

January 20, 2023

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

**RE: PROGRESS REPORT, OCTOBER THROUGH DECEMBER 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 fourth quarter of 2022, October through December, 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:

- Submitting the revised *West of 4th Site Unit 2 Draft Feasibility Study Addendum, Seattle, Washington* dated December 13, 2022, prepared by Farallon Consulting, L.L.C. and Pacific Groundwater Group for the West of Fourth Joint Agreed Order, Blaser Die Casting, Capital Industries, and Burlington Environmental, LLC, Seattle, Washington (SU2 FS Addendum) to Ecology on December 14, 2022.
- Processing data from the semiannual groundwater monitoring and sampling work, conducted in September 2022 (Attachment B);



- 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
- Evaluating the analytical results for SSDS influent and indoor air samples collected at the PFS North Building and the 5900 1st Avenue Property in September 2022; and
- Submission of the Agency Review Draft report summarizing the SSDS shutdown and confirmation sampling at the 5900 1st Avenue South Property. Field activities were conducted in July, August, and September 2022.

These activities are summarized in the sections that follow.

GROUNDWATER MONITORING

Groundwater monitoring and sampling were conducted in the third quarter of 2022 (on September 12, 13, and 14, 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 fourth quarter of 2022. Landau Associates, Inc. (Landau) evaluated the SSDS influent and ambient indoor and outdoor air monitoring results from these locations in September 2022.

The analytical and inspection results from the April and September 2022 operations and maintenance events at the PFS North Building and the 5900 1st Avenue Property were summarized in the progress report submitted for the period of July through September 2022 (Q3 2022 Progress Report). Full analytical and inspection results from the April and September 2022 operations and maintenance events at the PFS North Building and the 5900 1st Avenue Property will be provided in a forthcoming 2022 Annual Vapor Intrusion Mitigation Status Report that will be prepared by Landau and submitted to Ecology.

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.

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.



Pacific Food Systems North Building

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

The current tenant occasionally uses a product (ZEP 45, a spray-on degreaser) that is a background source of trichloroethene (TCE). In advance of the September 2022 monitoring event, Landau instructed PFS North Building personnel to remove all ZEP 45 in advance of sampling activities. No ZEP 45 was observed by Landau personnel during sampling activities. Air quality monitoring results from the samples collected at the PFS North Building in September 2022 by Landau personnel indicate that TCE was not detected above the laboratory reporting limit in any indoor air samples. This is the first event where TCE has not been detected in indoor air, likely due to the removal of the background sources.

5900 1st Avenue Property

The SSDS at the 5900 1st Avenue Property was shut down on July 7, 2022 and confirmation sampling was conducted in accordance with the Work Plan for Vapor Intrusion Mitigation System Shut Down Technical Memorandum,³ which was approved by Ecology in June 2022. A draft report documenting the results of the confirmation sampling was submitted to Ecology in October 2022. Comments on the report are expected in first quarter 2023.

FEASIBILITY STUDY WORK

The West of 4th Group and Ecology have resolved comments on the SU1 and SU2 FS Addenda. The revised FS Addenda for SU1 and SU2 were submitted to Ecology on December 14, 2022. Together, the FS Addenda for SU1 and SU2 comprise the final components of the West of 4th Group FS Report. Ecology will be reviewing the revisions to the SU1 and SU2 FS Addenda and submitting these documents for public comment during the first quarter of 2023.

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 first quarter of 2023 (January through March) is summarized below.

GROUNDWATER MONITORING

A groundwater monitoring and sampling event will be conducted in March 2023. 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,

³ 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.



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. SSDS inspections, maintenance, and monitoring, including indoor and outdoor ambient air sampling, are scheduled to be conducted by Landau personnel in March 2023. The results of the 2022 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 first quarter of 2023. SSDS operations will continue at the PFS North Building during the first quarter of 2023. Landau anticipates further evaluation will be conducted to determine whether operation of the SSDS at the PFS North Building is still warranted.

The SSDS at 5900 1st Avenue South is anticipated to remain shut down and decommissioning of the system may proceed pending approval from Ecology. A draft report documenting the results of the confirmation sampling was submitted to Ecology in October 2022.

FEASIBILITY STUDY WORK

The FS Addenda for SU1 and SU2 were finalized in the fourth quarter of 2022 and submitted to Ecology on December 14, 2022. Upon concurrence from Ecology that the FS requirements have been completed and addressing of any comments received during the public comment period, draft Cleanup Action Plans will be prepared for SU1 and SU2 that will comprise the West of 4th Group draft Cleanup Action Plan.

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 January through March 2023 and will be submitted on or before April 15, 2023.



CLOSING

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

Sincerely,

Farallon Consulting, L.L.C.

Christopher Kelley, Ph.D., L.G.
Senior Geologist

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

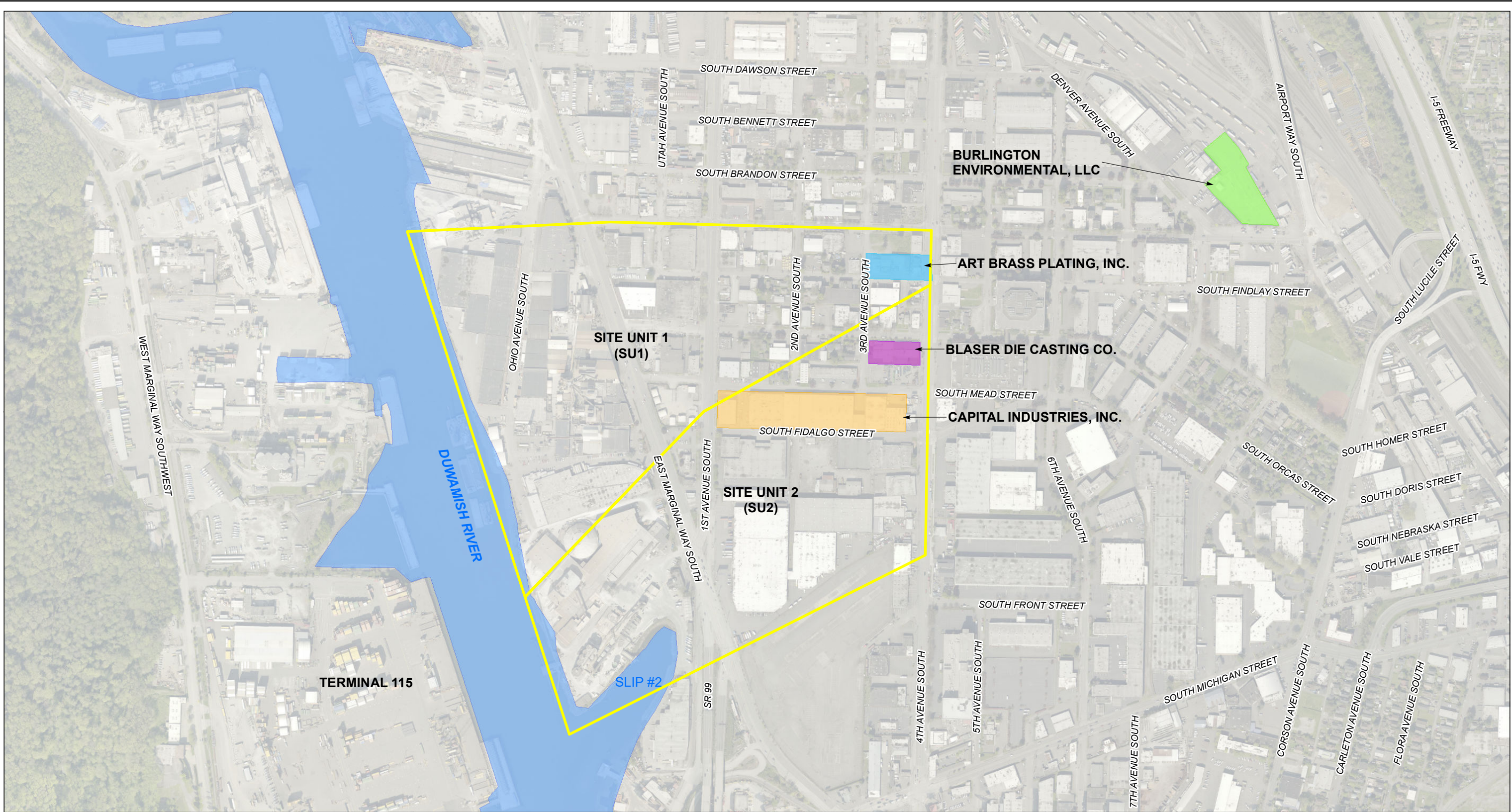
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**ATTACHMENT A
SITE DIAGRAM**

PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2022

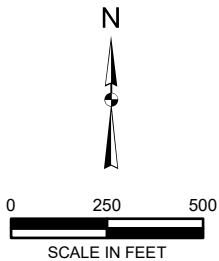
Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

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LEGEND

- ART BRASS PLATING, INC.
- BLASER DIE CASTING CO.
- CAPITAL INDUSTRIES, INC.
- BURLINGTON ENVIRONMENTAL, LLC
- SITE UNIT BOUNDARY



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ATTACHMENT A
SITE VICINITY
WEST OF 4th GROUP SITE UNIT 2
SEATTLE, WASHINGTON

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1. ALL LOCATIONS ARE APPROXIMATE
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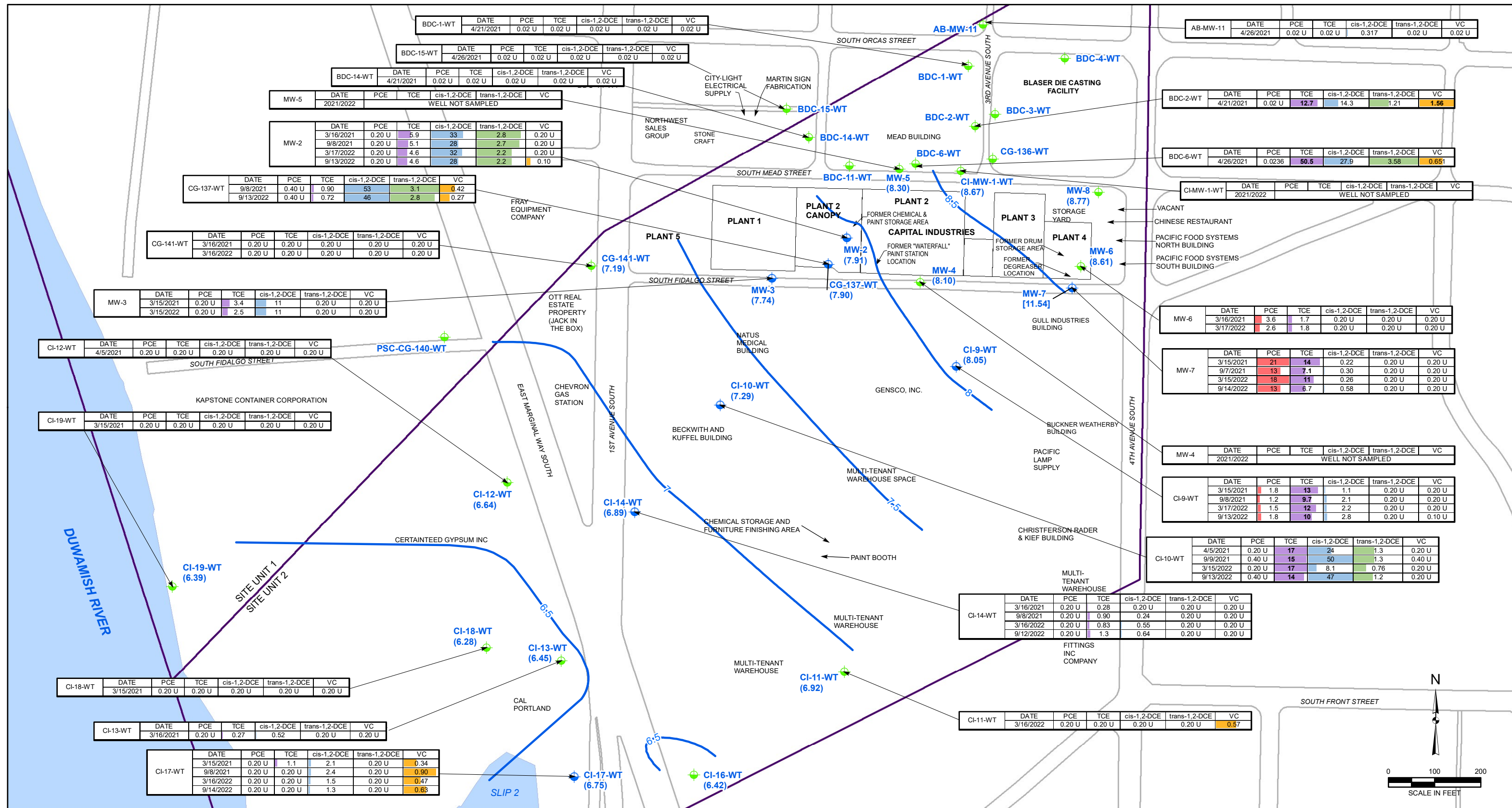
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ATTACHMENT B
GROUNDWATER DATA FIGURES

PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2022

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

Farallon PN: 457-008



LEGEND

- WATER TABLE ZONE MONITORING WELL, SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2022
- WATER TABLE ZONE MONITORING WELL, NOT SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2022
- SITE UNIT BOUNDARY
- APPROXIMATE DIRECTION OF GROUNDWATER FLOW
- GROUNDWATER LEVEL ELEVATION NAVD88, SEPTEMBER 2022
- GROUNDWATER ELEVATION NOT USED IN CONTOURING

8.50 - - - GROUNDWATER SURFACE ELEVATION CONTOUR (DASHED WHERE INFERRED)

- GROUNDWATER ANALYTICAL RESULTS IN MICROGRAMS PER LITER (µg/L)
- CELL SHADING INDICATES RELATIVE CONCENTRATION OF CONSTITUENT BASED ON UPPER 90TH PERCENTILE OF CONCENTRATIONS OF THAT CONSTITUENT DEPICTED ON FIGURE FOR THAT SAMPLING PERIOD.
- BOLD** = DENOTES CONCENTRATIONS THAT EXCEED THE CLEANUP LEVEL.
- U = ANALYTE NOT DETECTED AT OR EXCEEDING THE REPORTING LIMIT LISTED.
- PCE = TETRACHLOROETHENE
- TCE = TRICHLOROETHENE
- cis-1,2-DCE = CIS-1,2-DICHLOROETHENE
- trans-1,2-DCE = TRANS-1,2-DICHLOROETHENE
- VC = VINYL CHLORIDE

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FIGURE 1

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

FARALLON PN: 457-008

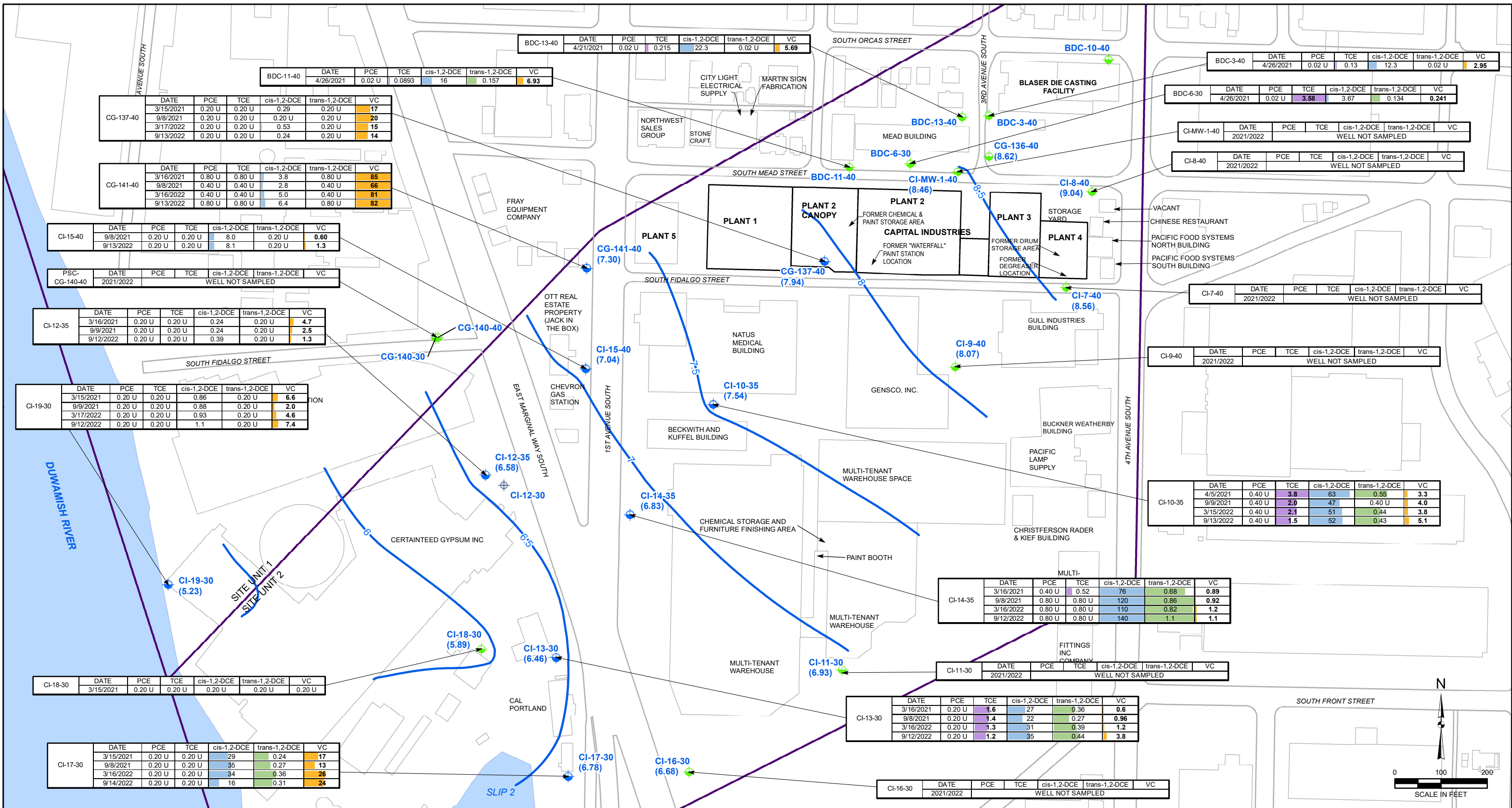


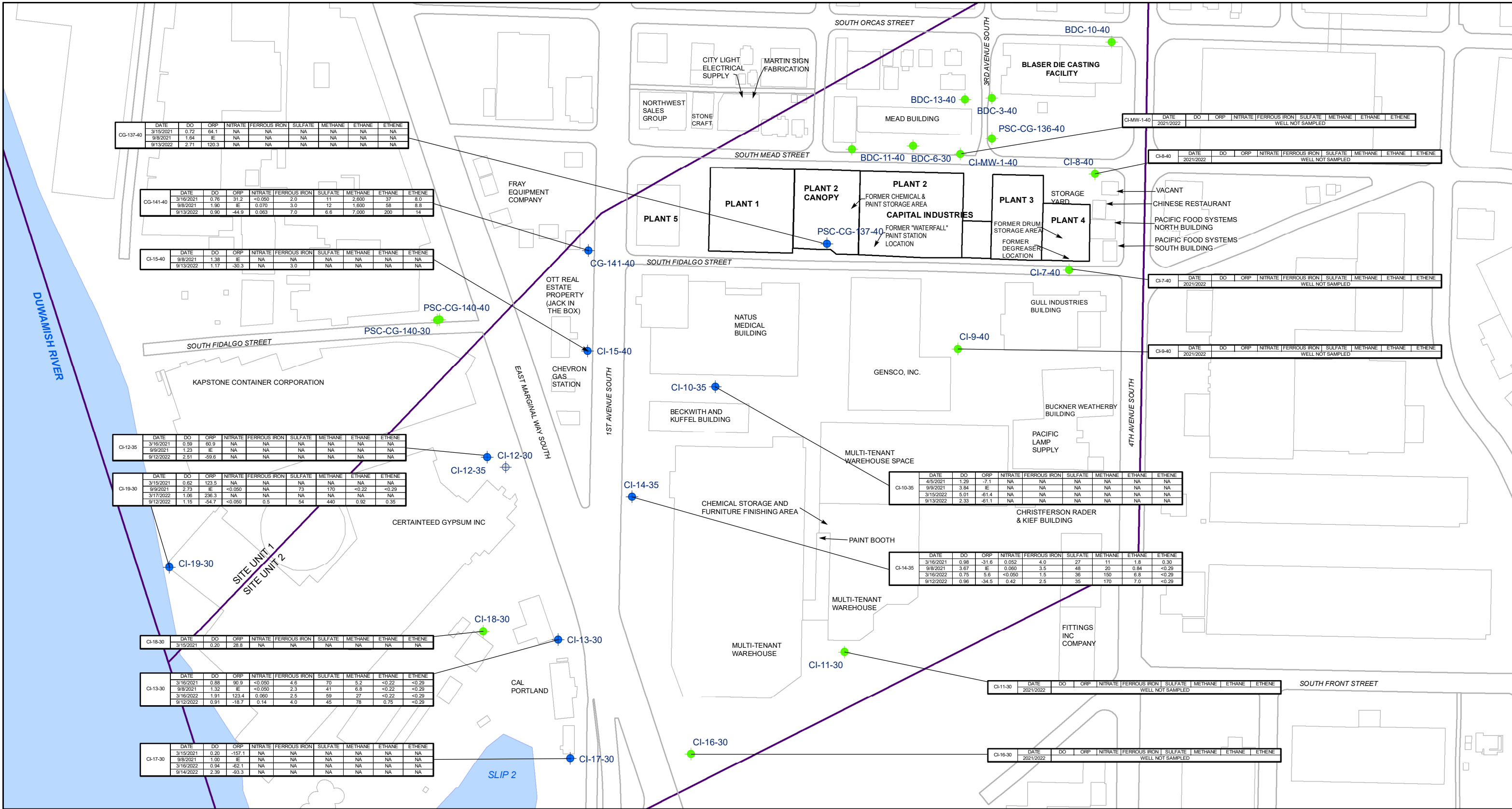
FIGURE 2

GROUNDWATER ANALYTICAL RESULTS FOR SHALLOW ZONE: MARCH 2020 - SEPTEMBER 2022

CAPITAL INDUSTRIES, INC.

SEATTLE, WASHINGTON



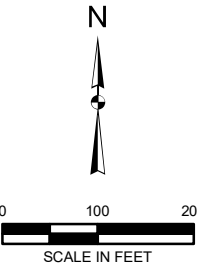


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- SHALLOW WATER-BEARING ZONE WELL, SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2022
- SHALLOW WATER-BEARING ZONE WELL, NOT SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2022
- DECOMMISSIONED MONITORING WELL
- SITE UNIT BOUNDARY

- DO, NITRATE, FERROUS IRON AND SULFATE UNITS IN MILLIGRAMS PER LITER (mg/L)
- ORP UNITS ARE IN MILLIVOLTS PER LITER (mV/L)
- METHANE, ETHANE, AND ETHENE UNITS ARE IN MICROGRAMS PER LITER (µg/L)
- 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

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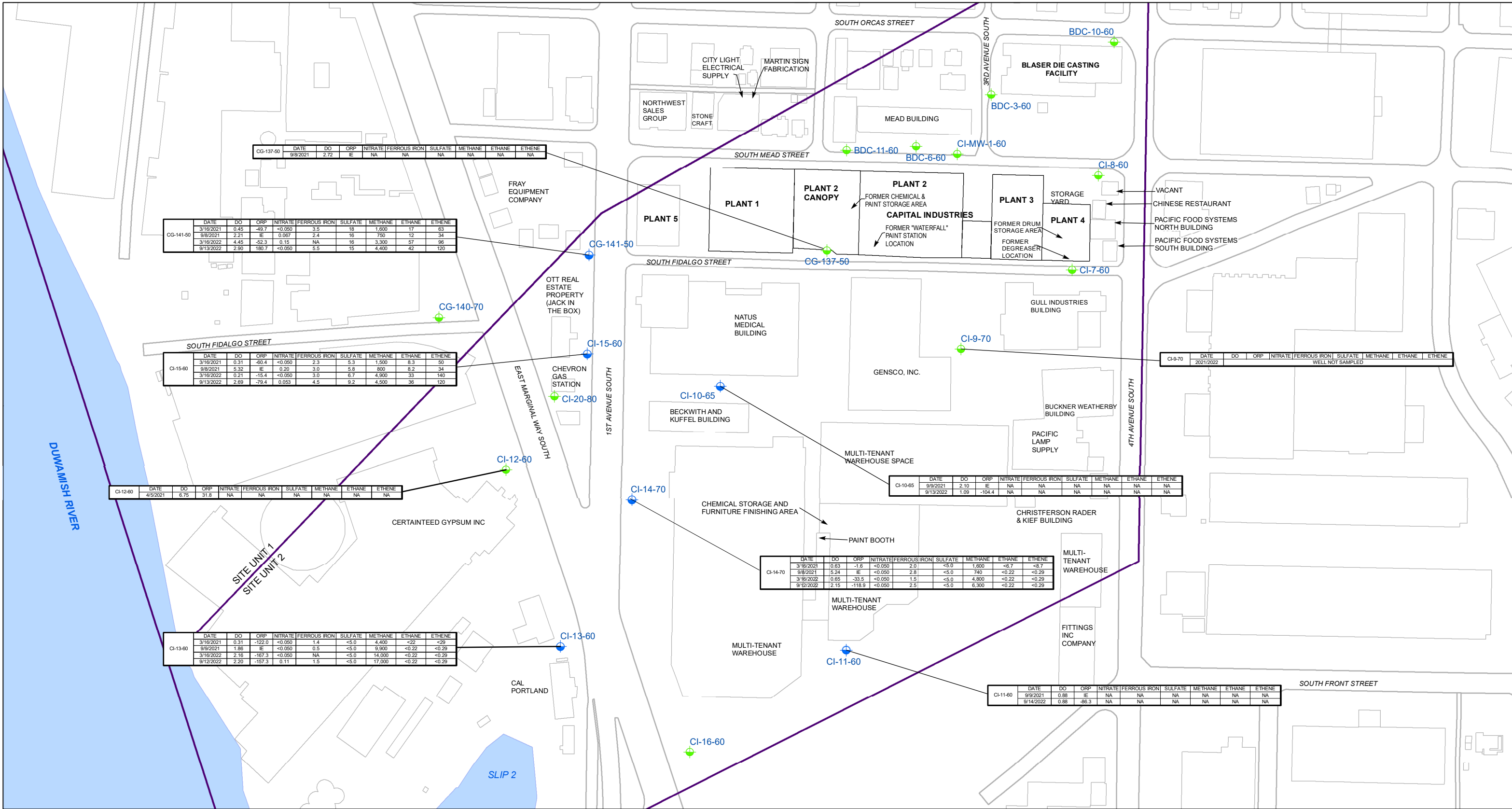
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FIGURE 2A

**NATURAL ATTENUATION PARAMETERS RESULTS
FOR SHALLOW ZONE: MARCH 2021 - SEPTEMBER 2022
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON**

FARALLON PN: 457-008

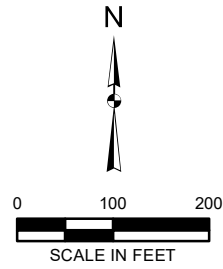


LEGEND

- INTERMEDIATE WATER-BEARING ZONE WELL, SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2022
- INTERMEDIATE WATER-BEARING ZONE WELL, NOT SAMPLED BY FARALLON/CAPITAL INDUSTRIES IN SEPTEMBER 2022
- SITE UNIT BOUNDARY

- DO, NITRATE, FERROUS IRON AND SULFATE UNITS IN MILLIGRAMS PER LITER (mg/L)
- ORP UNITS ARE IN MILLIVOLTS PER LITER (mV/L)
- METHANE, ETHANE, AND ETHENE UNITS ARE IN MICROGRAMS PER LITER (µg/L)
- DO = DISSOLVED OXYGEN (MILLIGRAMS PER LITER)
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FIGURE 3A

NATURAL ATTENUATION PARAMETERS RESULTS FOR INTERMEDIATE ZONE: MARCH 2020 - SEPTEMBER 2022

CAPITAL INDUSTRIES, INC.

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Date: 1/11/2023

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