



January 26, 2024

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

**RE: PROGRESS REPORT, OCTOBER THROUGH DECEMBER 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 fourth quarter of 2023, October through December, 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:

- Processing data from the semiannual groundwater monitoring and sampling work, conducted in September 2023 (Attachment B);
- Performing subslab soil gas sampling in December 2023 to further assess the Pacific Food System North Building (PFS-N) subslab depressurization system (SSDS) shut



down. The soil gas analytical results will be provided in a forthcoming Shutdown Confirmation Sampling Results Report; and

- Preparing the dCAP for the West of 4th Group Site (to be submitted to Ecology by March 6, 2024).

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 dated 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.

Groundwater analytical results were similar to those of previous sampling events, indicating that concentrations of 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

A second round of subslab soil gas sampling was performed in December 2023 to further assess the PFS-N SSDS shut down. In August and September 2023, the SSDS at the PFS-N building was shut down and Landau Associates, Inc. (Landau) completed confirmation sampling.

Pacific Food Systems North Building

During the fourth quarter 2023, a draft Shutdown Confirmation Sampling Results Report was prepared. The report will be submitted to Ecology for review in early 2024 and will include an analysis of confirmation soil gas and air sampling conducted in August, September, and December 2023.

In the third quarter sampling, trichloroethene (TCE) concentrations were detected above subslab soil gas screening levels in both August and September in two of the three subslab



soil gas confirmation locations. TCE was detected at concentrations ranging from 149 to 1,960 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$), exceeding the calculated subslab soil gas screening level of $69 \mu\text{g}/\text{m}^3$ for commercial properties. Cis-1,2-DCE, trans-DCE, and vinyl chloride were not detected above the laboratory reporting limit in any indoor air samples. PCE and TCE concentrations were detected below screening levels in indoor air. The TCE concentrations in indoor air were consistent with concentrations detected when the SSDS was operational and after most of the background source was removed. PCE and vinyl chloride were detected below screening levels in at least one sample.

Based on the third quarter results, Landau completed additional confirmation soil gas sampling on December 27 and 28, 2023 to support assessment of the PFS-N SSDS shut down. Activities were conducted in accordance with the Agency Review Draft Technical Memorandum regarding Work Plan for Vapor Intrusion Mitigation System Shut Down , Pacific Food Systems, Inc. North Building, Seattle, Washington, from Jennifer Wynkoop of Landau to Erib Hobbs of Ecology dated July 25, 2023, which was submitted to Ecology for review.

Indoor air, outdoor air, and subslab soil gas samples collected in the fourth quarter 2023 were analyzed for tetrachloroethylene (PCE), TCE, cis-1,2-dichloroethene (DCE), trans-1,2-DCE, 1,1-DCE, and vinyl chloride. Analytical results are forthcoming and will be presented in the Annual Vapor Intrusion Mitigation Status Report and Shutdown Confirmation Sampling Results Report in early 2024.

5900 1st Avenue South

The SSDS at 5900 1st Avenue South was shut down on July 7, 2022. An Agency Review Draft Technical Memorandum regarding Vapor Intrusion Mitigation System Shut Down Investigation Results, 5900 1st Avenue South, Seattle, Washington, from Sierra Mott and Jennifer Wynkoop of Landau to Erin Hobbs of Ecology dated October 12, 2022 documenting the results of the confirmation sampling was submitted to Ecology in October 2022. The report recommended 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 were expected in the fourth quarter of 2023. The building is currently vacant.



FEASIBILITY STUDY WORK

The *West of 4th Site Unit 2 Feasibility Study Addendum, West of 4th – Site Unit 2, Seattle, Washington* dated October 5, 2023 was prepared by Farallon and West of Fourth 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.

DRAFT CLEANUP ACTION PLAN 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. On December 26, 2023, Ecology granted a 60-day extension for the dCAP; and requested that the dCAP be submitted to Ecology by March 6, 2024.

PUBLIC COMMUNICATIONS

Ecology received a request for a public meeting from a resident in the West of 4th neighborhood. The public meeting request referenced site contaminants, risks, and how the cleanup may impact the neighborhood. The public meeting is anticipated to occur during the first quarter of 2024.

ANTICIPATED WORK IN THE NEXT QUARTER

Work anticipated to be conducted during the first quarter of 2024 (January through March) is summarized below.

GROUNDWATER MONITORING

A groundwater monitoring and sampling event will be conducted in March of 2024. The groundwater monitoring activities will be performed in accordance with the email regarding SU2 Proposed Interim Groundwater Monitoring Plan dated July 19, 2023 and approved by Ecology on August 11, 2023. Groundwater samples will be collected from monitoring wells scheduled for sampling and analyzed for CVOCs and natural attenuation parameters, including methane, ethane, and ethene.

VAPOR INTRUSION MITIGATION

Results from the confirmation sampling event at PFS-N on December 27 and 28, 2023 will be compared to the current Modified MTCA Method B commercial screening levels. Results of all confirmation sampling events will be evaluated to determine whether the system can



be shut down permanently and decommissioned, or whether further actions are warranted. The results of the confirmation sampling and evaluation of the system shutdown will be submitted to Ecology in the Annual Vapor Intrusion Mitigation Status Report and Shutdown Confirmation Sampling Results Report in early 2024.

DRAFT CLEANUP ACTION PLAN WORK

A dCAP for the West of 4th Group Site will be submitted to Ecology by March 6, 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 January through March 2024 and will be submitted on or before April 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: 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
Laura Dell'Olio, Clean Earth

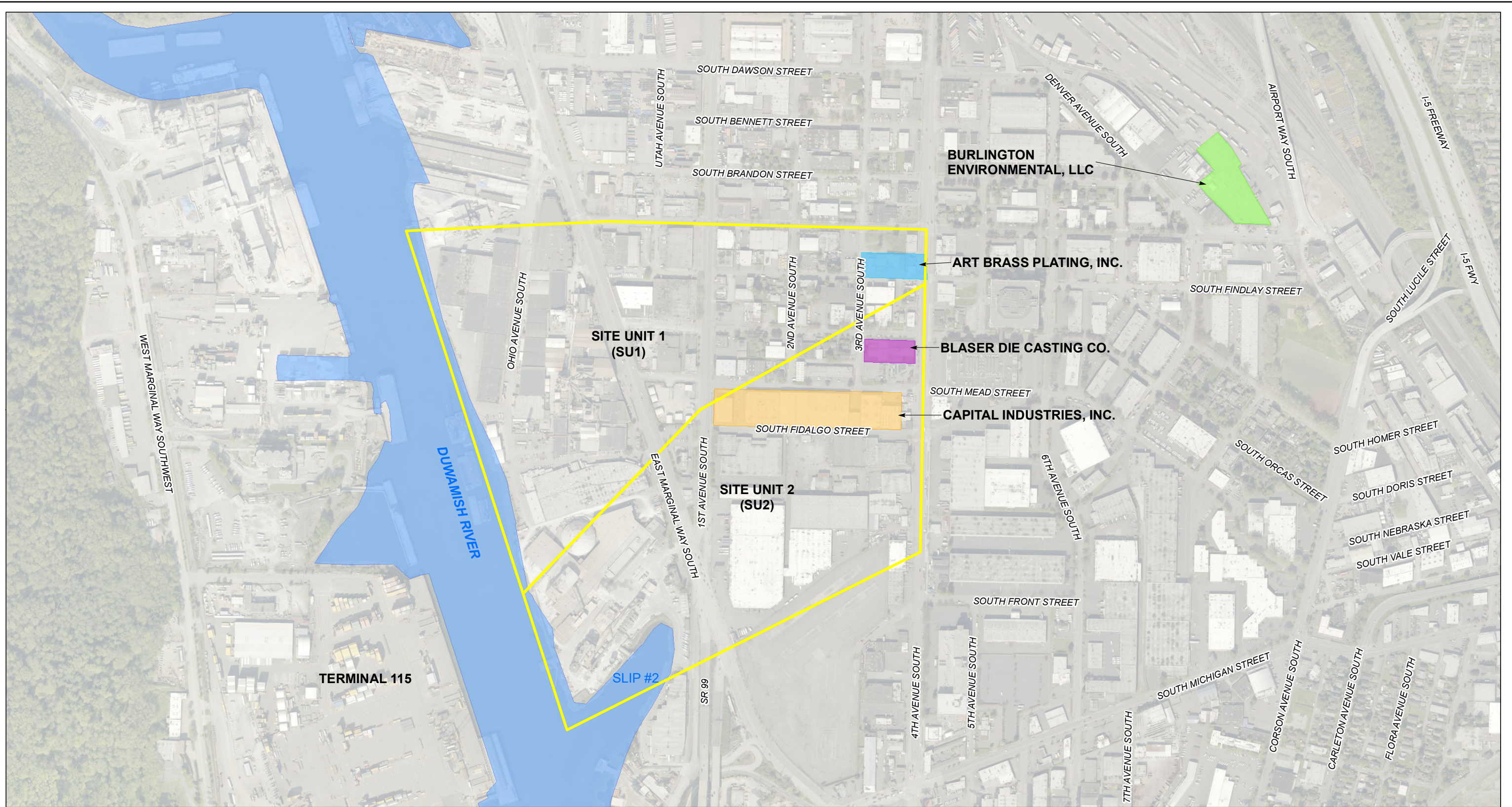
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**ATTACHMENT A
SITE DIAGRAM**

PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2023

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

Farallon PN: 457-008



LEGEND

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

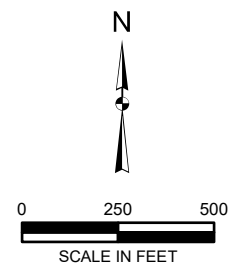


FIGURE 1
SITE VICINITY
WEST OF 4th GROUP SITE UNIT 2
SEATTLE, WASHINGTON

FARALLON PN: 457-008

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Date: 1/11/2021

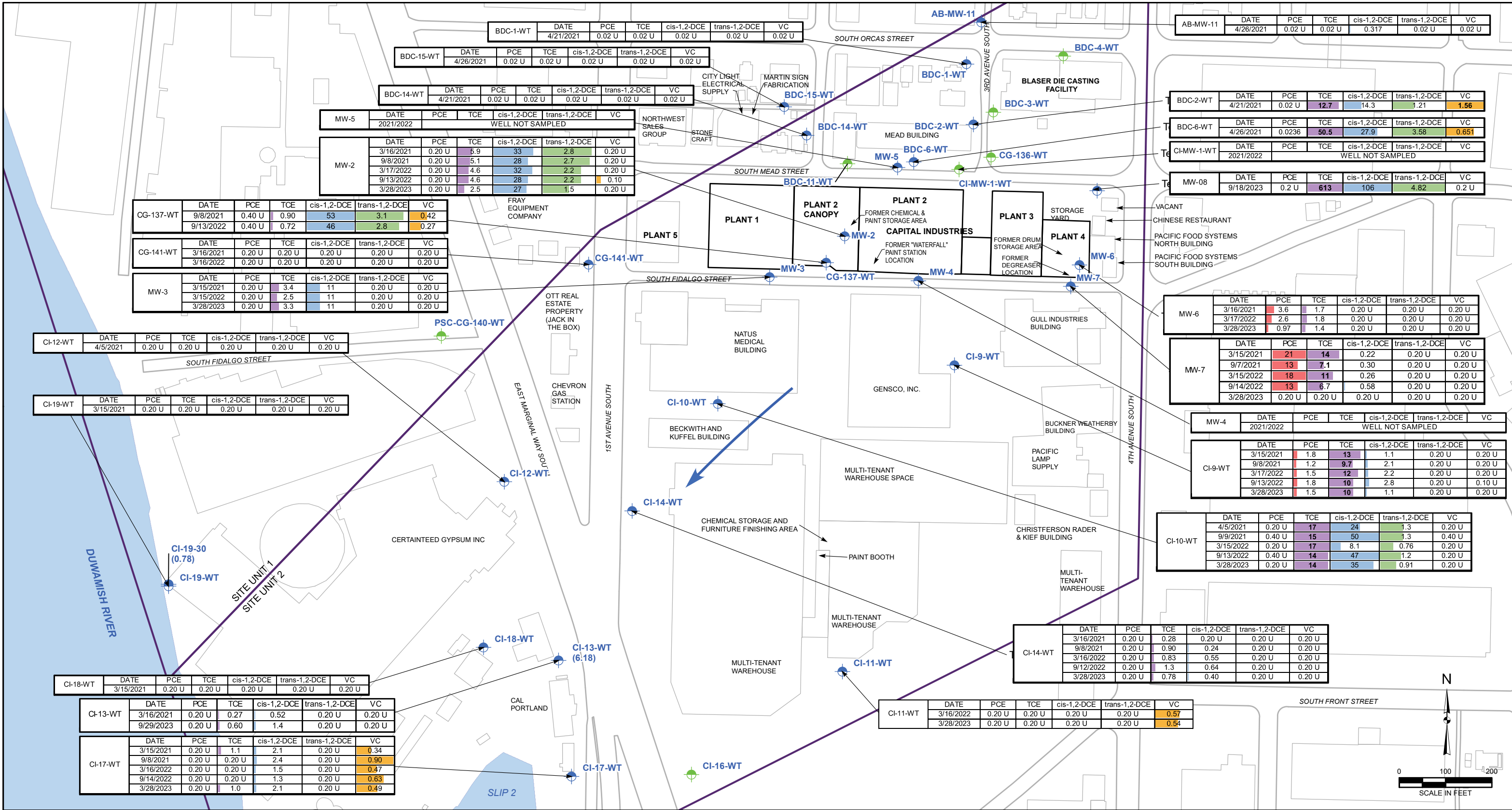
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ATTACHMENT B
GROUNDWATER DATA FIGURES

PROGRESS REPORT, OCTOBER THROUGH DECEMBER 2023

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

Farallon PN: 457-008



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Washington
Issaquah | Bellingham | Seattle

Oregon
Portland | Baker City

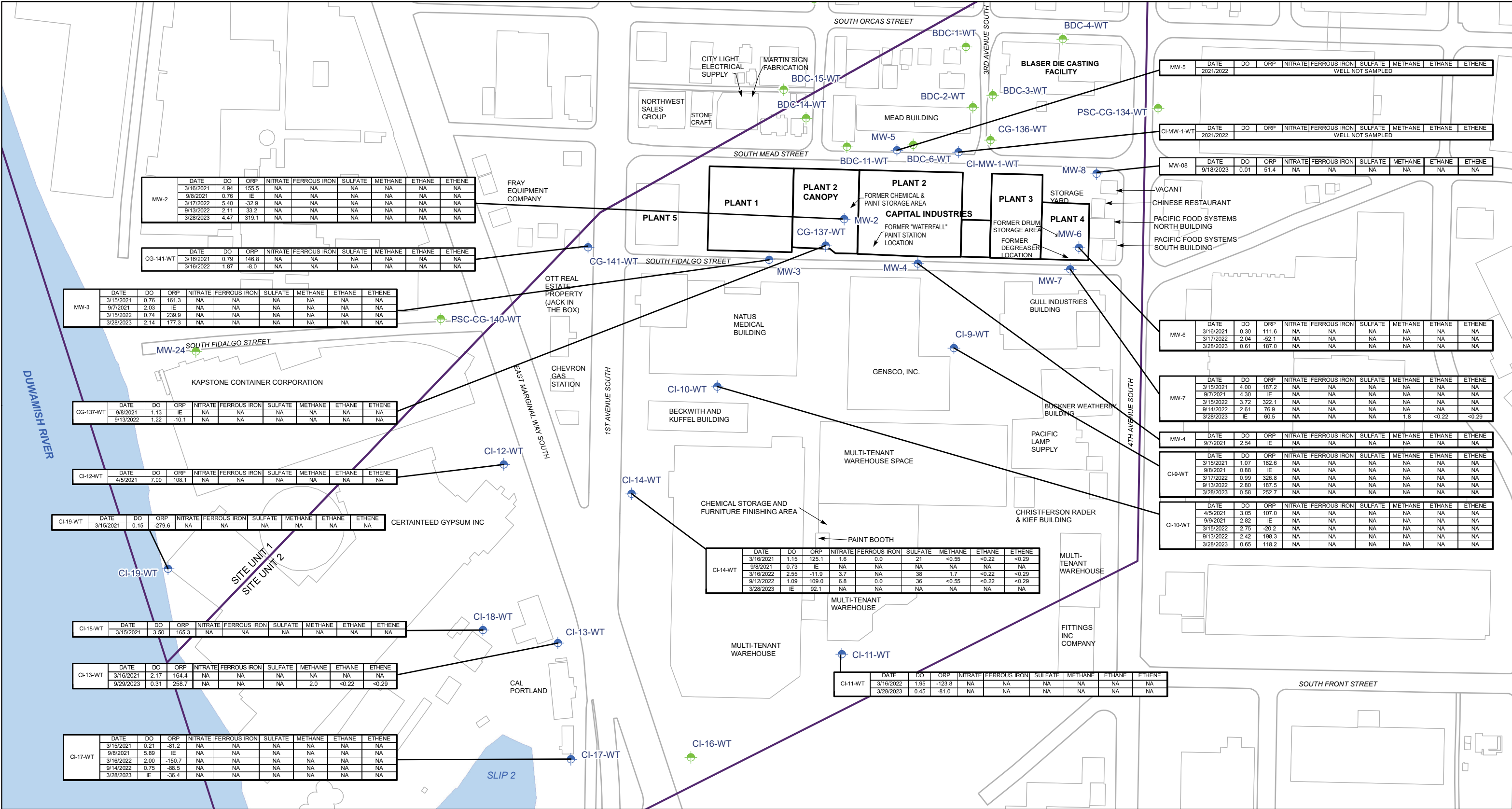
California
Oakland | Irvine

FIGURE 2

GROUNDWATER ANALYTICAL RESULTS FOR
WATER TABLE ZONE: MARCH 2021 - SEPTEMBER 2023
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

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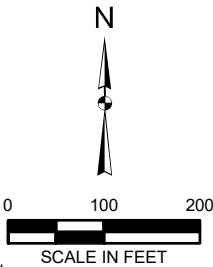


LEGEND

- WATER TABLE ZONE MONITORING WELL, SAMPLED
- WATER TABLE ZONE MONITORING WELL, NOT SAMPLED
- 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

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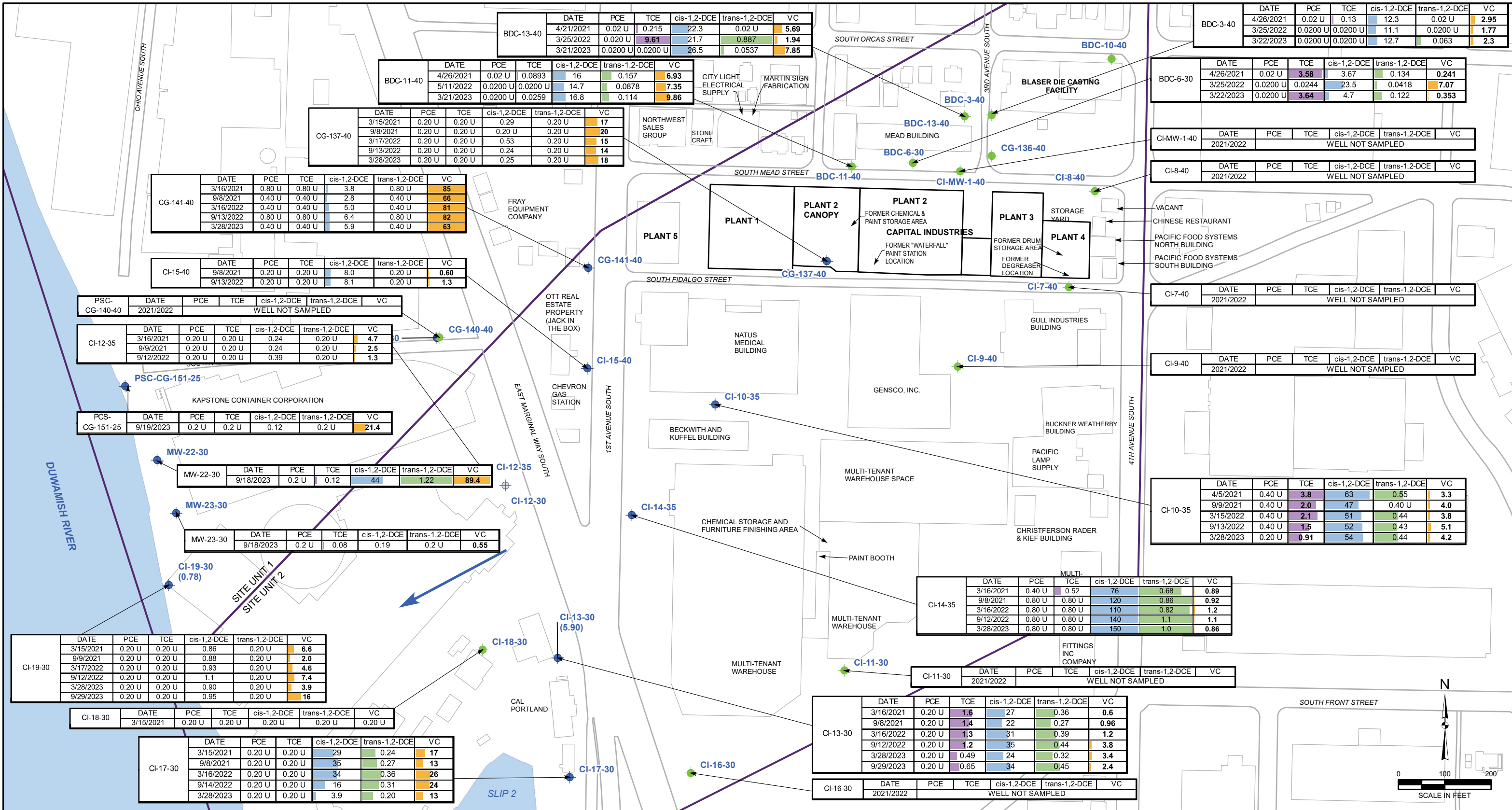
Oregon
Portland | Baker City

California
Oakland | Irvine

FIGURE 2A

NATURAL ATTENUATION PARAMETER RESULTS FOR
WATER TABLE ZONE: MARCH 2021 - SEPTEMBER 2023
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

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FIGURE 3

GROUNDWATER ANALYTICAL RESULTS FOR SHALLOW ZONE: MARCH 2021 - SEPTEMBER 2023

CAPITAL INDUSTRIES, INC.

SEATTLE, WASHINGTON

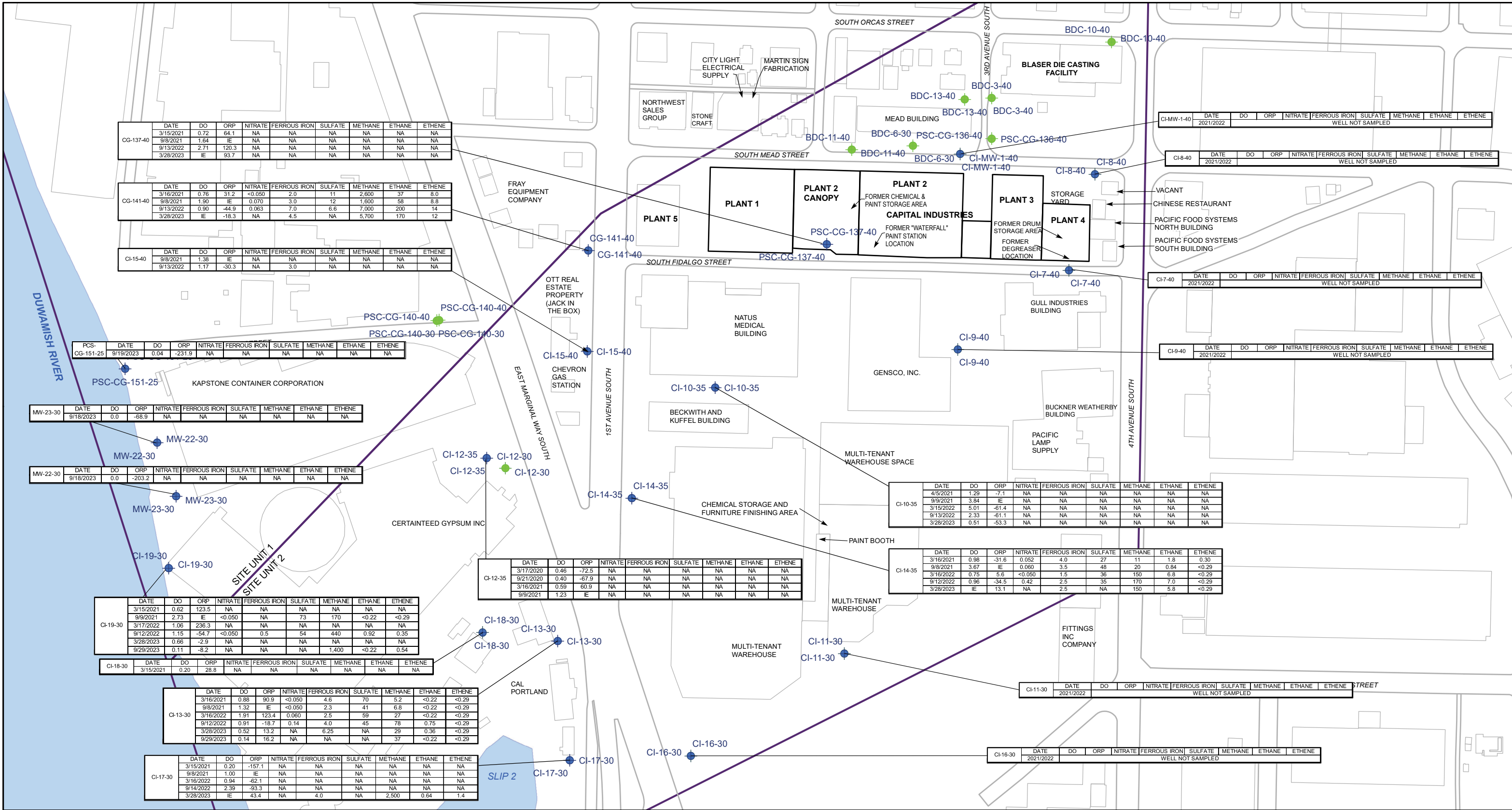
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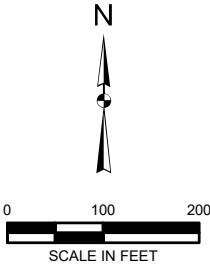


LEGEND

- SHALLOW WATER-BEARING ZONE WELL, SAMPLED
- SHALLOW WATER-BEARING ZONE WELL, NOT SAMPLED
- 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
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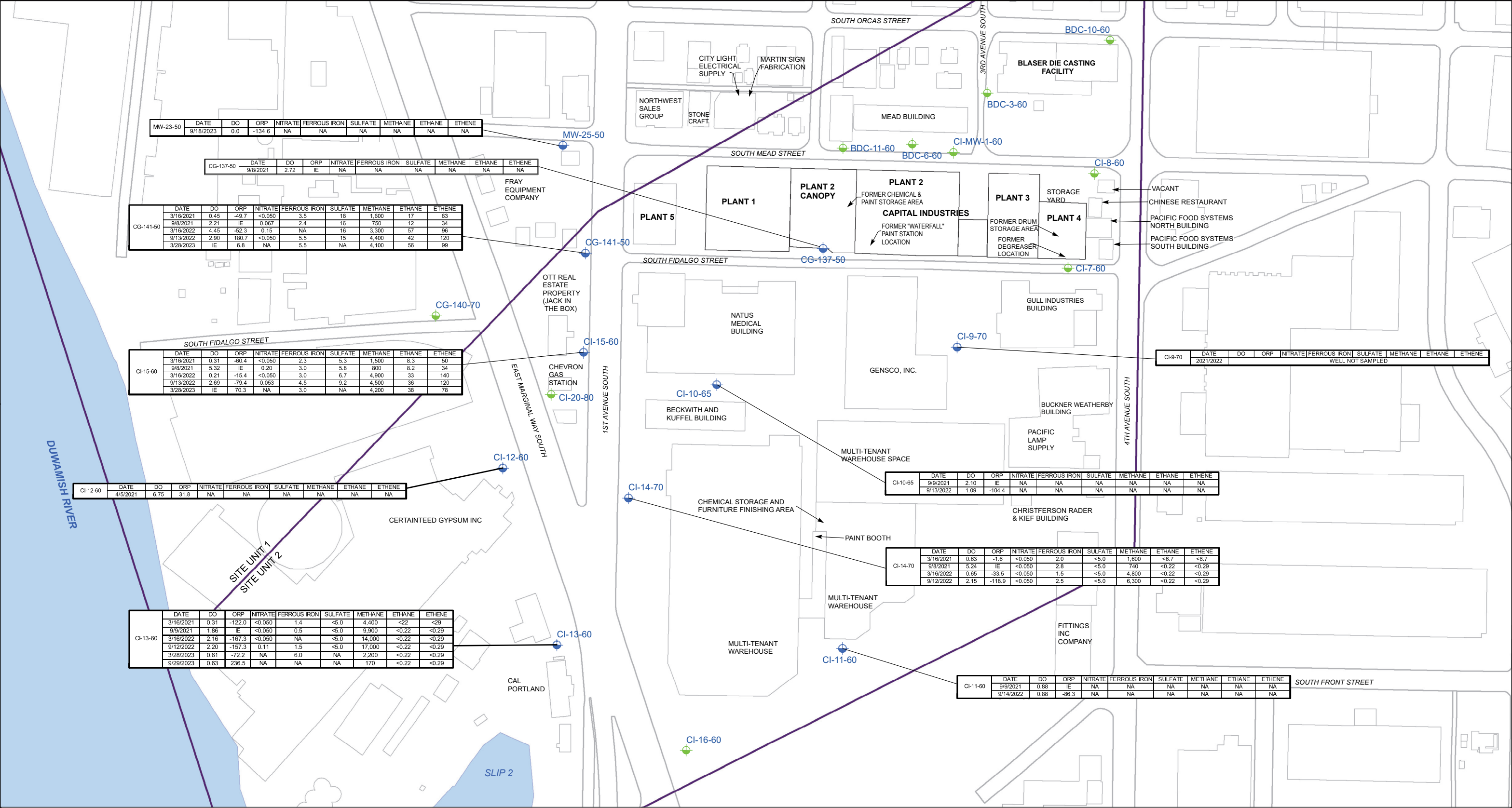


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FIGURE 3A

NATURAL ATTENUATION PARAMETERS RESULTS
FOR SHALLOW ZONE: MARCH 2021 - SEPTEMBER 2023
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008

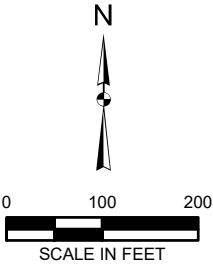


LEGEND

- INTERMEDIATE WATER-BEARING ZONE WELL, SAMPLED
- INTERMEDIATE WATER-BEARING ZONE WELL, NOT SAMPLED
- 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)
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FIGURE 4A

NATURAL ATTENUATION PARAMETERS RESULTS FOR
INTERMEDIATE ZONE: MARCH 2021 - SEPTEMBER 2023
CAPITAL INDUSTRIES, INC.
SEATTLE, WASHINGTON

FARALLON PN: 457-008