



April 25, 2023

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

**RE: PROGRESS REPORT, JANUARY THROUGH MARCH 2023
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 first quarter of 2023, January through March, 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:

- Conducting a semiannual groundwater monitoring and sampling event in March 2023 for select SU2 monitoring wells.
- Ongoing operation of the vapor intrusion mitigation subslab depressurization system (SSDS) at the Pacific Food Systems North building (PFS-N) located at 5815 4th Avenue South in Seattle, Washington.
- Preparation of the Draft 2022 Annual Vapor Intrusion Mitigation Status Report.



- Collection of SSDS influent and indoor and outdoor air samples at PFS-N in March 2023.
- Updated the revised *West of 4th Site Unit 2 Draft Feasibility Study Addendum, Seattle, Washington* in response to comments provided by Ecology on March 27, 2023.

These activities are summarized in the sections that follow.

GROUNDWATER MONITORING

Groundwater monitoring and sampling were conducted in the first quarter of 2023 (on March 27 and 28, 2023) in accordance with the Technical Memorandum¹ regarding monitoring at the CI Site. Groundwater elevation data were collected at select SU2 monitoring wells. Groundwater samples were collected from monitoring wells scheduled for sampling and analyzed for chlorinated volatile organic compounds (CVOCs). Groundwater samples from select monitoring wells also were analyzed for natural attenuation parameters, including ferrous iron, methane, ethane, and ethene. Summary figures and tables will be provided to Ecology and included in the second quarter 2023 progress report.

VAPOR INTRUSION MITIGATION

The SSDS at the PFS-N operated continuously during the first quarter of 2023. A summary of the March 2023 operations and maintenance event at the PFS-N is provided below.

Pacific Food Systems North Building

The SSDS vacuum blower at PFS-N operated continuously during the first quarter of 2023. The system is operating effectively within normal operating parameters resulting in ongoing depressurization across the entire slab and vapor intrusion mitigation.

Air quality monitoring was completed at PFS-N in March 2023 by Landau Associates personnel. Results will be presented in the upcoming second quarter 2023 progress report.

5900 1st Avenue South

The SSDS at 5900 1st Avenue South was shut down on July 7, 2022. A draft report documenting the results of the confirmation sampling was submitted to Ecology in October 2022. The report recommends permanent shutdown and decommissioning of the SSDS

¹ 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.



based on results less than screening levels in both indoor air and subsurface soil vapor. Ecology comments on the report are expected in second quarter 2023. The building is currently vacant.

FEASIBILITY STUDY WORK

The revised FS Addenda for SU1 and SU2 were submitted to Ecology on December 14, 2022. Ecology provided comments on the revised Addendum on March 27, 2023. The SU2 FS Addendum was prepared by Farallon 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).

Together, the FS Addenda for SU1 and SU2 comprise the final components of the West of 4th Group FS Report. During the first quarter 2023, the West of 4th Group initiated preparation of responses to Ecology comments.

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 second quarter of 2023 (April through June) is summarized below.

GROUNDWATER MONITORING

Analytical results from the semiannual groundwater monitoring and sampling event conducted in March 2023 will be used to evaluate CVOC-plume stability and the status of 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.

The data will be summarized on figures and in tables that will be provided to Ecology and included in the second quarter 2023 progress report.

VAPOR INTRUSION MITIGATION

SSDS operations will continue at PFS-N during the next quarter. 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. 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 submitted to Ecology by Landau Associates during the second quarter of 2023.

Further evaluation will be conducted to determine whether operation of the SSDS at PFS-N is still warranted. A work plan for future work elements at PFS-N may be submitted for Ecology review.

FEASIBILITY STUDY WORK

The revised FS Addenda for SU1 and SU2 were submitted to Ecology on December 14, 2022. Ecology provided comments on the revised Addendum on March 27, 2023. The West of 4th Group is responding to Ecology comments in April 2023. The updated revised FS Addenda will be submitted to Ecology for public comment during the second quarter of 2023.

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 April through June 2023 and will be submitted on or before July 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.

Sam Jackson, P.E.
Senior Engineer

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

Attachments: Attachment A, Site Diagram



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

SJ/JK:mbg

**ATTACHMENT A
SITE DIAGRAM**

**PROGRESS REPORT, JANUARY THROUGH MARCH 2023
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**Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington
Agreed Order No. DE 10402**

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