound; functioning normally	Minor sediment accumulation in structure; water in structure and too deep to measure	None	Remove accumulated sediment in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH15	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	Moisture observed near top of structure; source unknown	Monitor and reevaluate during the next inspection cycle	
MH16	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	Floatables and debris on surface	Remove floatables and debris in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH17	Maintenance hole	Structurally sound; functioning normally	Slight sediment accumulation in pipes; water in structure and too deep to measure	Minor organic floatables on surface	Remove accumulated sediment and floatables in accordance with stormwater maintenance requirements	
MH18	Maintenance hole	Structurally sound; functioning normally	Visible sediment accumulation; water present in structure and too deep to measure	Floatables present on surface	Remove accumulated sediment and floatables in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
MH19	Maintenance hole	Structurally sound; functioning normally	Water in structure and too deep to measure	Small amount of organic debris on surface	Remove floatables in accordance with stormwater maintenance requirements	
OWS1	Oil/water separator	Functioning normally	Water in structure too deep to measure	Metal structure with signs of corrosion; floatables and sheen visible on water surface	Pump out the oil/water separator for inspection; have a corrosion engineer evaluate maintenance hole walls for integrity	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
OWS2	Oil/water separator	Functioning normally	Water in structure too deep to measure	Metal structure with signs of corrosion; flotables and sheen visible on water surface	Pump out the oil/water separator for inspection; have a corrosion engineer evaluate maintenance hole walls for integrity	
TB1	Treatment basin	Structurally sound; functioning normally	None	Some deterioration of curb on east corners of basin; rebar exposed	Repair curb	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
TB2	Treatment basin	Structurally sound; functioning normally	Trace sediment accumulation around screen	Screens and basin in good condition	None	
TB3	Treatment basin	Structurally sound; functioning normally	Minimal sediment accumulation adjacent to screen	Screen in good condition; cracks in corner of concrete	Seal cracks in concrete; remove sediment in accordance with stormwater maintenance requirements	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
TB4	Treatment basin	Structurally sound; functioning normally	Approximately 1 inch sediment accumulation in basin	Debris over screens	Remove accumulated debris in accordance with stormwater maintenance requirements	
TB5	Treatment basin	Structurally sound; functioning normally	About 1 inch sediment accumulation in basin	Visible sediment accumulation around screens; organic and inorganic debris in basin; southwest grate is cracked and covered with leafy debris	Remove sediment accumulation and debris in basin in accordance with stormwater maintenance requirements; clear screens and grates	



Project Name: Stormwater Drainage System Inspection Report
Project Number: M0615.24.002
Location: Louisiana Pacific/Pony Lumber Facility

ID	Type of Structure	Observation	Sediment Accumulation	Additional Observations	Recommended Actions	Photograph
TB6	Treatment basin	Structurally sound; functioning normally	0.5 inches of sediment in basin and 1 inch of standing water	Organic and inorganic debris in basin, damaged grate on north end, north facing screen is torn at bottom allowing material to pass	Remove accumulated sediment and debris in accordance with stormwater maintenance requirements; replace damaged screen	

Notes:
CB = catch basin
ID = location identification number
MH = maintenance hole
OWS = oil/water separator
TB = treatment basin

Appendix A

Pony Lumber Security Fence Installation



MAUL
FOSTER
ALONGI

Pony Lumber
Security Fence Installation
Completion photos and Narrative

July 9, 2024



Component support structure, Conduit trenches have not been filled with concrete as they are waiting on final electrical inspection. Trenches will have similar raised concrete as post foundations. Note epoxy sealant at post to foundation and foundation to surrounding concrete.



Typical corner post foundation raised to divert water away from post. Post to foundation and foundation to surrounding pavement have been sealed with epoxy to prevent water intrusion at the joint, typical.



Line post is similar to corner post. Concrete foundation is raised to divert water away from new post. Post to foundation and foundation to adjacent pavement have been sealed with epoxy to prevent water intrusion at the joints.



Intermediate posts were core drilled into the concrete cap. Following grouting in place the entire area was flooded with epoxy to prevent water intrusion.



Ground rod installation is similar to intermediate posts shown on previous picture.