



Property Address: 300 W Laurel St, Bellingham, WA 98225

Tax Parcel ID: 3802364965260000

Date: 06.04.2025

Inspector's Name: A. Fitts

Inspector's Signature: Aaron Fitts

Digitally signed by Aaron Fitts
Date: 2025.07.03 10:15:56 -0700

Weather Conditions: Partly Sunny, 60s

Inspector's Title/Affiliation: Professional Engineering Geologist, Geosyntec Consulting

Annual Inspection ☒

Non-Routine Inspection ☐

Provide the reason if conducting a non-routine inspection:

FORM 1 - CAP INSPECTION RECORD

Cap Inspection and Maintenance Plan, Pulp & Tissue Mill Remedial Action Unit, Georgia-Pacific West Site, Bellingham, Washington

INSPECTION ITEM¹

None Repair Needed

COMMENTS/NOTES

1. Soil Cap Areas

a. Potholes, ponding?	☒	☐	
b. Erosion?	☒	☐	
c. Exposed geotextile notification layer?	☒	☐	
d. Damage, unusual disturbance?	☒	☐	

2. Hard Cap Areas (e.g., Pavement, Building Slabs)

a. Absence of pavement, open cracks and/or ruts?	☒	☐	
b. Surface settlement or ponding?	☒	☐	
c. Exposed subsurface adjacent to building foundation?	☒	☐	

Deficient Action Items & Other Comments:

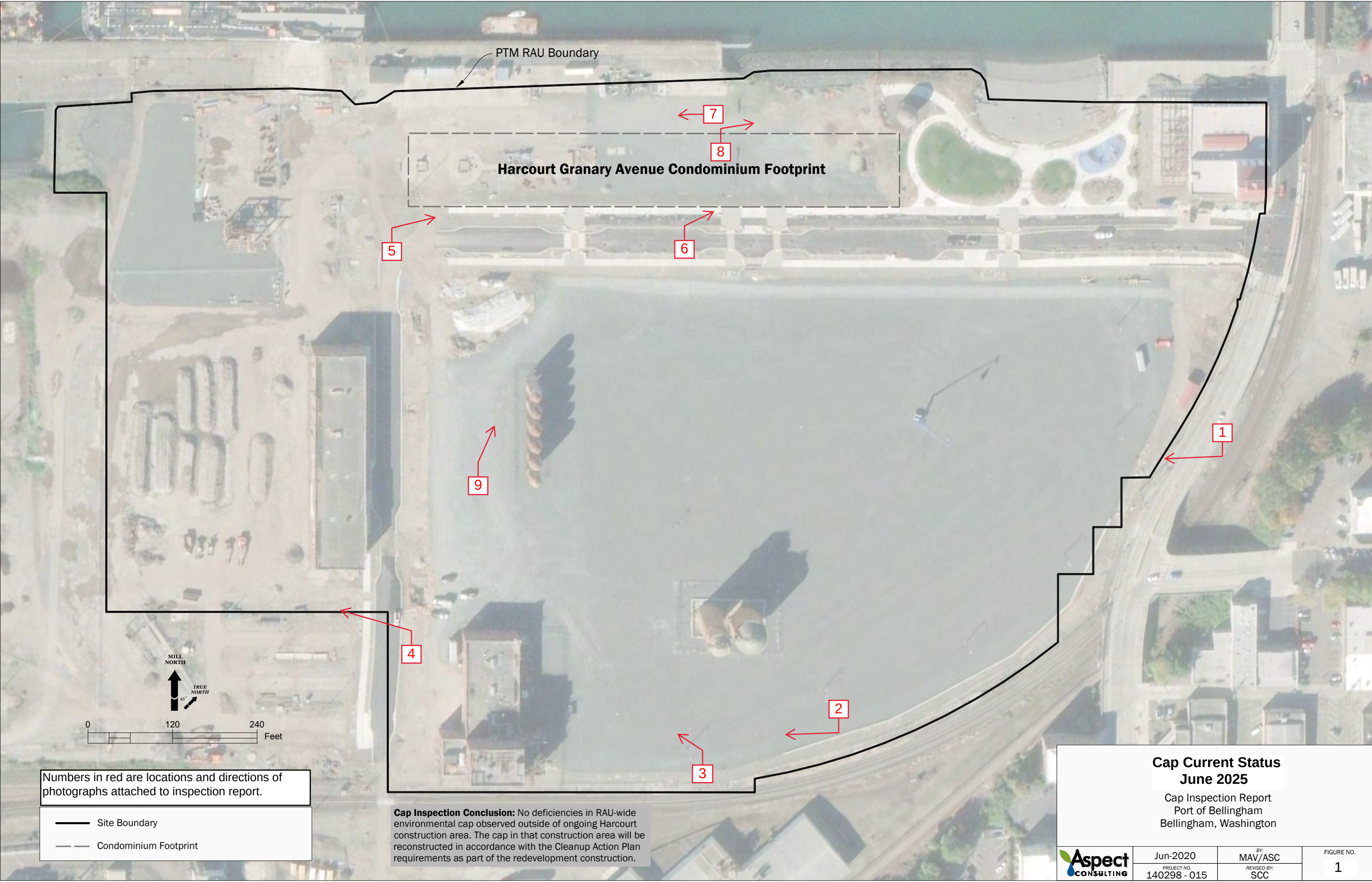
Comments:

- There is a stockpile of soil in the southern part of the Site (Photograph 2), adjacent to the bike park jump track. The soil is reportedly import material for the pump track. It is covered with a tarp and straw waddles are placed along the downslope side. No evidence of soil movement was observed.
- There are various new features and structures including a new section of pump track mill-east of the alcohol plant (Photograph 3) and new bathrooms adjacent the digester towers (Photograph 9). Structures comply with requirements for a hard cap as per the Cleanup Action Plan (CAP).
- Harcourt's condominium project construction is ongoing north of Granary Ave (Figure 1), as referenced in the 2021, 2022, 2023, and 2024 annual inspection reports. The mill-east condo is completed with finished landscaping (Photographs 6 and 8); the redeveloped condition for the completed unit complies with capping requirements as per the CAP. The central and mill-west condos are under construction and have restricted access to the public by means of temporary plywood or chain-link fencing on all landward sides (Photographs 5 and 7). This area will continue to be disturbed during the construction process and its cap will then be restored with the redevelopment features. No cap maintenance in this area is required at this time.

Notes

Revision: October 2016

1) Inspect entire capped area and identify areas that represent potential for direct-contact exposure to or erosion of capped material. Attach a marked-up property sketch or aerial photograph, indicating areas inspected, locations of problem areas (examples above), and inaccessible areas. Include photos of problem areas, if observed.



PTM RAU Boundary

Harcourt Granary Avenue Condominium Footprint

5

6

7

8

1

9

4

2

3

MILL NORTH

TRUE NORTH

45°

0 120 240 Feet

Numbers in red are locations and directions of photographs attached to inspection report.

- Site Boundary
- Condominium Footprint

Cap Inspection Conclusion: No deficiencies in RAU-wide environmental cap observed outside of ongoing Harcourt construction area. The cap in that construction area will be reconstructed in accordance with the Cleanup Action Plan requirements as part of the redevelopment construction.

Cap Current Status June 2025

Cap Inspection Report
Port of Bellingham
Bellingham, Washington



Jun-2020
PROJECT NO.
140298 - 015

BY: MAV/ASC
REVISED BY: SCC

FIGURE NO.
1



Photograph 1. General site conditions. Photo looking mill-west.



Photograph 2. Stockpile of tarped soil along southern side of Site. Photograph looking mill-west.



Photograph 3. New Children's bike skills area to mill-east of the alcohol plant.



Photograph 4. Working area behind the Board Mill. Area is protected from public access by fencing. Photograph looking mill-northwest.



Photograph 5. Harcourt construction in process north of Granary Ave with temporary fencing. Photograph looking mill-east.



Photograph 6. Completed condo with finished grading open to the public. Photo looking mill-northeast.



Photograph 7. Harcourt construction in process north of Granary Ave with temporary fencing on north side. Photograph looking mill-west.



Photograph 8. Completed condo area with finished grading open to the public. Photo looking mill-east.



Photograph 9. New bathroom structure to the mill-west of the digester towers. Photo looking mill-north.