



Washington
Issaquah | Bellingham | Seattle
Oregon
Portland | Baker City
California
Oakland | Irvine

July 13, 2022

Erin Hobbs
Washington State Department of Ecology
Northwest Regional Office
PO Box 330316
Shoreline, Washington 98133-9716

**RE: PROGRESS REPORT, APRIL THROUGH JUNE 2022
REMEDIAL INVESTIGATION MONITORING AND FEASIBILITY STUDY
CAPITAL INDUSTRIES, INC.
5801 THIRD AVENUE SOUTH
SEATTLE, WASHINGTON
AGREED ORDER NO. DE 10402
FARALLON PN: 457-008**

Dear Erin Hobbs:

Farallon Consulting, L.L.C. (Farallon) has prepared this progress report on behalf of Capital Industries, Inc. (CI) to summarize the activities conducted during the second quarter of 2022 (April through June) as part of the ongoing remedial investigation monitoring and feasibility study (FS) being conducted at the CI facility at 5801 3rd Avenue South in Seattle, Washington (herein referred to as the CI Site). This progress report has been prepared in accordance with Agreed Order No. DE 10402 dated April 23, 2014, entered into by potentially liable persons (PLPs) that include CI; Art Brass Plating, Inc.; Blaser Die Casting Co.; and Burlington Environmental, LLC; and by the Washington State Department of Ecology (Ecology) (Agreed Order). CI and the other PLPs listed above are collectively referred to as the West of 4th Group. The West of 4th Group Site under the Agreed Order consists of Site Unit 1 (SU1) and Site Unit 2 (SU2), as depicted on the figure presented in Attachment A. The CI Site is located in SU2.

ACTIVITIES DURING REPORTING PERIOD

Activities completed during this progress reporting period consisted of the following:

- Processing data from the semiannual groundwater monitoring and sampling work, conducted in March 2022 (Attachment B); and
- Continuing operation of vapor intrusion mitigation subslab depressurization systems (SSDSs) at the Pacific Food Systems (PFS) North Building at 5815 4th Avenue South and at 5900 1st Avenue South in Seattle, Washington (5900 1st Avenue Property).¹

These activities are summarized in the sections that follow.

¹ The 5900 1st Avenue Property at 5900 1st Avenue South in Seattle, Washington previously was known as the Natus Medical Facility and Olympic Medical Facility.



GROUNDWATER MONITORING

Groundwater monitoring and sampling were conducted in the first quarter of 2022 (on March 15, 16, and 17, 2022) in accordance with the Technical Memorandum² regarding monitoring at the CI Site.

Groundwater analytical results were similar to those of previous sampling events, indicating that concentrations of the chlorinated volatile organic compounds (CVOCs) in the water table, shallow, and intermediate zones remain in a stable to decreasing state. The natural attenuation parameters continue to indicate that the shallow and intermediate zones are more conducive to anaerobic biodegradation processes than the water table zone. The groundwater data are shown on the summary figures provided in Attachment B.

VAPOR INTRUSION MITIGATION

The SSDSs at the PFS North Building and 5900 1st Avenue Property operated continuously during the second quarter of 2022. Landau Associates, Inc. (Landau) evaluated the SSDS influent and ambient indoor and outdoor air monitoring results from these locations in March 2022.

The analytical data and inspection results from the March 2022 operations and maintenance events were summarized in the progress report submitted for the period of January through March 2022 (Q1 2022 Progress Report).³ A 2022 Annual Vapor Intrusion Mitigation Status Report will be prepared by Landau during the fourth quarter of 2022 and submitted to Ecology.

Pacific Food Systems North Building

The SSDS vacuum blower at the PFS North Building operated continuously during the second quarter of 2022. The system is operating effectively within normal operating parameters, resulting in ongoing depressurization across the entire slab and vapor intrusion mitigation.

5900 1st Avenue Property

The SSDS vacuum blower at the 5900 1st Avenue Property operated continuously during the second quarter of 2022. The system is operating effectively within normal operating parameters, resulting in ongoing depressurization across the entire slab and vapor intrusion mitigation.

FEASIBILITY STUDY WORK

CI and the other West of 4th Group PLPs met with Ecology to discuss the draft comments provided by Ecology for the draft FS Addenda for SU1 and SU2. CI and the other West of 4th Group PLPs

² Technical Memorandum regarding FINAL West of 4th Groundwater Monitoring Program Plan, 2017 through Draft Cleanup Action Plan, W4 Joint Deliverable, Agreed Order No. DE 10402 dated March 21, 2017, from Janet Knox of Pacific Groundwater Group to Ed Jones of Ecology.

³ Letter Regarding Progress Report, January Through March 2022, Remedial Investigation Monitoring and Feasibility Study, Capital Industries, Inc., 5801 3rd Avenue South, Seattle, Washington, Agreed Order No. DE 10402 dated April 15, 2022, from Amanda Meugniot and Jeffrey Kaspar of Farallon to Erin Hobbs of Ecology.



developed and provided responses to the draft comments and are awaiting final comments from Ecology.

PUBLIC COMMUNICATIONS

No public communications activities were completed by CI during this period.

ANTICIPATED WORK IN THE NEXT QUARTER

Work anticipated to be conducted during the third quarter of 2022 (July through September) is summarized below.

GROUNDWATER MONITORING

A groundwater monitoring and sampling event will be conducted in September 2022. The purpose of the ongoing groundwater monitoring is to confirm the stability of the CVOC plumes, monitor the ongoing natural attenuation processes to refine the time frame for achieving cleanup levels, evaluate existing and potential vapor intrusion risk, and provide data to support preparation of a draft Cleanup Action Plan.

VAPOR INTRUSION MITIGATION

SSDS operations will continue at the PFS North Building and 5900 1st Avenue Property. SSDS inspections, maintenance, and monitoring, including indoor and outdoor ambient air sampling, are scheduled to be conducted by Landau personnel in September 2022 at the PFS North Building and 5900 1st Avenue Property. The results from the inspections, maintenance, and monitoring of the SSDSs will be summarized in the 2022 Annual Vapor Intrusion Mitigation Status Report that will be prepared by Landau during the fourth quarter of 2022 and in future quarterly progress reports prepared by Farallon.

SSDS operations will continue at the PFS North Building during the third quarter of 2022. An SSDS operation shut-down investigation will be conducted by Landau at the 5900 1st Avenue Property during the third quarter of 2022 in accordance with Ecology comments to the Agency Review Draft Work Plan for Vapor Intrusion Mitigation System Shut Down.⁴

FEASIBILITY STUDY WORK

CI and the other West of 4th Group PLPs responded to comments from Ecology on the draft FS Addenda for SU1 and SU2. Ecology's final comments regarding the SU1 and SU2 draft FS Addenda are anticipated in the third quarter of 2022. The FS Addenda for SU1 and SU2 will be finalized and together will comprise the final components of the West of 4th Group FS Report. Upon concurrence from Ecology that the FS requirements have been completed, a draft Cleanup Action Plan will be prepared for SU1 and SU2.

⁴ Agency Review Draft Work Plan for Vapor Intrusion Mitigation System Shut Down, 5900 1st Avenue South, Seattle, Washington dated February 10, 2022 prepared by Landau.



PUBLIC COMMUNICATIONS

The project website ([Public Access - Farallon Consulting](#)) will be updated with an electronic copy of this progress report.

The next progress report will summarize activities completed from July through September 2022 and will be submitted on or before October 15, 2022.

CLOSING

Farallon trusts that this quarterly progress report provides sufficient information for Ecology needs. If you have questions regarding this project, please contact either of the undersigned at (425) 295-0800.

Sincerely,

Farallon Consulting, L.L.C.

A handwritten signature in blue ink that reads "Amanda M. Meugniot".

Amanda Meugniot
Associate Geologist

A handwritten signature in blue ink that reads "Jeffrey Kaspar".

Jeffrey Kaspar, L.G., L.H.G.
Principal Geologist

Attachments: Attachment A, Site Diagram
Attachment B, Groundwater Data Figures

cc: Ron Taylor, Capital Industries, Inc.
Donald Verfurth, Gordon Rees Scully Mansukhani, LLP
Kenneth Luther, Chubb Group of Insurance Companies
Alborz Wozniak, Veritas Environmental Consulting, Inc.
Peter J. Mintzer, Selman Breitman LLP
Alex Sage, Zurich Insurance Group
Marshall Zimmerman, The Travelers Companies
Jane E. Kelly, The Travelers Companies

Email with link to electronic copy on project website:

Janet Knox, Mott MacDonald
Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Gregory Fink, Clean Earth

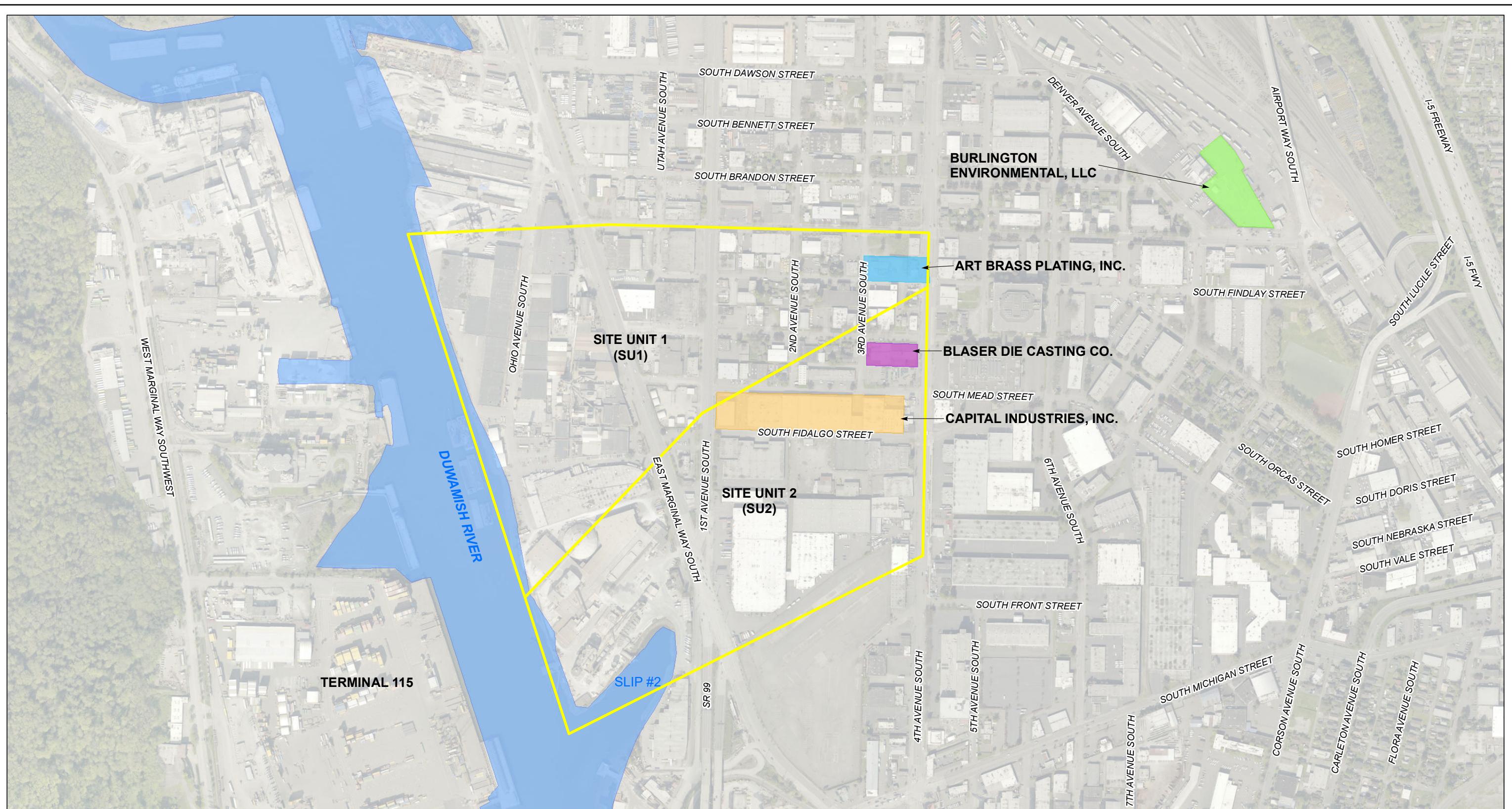
AM/JK:eh

**ATTACHMENT A
SITE DIAGRAM**

PROGRESS REPORT, APRIL THROUGH JUNE 2022

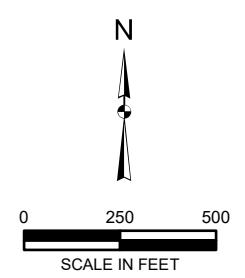
Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

Farallon PN: 457-008



1. ALL LOCATIONS ARE APPROXIMATE
 2. FIGURES WERE PRODUCED IN COLOR. GRayscale COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

0 250 500
 SCALE IN FEET



Washington
Issaquah | Bellingham | Seattle

 Oregon
Portland | Baker City

 California
Oakland | Folsom | Irvine

Drawn By: tperrin Checked By: AM Date: 1/11/2021
 Document Path: Q:\Projects\457 CapitalIndust\008 PilotStudy\Mapfiles\2020Q3_GW\Figure1_Sitemap.mxd
 Disc Reference:

FARALLON PN: 457-008

ATTACHMENT B
GROUNDWATER DATA FIGURES

PROGRESS REPORT, APRIL THROUGH JUNE 2022

Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

Farallon PN: 457-008

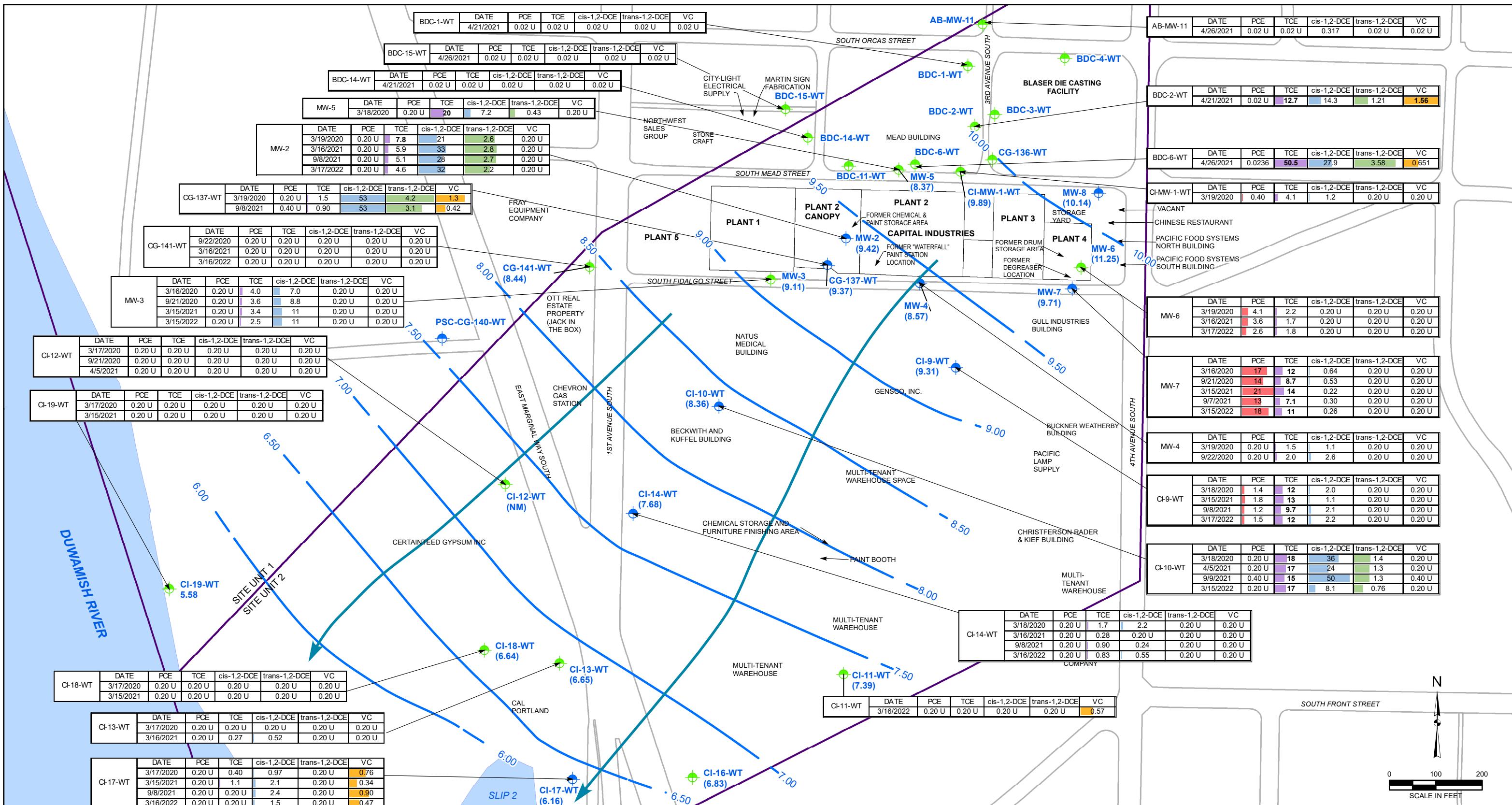


FIGURE 1

GROUNDWATER ANALYTICAL RESULTS FOR
WATER TABLE ZONE: MARCH 2020 - MARCH 2022
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

Date: 7/6/2022
Path: \ledgesfs02\GIS\Projects\457_CapitalIndust\008_PilotStudy\Mapfiles\021\Figure-01_HVOC_WT-Zone_2022Q1.mxd
Disc Reference:

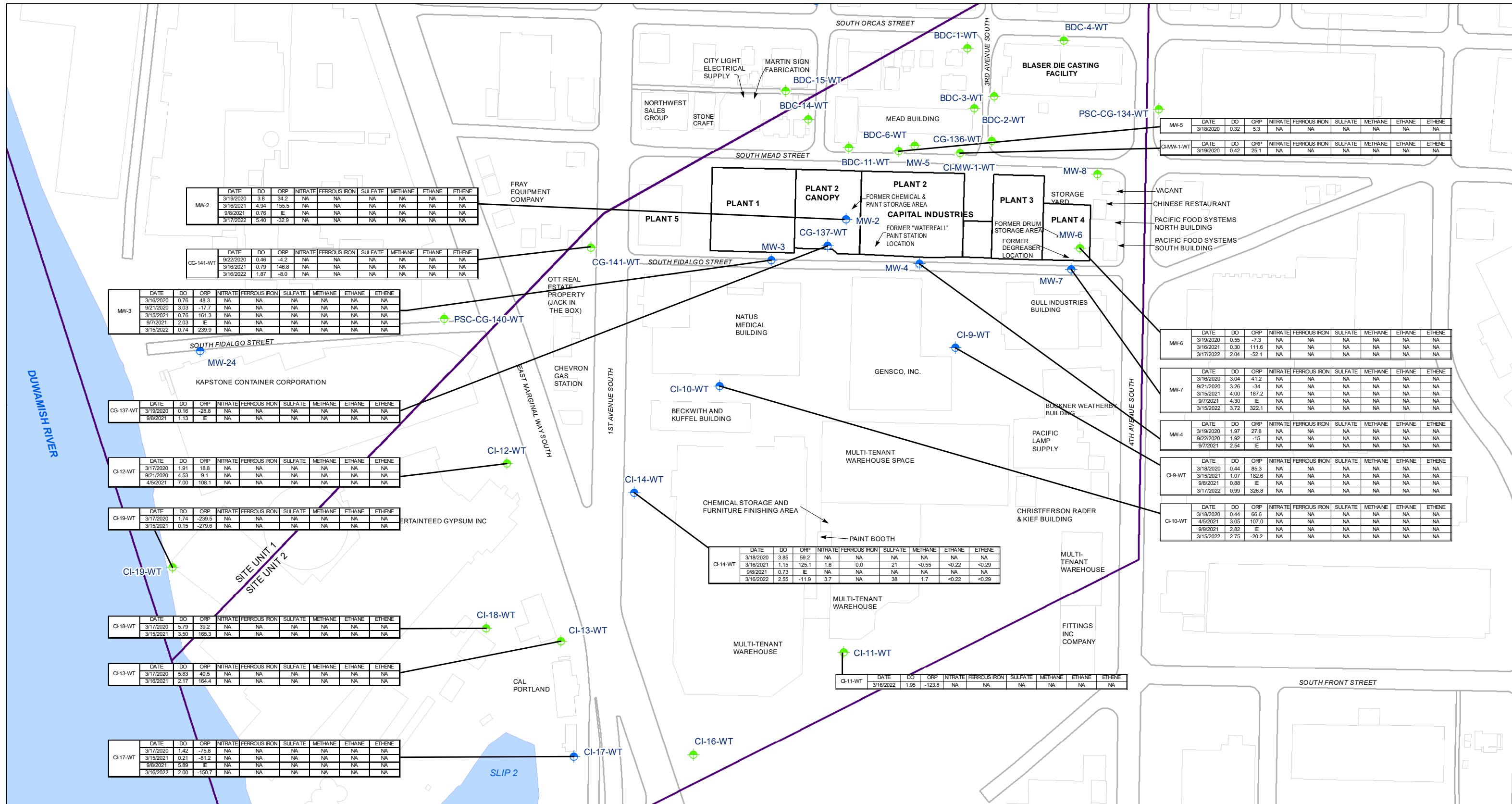
• ALL GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER
• CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON UPPER 90TH PERCENTILE OF CONCENTRATIONS OF THAT CONSTITUENT DEPICTED ON FIGURE FOR THAT SAMPLING PERIOD.
DCE = DICHLOROETHENE
PCE = TETRACHLOROETHENE
TCE = TRICHLOROETHENE
VC = VINYL CHLORIDE
(NM) = GROUNDWATER ELEVATION NOT MEASURED IN MARCH 2022
BOLD = INDICATES CONCENTRATIONS EXCEED WEST OF FOURTH GROUNDWATER PRELIMINARY CLEANUP LEVELS FOR PROTECTION OF AIR
U = INDICATES CONCENTRATIONS NOT DETECTED ABOVE THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT

1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRayscale COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

Drawn By: vpehlivan

Checked By: AM

Date: 7/6/2022
Path: \ledgesfs02\GIS\Projects\457_CapitalIndust\008_PilotStudy\Mapfiles\021\Figure-01_HVOC_WT-Zone_2022Q1.mxd



LEGEND

- Water Table Zone Monitoring Well, Sampled by Farallon/Capital Industries in September 2021
- Water Table Zone Monitoring Well, Not Sampled by Farallon/Capital Industries in September 2021
- Site Unit Boundary

- Ferrous Iron, Nitrate and Sulfate in milligrams per liter units
- Methane, Ethane, and Ethene in micrograms per liter units
- DO = Dissolved Oxygen (milligrams per liter)
- ORP = Oxidation Reduction Potential (millivolts)
- IE = Instrument Error
- NA = Not Analyzed
- < = Analyte not detected at or exceeding the reporting limit listed

1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRayscale COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.

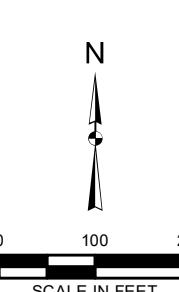
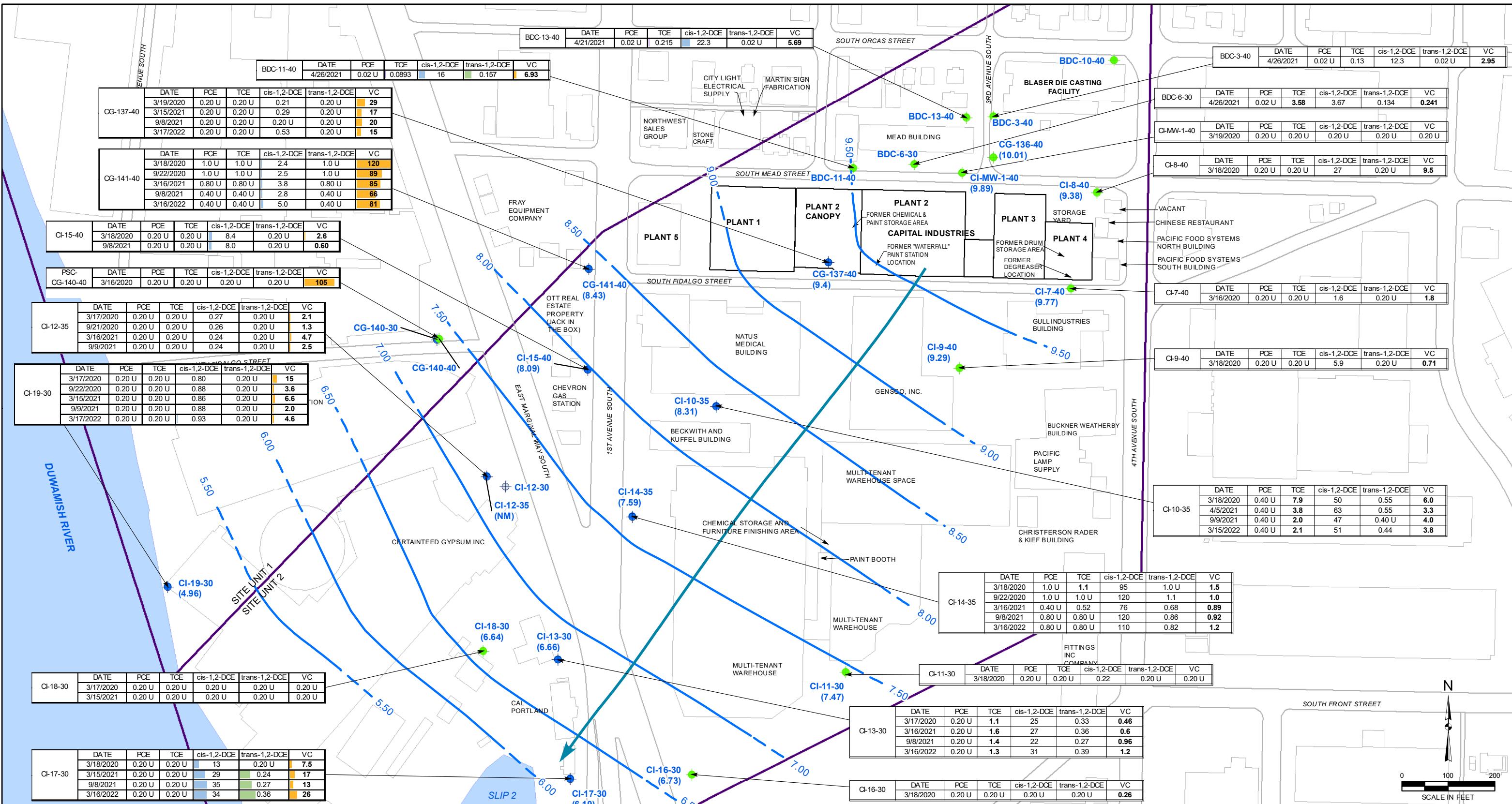
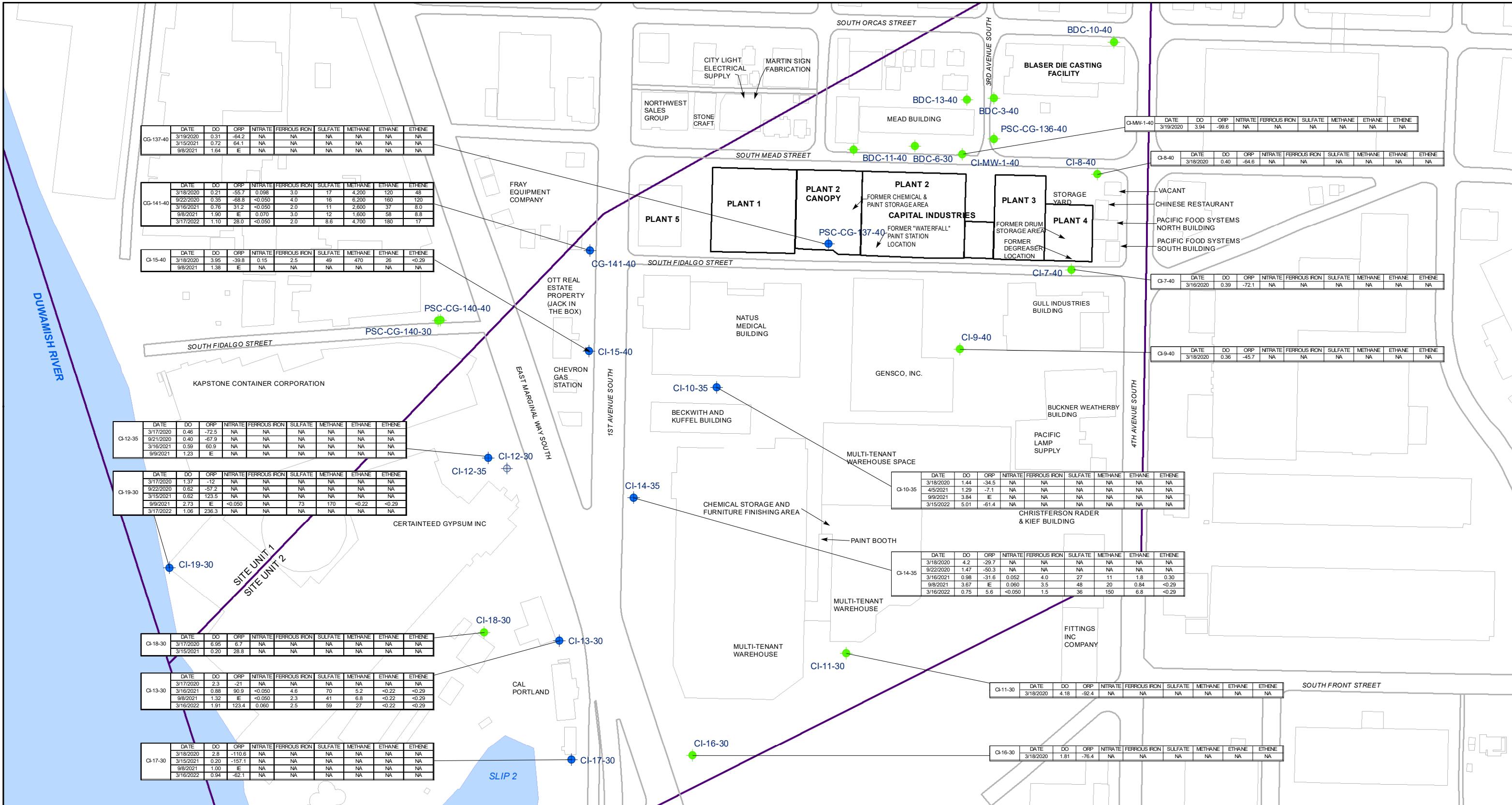


FIGURE 1A

NATURAL ATTENUATION PARAMETER RESULTS FOR
WATER TABLE ZONE: MARCH 2020 - MARCH 2022
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008
Disc Reference:
Path: Q:\Projects\457 CapitalIndust\008 PilotStudy\Mapfiles\021Figure-01A_NatAtten_WT-Zone_2022Q1.mxd
Drawn By: vpehlivan
Checked By: AM
Date: 4/27/2022





LEGEND

 SHALLOW WATER-BEARING ZONE WELL, SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021

 SHALLOW WATER-BEARING ZONE WELL, NOT SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2021

DECOMMISSIONED MONITORING WELL

SITE UNIT BOUNDARY

- FERROUS IRON, NITRATE AND SULFATE IN MILLIGRAMS PER LITER UNITS
 - METHANE, ETHANE, AND ETHENE IN MICROGRAMS PER LITER UNITS

DO = DISSOLVED OXYGEN (MILLIGRAMS PER LITER)
ORP = OXIDATION REDUCTION POTENTIAL (MILLIVOLTS)
IE = INSTRUMENT ERROR
NA = NOT ANALYZED
< = ANALYTE NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED

1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRayscale COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION

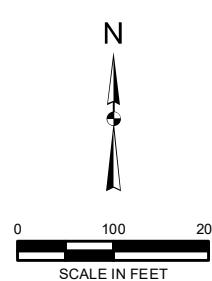


FIGURE 2A

Washington

8

Portland | Baker City

California

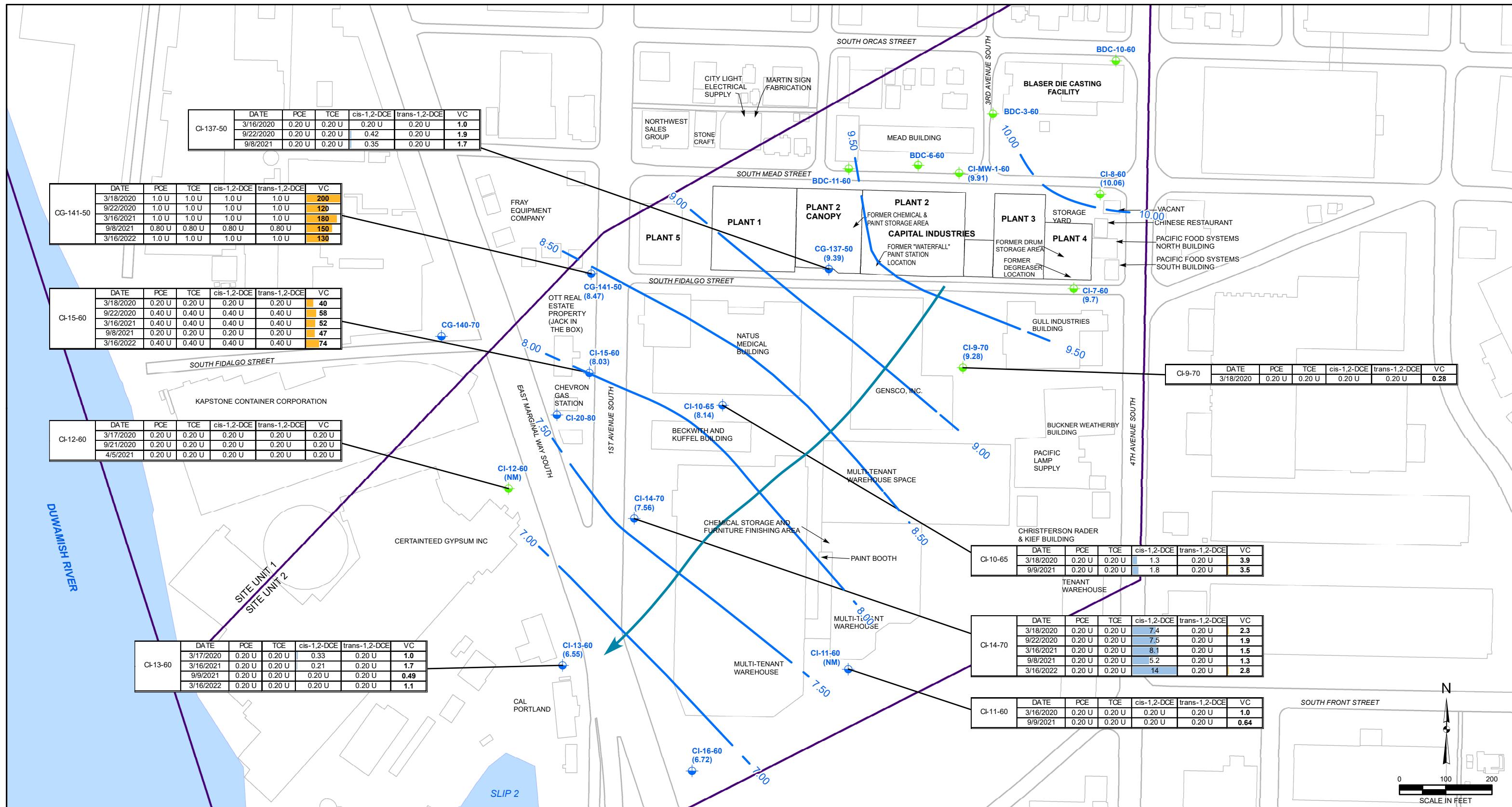
Oakland | Irving

illonconsulting.com

NATURAL ATTENUATION PARAMETERS RESULTS
FOR SHALLOW ZONE: MARCH 2020 - MARCH 2022
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

FARALLON PN: 457-008
Checked By: AM Date: 4/28/2022 Disc Reference:
Path: Q:\Projects\457_Capital\Indus\008_PilotStudy\Mapfiles\021\Figure-02A_NatAtten_Shallow_Zone_2022Q1.mxd



LEGEND

- ALL GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER
 - CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON UPPER 90TH PERCENTILE OF CONCENTRATIONS OF THAT CONSTITUENT DEPICTED ON FIGURE FOR THAT SAMPLING PERIOD.
 - DCE = DICHLOROETHENE
 - PCE = TETRACHLOROETHENE
 - TCE = TRICHLOROETHENE
 - VC = VINYL CHLORIDE
 - (NM) = GROUNDWATER ELEVATION NOT MEASURED IN MARCH 2022
 - BOLD** = INDICATES CONCENTRATIONS EXCEED WEST OF FOURTH GROUNDWATER PRELIMINARY CLEANUP LEVELS FOR PROTECTION OF AIR
 - U = INDICATES CONCENTRATIONS NOT DETECTED ABOVE THE STATED LABORATORY PRACTICAL QUANTITATION LIMIT
1. ALL LOCATIONS ARE APPROXIMATE
2. FIGURES WERE PRODUCED IN COLOR. GRAYSCALE COPIES MAY NOT REPRODUCE ALL ORIGINAL INFORMATION.



FIGURE 3

GROUNDWATER ANALYTICAL RESULTS FOR
INTERMEDIATE ZONE: MARCH 2020 - MARCH 2022
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

Disc Reference:
Path: Q:\Projects\457 CapitalIndust\008 PilotStudy\Mapfiles\021\Figure-03_HVOC_Int-Zone 2022Q1.mxd

Drawn By: vpehlivan Checked By: AM Date: 7/6/2022 Path: Q:\Projects\457 CapitalIndust\008 PilotStudy\Mapfiles\021\Figure-03_HVOC_Int-Zone 2022Q1.mxd

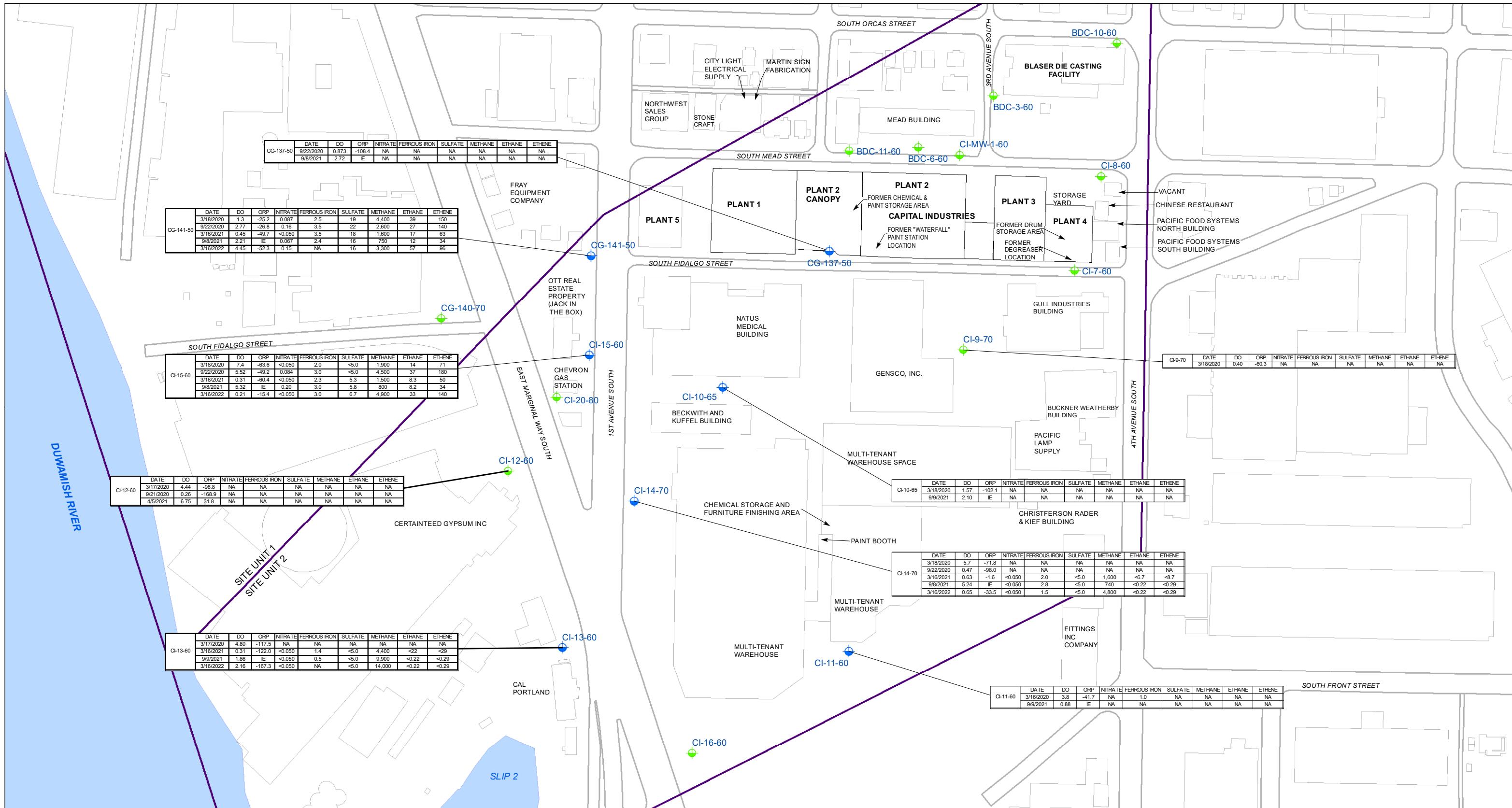


FIGURE 3A

NATURAL ATTENUATION PARAMETERS RESULTS FOR
INTERMEDIATE ZONE: MARCH 2020 - MARCH 2022
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

Disc Reference: