



October 31, 2023

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

**RE: PROGRESS REPORT, JULY THROUGH SEPTEMBER 2023
REMEDIAL INVESTIGATION AND FEASIBILITY STUDY MONITORING
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 third quarter of 2023, July through September, as part of the post-remedial investigation and feasibility study (FS) monitoring being conducted while the draft Cleanup Action Plan (dCAP) is being prepared for 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 September 2023 for selected SU2 monitoring wells.
- Completion of subslab depressurization system (SSDS) shutdown and confirmation sampling at the Pacific Food Systems North building (PFS-N) located at 5815 4th Avenue South in Seattle, Washington in August and September 2023.



- Submittal of the draft *2022 Annual Vapor Intrusion Mitigation Status Report* dated August 4, 2023 to Ecology on August 10, 2023.

These activities are summarized in the sections that follow.

GROUNDWATER MONITORING

Groundwater monitoring and sampling were conducted in the third quarter of 2023 (on September 29, 2023) in accordance with the email regarding SU2 Proposed Interim Groundwater Monitoring Plan transmitted on July 19, 2023 and approved by Ecology on August 11, 2023. Groundwater samples were collected from monitoring wells scheduled for sampling and analyzed for chlorinated volatile organic compounds (CVOCs) and natural attenuation parameters, including methane, ethane, and ethene. Summary figures and tables will be provided to Ecology and included in the fourth quarter 2023 progress report.

VAPOR INTRUSION MITIGATION

The SSDS at the PFS-N was shut down and confirmation sampling was performed in the third quarter of 2023. A summary of those activities is provided below.

Pacific Food Systems North Building

The SSDS at the PFS-N building was shut down and Landau Associates, Inc. completed confirmation sampling in August and September, 2023. The sampling activities were conducted in accordance with the technical memorandum regarding Work Plan for Vapor Intrusion Mitigation System Shut Down prepared by Landau Associates, Inc., which was submitted to Ecology on July 25, 2023.

All confirmation indoor air, outdoor air, and subslab soil gas samples were analyzed for CVOCs. The analytical results are presented in Table 1. The subslab soil gas sample results indicate that trichloroethene concentrations continue to exceed the commercial worker screening level at two of the three sampling locations. The air sampling results indicate that all CVOC concentrations are less than the applicable commercial worker screening levels for both the indoor and outdoor ambient air samples collected in August and September. Therefore, the results continue to indicate that once the products that have historically been identified as containing trichloroethene are removed from the PFS-N building prior to air sampling, soil gas does not appear to be contributing to a vapor intrusion condition requiring further mitigation measures. The mitigation system will remain shut down and additional sampling will be conducted in the fourth quarter to confirm that no further mitigation measures are necessary.



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 based on the confirmation sampling results indicating that no further mitigation measures are necessary. Ecology comments on the report are expected in fourth quarter 2023. The building is currently vacant.

FEASIBILITY STUDY WORK

On September 7, 2023, Ecology approved the FS documents after the public comment period had ended and requested a dCAP be submitted to Ecology by January 7, 2024. The *West of 4th Site Unit 2 Feasibility Study Addendum* dated October 5, 2023 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. Together, the FS Addenda for SU1 and SU2 comprised the final components of the West of 4th Group FS Report.

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 fourth quarter of 2023 (October through December) is summarized below.

GROUNDWATER MONITORING

Analytical results from the semiannual groundwater monitoring and sampling event conducted in September 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 dCAP.

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

VAPOR INTRUSION MITIGATION

An additional round of confirmation sampling will be conducted in November or December 2023 to support assessment of the PFS-N building SSDS shutdown. An Interim Shutdown



Confirmation Sampling Results report will be submitted for Ecology review in early 2024 following receipt of the sampling results. Results of the confirmation sampling will be evaluated to determine whether the system can be shut down permanently and decommissioned, or whether further actions are warranted.

FEASIBILITY STUDY WORK

On September 7, 2023, Ecology approved the FS documents and requested a dCAP be submitted to Ecology by January 7, 2024. The West of 4th Group is preparing the dCAP during the fourth quarter 2023, and will submit the dCAP to Ecology by January 7, 2024.

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 October through December 2023 and will be submitted on or before January 15, 2024.


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: Table 1, *Summary of Vapor Intrusion Assessment Analytical Results*
Attachment A, Site Diagram



cc: Ron Taylor, Capital Industries, Inc.
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Alex Sage, Zurich Insurance Group
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Jane E. Kelly, The Travelers Companies

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Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Gregory Fink, Clean Earth

SJ/JK:ca

TABLE

PROGRESS REPORT, JULY THROUGH SEPTEMBER 2023 REMEDIAL INVESTIGATION AND FEASIBILITY STUDY MONITORING

Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington
Agreed Order No. DE 10402

Farallon PN: 457-008

Table 1

Summary of Vapor Intrusion Assessment Analytical Results
Pacific Food Systems, Inc. North Building
5815 4th Avenue South
Seattle, Washington

Sample Type	Location	Sample Identification	Sample Date		Volatile Organic Compounds (µg/m³; TO-15)					
				Ratio PCE/TCE	PCE	TCE	cis-1,2-Dichloroethene	trans-1,2-Dichloroethene	1,1-Dichloroethene	Vinyl Chloride
Commerical Indoor Air MTCA Modified Method B Screening Level (a)					32	2.1	N/A	130	670	0.95
Indoor Air (c)	5815N-IA1	5815N-IA1-20230817	8/17/2023	0.67	0.321	0.476	0.198 U	0.595 U	0.0397 U	0.0600
		5815N-IA1-20230919	9/19/2023	0.44	0.229	0.524	0.198 U	0.595 U	0.0397 U	0.0256 U
	5815N-IA8	5815N-IA8-20230817	8/17/2023	0.69	0.271	0.395	0.317 U	0.952 U	0.0634 U	0.0409 U
		5815N-IA8-20230919	9/19/2023	0.41	0.214	0.517	0.198 U	0.595 U	0.0397 U	0.0256 U
	5815N-IA9	5815N-IA9-20230817	8/17/2023	0.88	0.464 J	0.526 J	0.476 U	1.43 U	0.0952 U	0.0613 U
		5815N-IA9-20230919	9/19/2023	0.32	0.218	0.672	0.198 U	0.595 U	0.0397 U	0.0256 U
Outdoor Air	5815N-OA1	5815N-OA1-20230817	8/17/2023	5.33	0.344	0.0645 U	0.238 U	0.714 U	0.0476 U	0.0762
		5815N-OA1-20230919	9/19/2023	1.29	0.0692	0.0537 U	0.198 U	0.595 U	0.0397 U	0.0256 U
Commerical Sub-slab Soil Gas MTCA Method B Screening Level (b)					1,070	69	N/A	4,300	22,300	32
Subslab	5815N-VP1	5815N-VP1-20230818	8/18/2023	0.02	5.76	316	0.793 U	2.38 U	0.159 U	0.102 U
		5815N-VP1-20230920	9/20/2023	0.05	97.5	1,960	2.40	2.38 U	0.159 U	0.102 U
	5815N-VP8	5815N-VP8-20230818	8/18/2023	0.06	1.82	33.0	0.793 U	2.38 U	0.159 U	0.102 U
		5815N-VP8-20230920	9/20/2023	0.01	0.914	61.9	0.793 U	2.38 U	0.159 U	0.102 U
	5815N-VP9	5815N-VP9-20230818	8/18/2023	0.02	3.75	180	0.793 U	2.38 U	0.159 U	0.102 U
		5815N-VP9-20230920	9/20/2023	0.02	2.77	149	0.793 U	2.38 U	0.159 U	0.102 U

Notes:

Bold text indicates detected analyte

Blue shading indicates detected analyte exceeds Modified Method B cleanup level.

(a) Indoor air screening levels are compared to indoor air results only.

(b) Subslab screening levels are compared to subslab vapor results only.

(c) Indoor air concentrations are not normalized to outdoor air concentrations.

U = The analyte was analyzed for, but was not detected above the level of the reported sample quantitation limit.

J = The result is an estimated quantity. The associated numerical value is the approximate concentration of the analyte in the sample.

Acronyms/Abbreviations:

$\mu\text{g}/\text{m}^3$ = micrograms per cubic meter

MTCA = Washington Model Toxics Control Act Cleanup Regulation

N/A = not applicable

PCE = tetrachloroethene

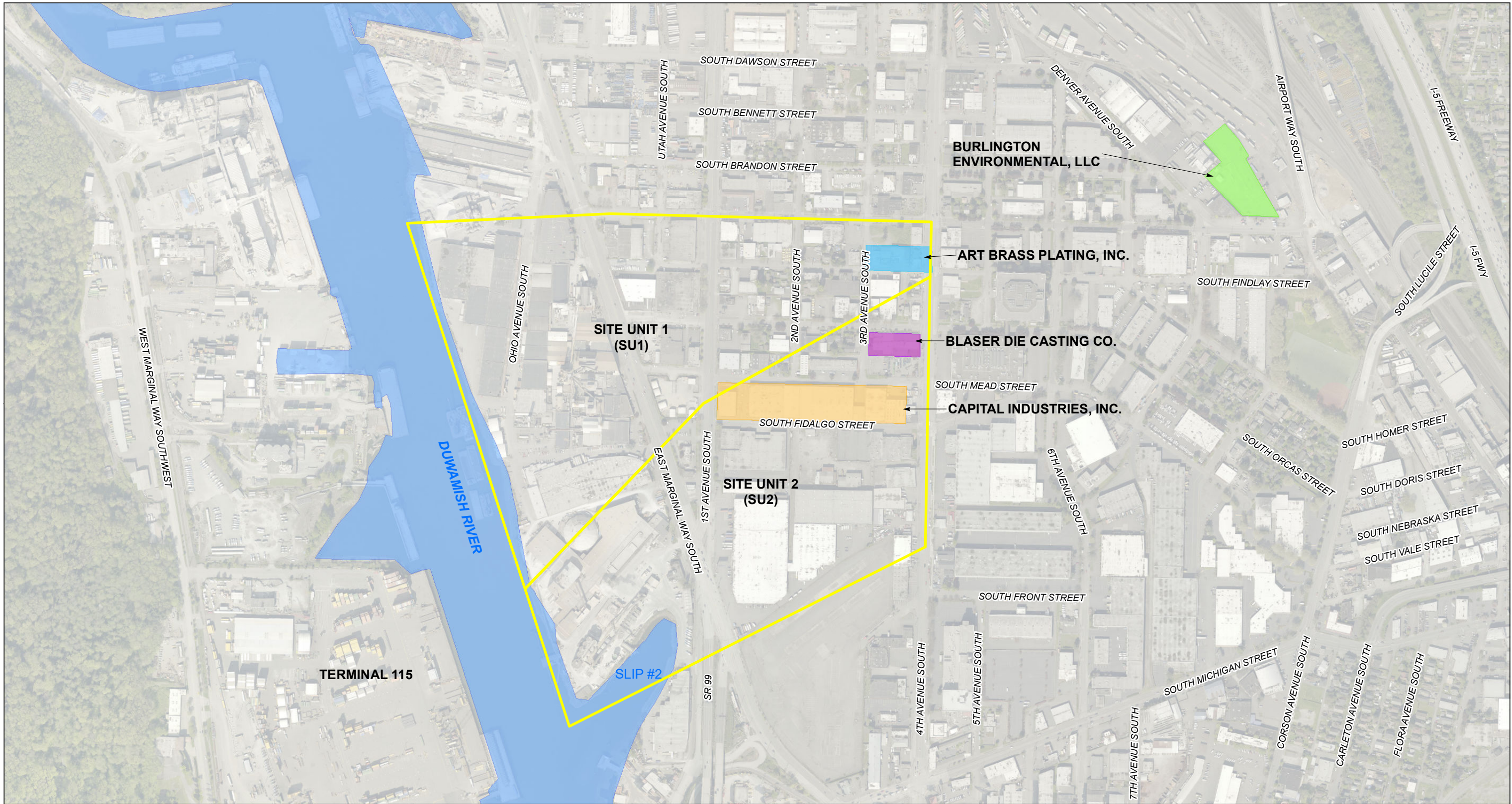
TCE = trichloroethene

**ATTACHMENT A
SITE DIAGRAM**

**PROGRESS REPORT, JULY THROUGH SEPTEMBER 2023
REMEDIAL INVESTIGATION AND FEASIBILITY STUDY MONITORING**

**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

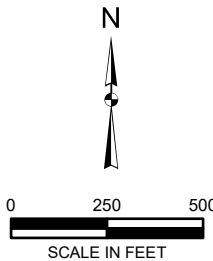


FIGURE 1
SITE VICINITY
WEST OF 4th GROUP SITE UNIT 2
SEATTLE, WASHINGTON

FARALLON PN: 457-008

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