



April 15, 2024

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

**RE: PROGRESS REPORT, JANUARY THROUGH MARCH 2024
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 2024, January through March, as part of the post-remedial investigation and feasibility study (FS) monitoring being conducted while the draft Cleanup Action Plan (dCAP) for the CI facility at 5801 3rd Avenue South in Seattle, Washington (herein referred to as the CI Site) is being reviewed by the Washington State Department of Ecology (Ecology). 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 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 2024 for selected SU2 monitoring wells;
- Evaluating the results from the additional round of confirmation sampling collected during the cold season to further assess the Pacific Food Systems North Building (PFS-N) subslab depressurization system (SSDS) shut down;



- Preparing an Annual Vapor Intrusion Mitigation Status Report and a Shutdown Confirmation Sampling Results Report for the PFS-N SSDS; and
- Submitting the dCAP for the West of 4th Group Site on March 6, 2024.

These activities are summarized in the sections that follow.

GROUNDWATER MONITORING

Groundwater monitoring and sampling were conducted in the first quarter of 2024 (on March 15, 2024) 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. Summary figures and tables will be provided to Ecology and included in the second quarter 2024 progress report.

VAPOR INTRUSION MITIGATION

Pacific Food Systems North Building

Results from an indoor air, outdoor air, and subslab soil gas confirmation sampling event on December 27 and 28, 2023 were compared to the current Modified Washington State Model Toxics Control Act (MTCA) Cleanup Regulation Method B commercial screening levels. The results of all confirmation sampling events conducted between August 17, 2023 and December 28, 2023 were evaluated to assess whether the SSDS can be shut down permanently and decommissioned, or whether further actions are warranted.

The collective indoor air confirmation sampling results indicate that there are no exceedances of the MTCA Method B commercial screening levels for all constituents of concern. Therefore, no additional actions are warranted to mitigate vapor intrusion. An Annual Vapor Intrusion Mitigation Status Report and a Shutdown Confirmation Sampling Results Report were prepared to summarize results of the confirmation sampling and evaluation of the system shutdown and will be submitted to Ecology for review and comment.



5900 1st Avenue South

The SSDS at 5900 1st Avenue South was shut down on July 7, 2022. An Agency Review Draft Technical Memorandum dated October 12, 2022¹ 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 first quarter of 2024 but have not yet been provided. The building is currently vacant.

DRAFT CLEANUP ACTION PLAN WORK

The dCAP for the West of 4th Group Site was submitted to Ecology on March 6, 2024. Ecology is in process of reviewing the dCAP.

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 second quarter of 2024.

ANTICIPATED WORK IN THE NEXT QUARTER

Work anticipated to be conducted during the second quarter of 2024 (April through June) is summarized below.

GROUNDWATER MONITORING

Analytical results from the semiannual groundwater monitoring and sampling event conducted in March 2024 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 and evaluate existing and potential vapor intrusion risk.

The data will be summarized on figures and in tables that will be provided to Ecology and included in the second quarter 2024 progress report.

¹ Landau. 2022. 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. To Erin Hobbs, Ecology. October 12.



VAPOR INTRUSION MITIGATION

No additional work is planned during the second quarter of 2024. The Annual Vapor Intrusion Mitigation Status Report and Shutdown Confirmation Sampling Results Report for the PFS-N SSDS will be submitted to Ecology for review and comment.

DRAFT CLEANUP ACTION PLAN WORK

Upon receipt of Ecology approval of the dCAP, the dCAP will be distributed for public review and comment. If Ecology requires revisions to the dCAP, the revised report will be submitted to Ecology for final approval prior to submitting it for public comment.

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 2024 and will be submitted on or before July 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

Attachment: 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:

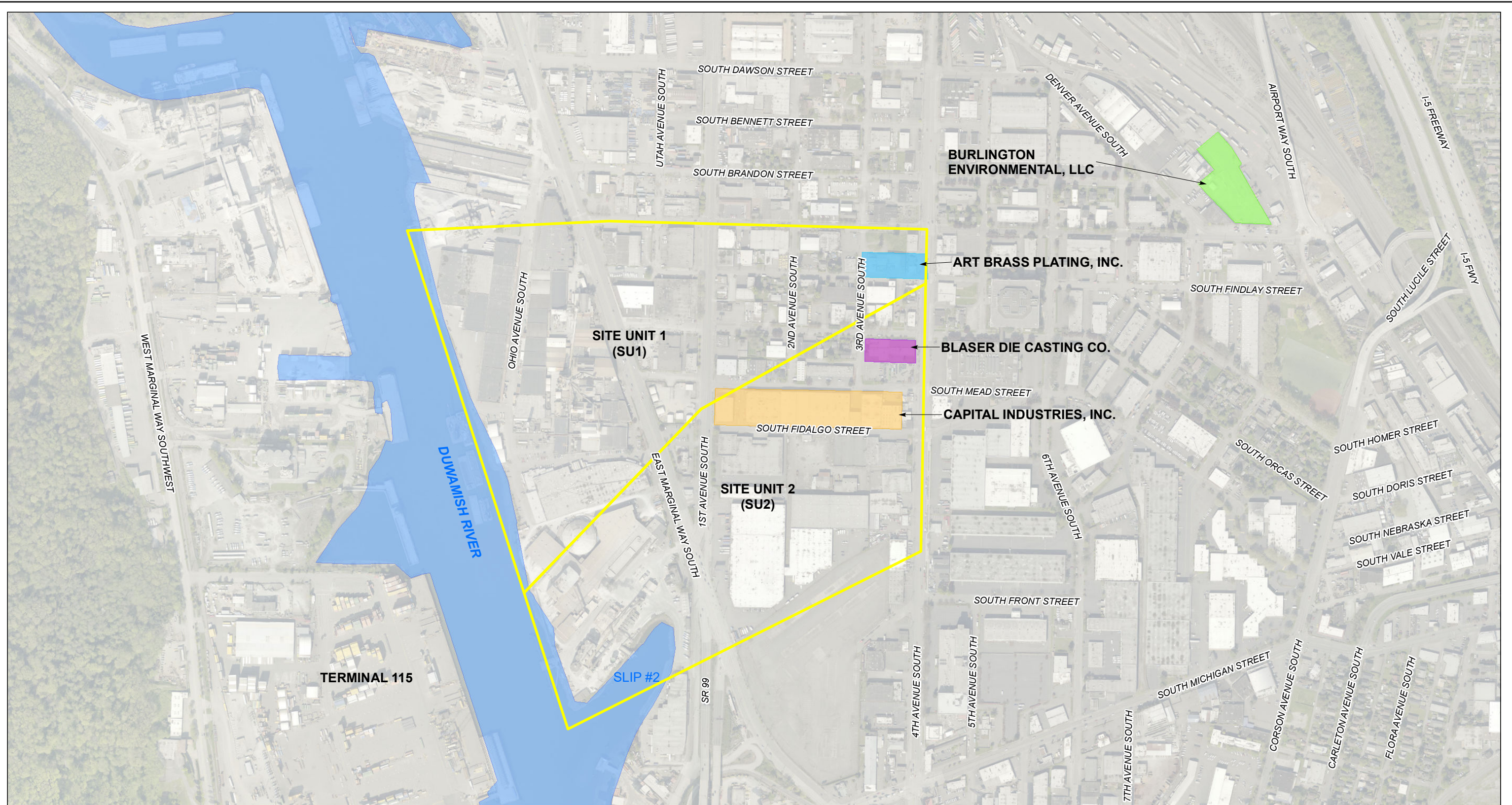
Janet Knox, Mott MacDonald
Dana Cannon, Aspect Consulting
Bill Carroll, Arrow Environmental
Laura Dell'Olio, Clean Earth

SJ/JK:cm

**ATTACHMENT A
SITE DIAGRAM**

PROGRESS REPORT, JANUARY THROUGH MARCH 2024
Capital Industries, Inc.
5801 Third Avenue South
Seattle, Washington

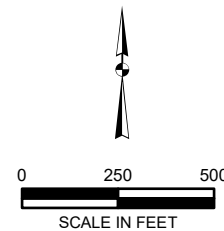
Farallon PN: 457-008



LEGEND

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

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

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