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Transmitted via Electronic Mail

January 11, 2023

Ms. Tena Seeds  
Washington State Department of Ecology  
Toxics Cleanup Program  
15700 Dayton Ave N., Shoreline, WA 98133

RE: Quarterly Progress Report: October 1 through December 31, 2022  
Time Oil Bulk Terminal Site, Cleanup Site ID #14604  
Prospective Purchaser Consent Decree No. 20-2-15215-3 SEA

Dear Ms. Seeds:

Pioneer Engineering & Environmental Services, LLC on behalf of TOC Seattle Terminal 1, LLC submits the attached Quarterly Progress Report for the Time Oil Bulk Terminal Site per Section XII of the Prospective Purchaser Consent Decree between the Washington State Department of Ecology and TOC Seattle Terminal 1, LLC. The quarterly progress report consists of a brief narrative summary of notable activities that occurred during the reporting period and that are anticipated for the upcoming reporting period.

If you have any questions about this report, please contact me at 773-435-3725.

Sincerely,

A handwritten signature in black ink that reads "Kim Hempel". The signature is written in a cursive, flowing style.

Kim Hempel  
Project Coordinator  
Pioneer Engineering & Environmental Services, LLC

Distribution List:  
Doug Ciserella and Mike Ciserella, TOC Seattle Terminal 1, LLC  
Bill Joyce, Joyce Ziker Partners PLLC  
Jamie Stevens, CRETE Consulting  
Kristin Anderson, Floyd|Snider

**TIME OIL BULK TERMINAL SITE  
PROSPECTIVE PURCHASER CONSENT DECREE NO. 20-2-15215-3 SEA  
QUARTERLY PROGRESS REPORT: OCTOBER 1 THROUGH DECEMBER 31, 2022**

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This report has been prepared in accordance with the requirements of the Time Oil Bulk Terminal Site Prospective Purchaser Consent Decree (PPCD) between the Washington State Department of Ecology (Ecology) and TOC Seattle Terminal 1, LLC. This progress report provides details on the following: 1) all on site activities; 2) any deviations from required tasks; 3) anticipated problems in meeting schedule or objectives and associated solutions 4) sampling, testing, or other data received; 5) work planned for the upcoming 3-month period; and, 6) deliverables planned for the upcoming 3-month period.

**Summary of On-Site Activities Performed During the Reporting Period (PPCD Section XII.A)**

Activities completed during this reporting period included:

- A visual check of the site was conducted on December 13, 2022. All completed interim surfaces remain in good condition and no concerns were noted during the site visits.
- On December 19 and 20, 2022, four new wells (01MW19R, 01MW49R, MW03R, and 02MW04R) were installed by Anderson Environmental Contracting, LLC (AEC), and four wells (01MW56, 01MW108, 01MW15, and 01MW12) were repaired/re-developed. Note that the newly installed wells were also developed by Floyd|Snider and Crete personnel, except for MW03R since this well was dry following installation.
- On December 21, 2022, six geotechnical borings were installed on the Upland AOC to provide geotechnical information on subsurface conditions in the vicinity of proposed stormwater detention vault areas and areas where existing soils will be cut to facilitate grading for redevelopment.

**Deliverables**

Deliverables during this reporting period included the following:

- The Quarterly Progress Report for the third quarter of 2022 was submitted to Ecology on October 13, 2022.
- The Long-Term Compliance Monitoring Plan (LTCMP) was submitted to Ecology for review on March 16, 2022. The following key appendices include:
  - Soil and Remedial Elements Management Plan (SREMP)- Ecology provided comments on the SREMP on October 3, 2022; a revised SREMP was submitted to Ecology on October 5, 2022. Ecology approved the October 5, 2022 SREMP on October 18, 2022.
  - Groundwater Monitoring Plan (GMP) - Ecology provided comments on the GMP on September 7, 2022. A revised GMP was submitted on November 29, 2022.
  - Vapor Intrusion Assessment (VI Assessment)- The VI Assessment was submitted to Ecology for review on October 10, 2022, and Ecology provided comments on the VI Assessment on December 7, 2022.
  - Ecology provided comments on the LTCMP front end text on October 3, 2022, and a revised front end of the LTCMP was submitted to Ecology for review on October 17, 2022.

**Deviations from Required Tasks (PPCD Section XII.B)**

- None.

**Anticipated Problems in Meeting Schedule or Objectives and Associated Solutions (PPCD Section XII.C and XII.D)**

- There are no anticipated problems in meeting the schedule of deliverables specified in Exhibit D of the PPCD. The schedule of deliverables and activities specified in Table 8.1 of the Cleanup Action Plan (Exhibit C of the PPCD) are currently on track or ahead of schedule, except for initiating groundwater compliance monitoring. Per Table 8.1 of the Cleanup Action Plan, groundwater compliance monitoring was to begin no later than 1 year after remedial construction completion, which concluded on December 16, 2021. At this time, the GMP has not yet been finalized; therefore, groundwater compliance monitoring will begin as soon as possible following approval of the final GMP. Currently, we anticipate that a revised GMP will be submitted to Ecology in the next few weeks and estimate that groundwater compliance monitoring will begin by February 2023.

**Raw Data Received (PPCD Section XII.E)**

- No data was received during the reporting period.

**Work Planned During the Upcoming Reporting Period (PPCD Section XII.F)**

The following work is planned for the 1<sup>st</sup> Quarter 2023:

- Finalization of the Long-Term Compliance Monitoring Plan;
- Survey of newly installed wells;
- First round of groundwater sampling (pending receipt and resolution of Ecology's comments on the GMP); and
- Site checks will be conducted periodically to ensure that conditions remain stable during the interim period prior to site development.

**Deliverables Planned During the Upcoming Reporting Period (PPCD Section XII.G)**

The following deliverables are anticipated to be completed during the next quarterly reporting period of January through March 2023:

- Submittal of the final Long-Term Compliance Monitoring Plan (pending receipt of Ecology comments on all appendices); and
- Submittal of updated Financial Assurance documentation, which will be submitted 60 days after the Long-Term Compliance Monitoring Plan is finalized.

**Other Pertinent Information, Including Changes in Key Personnel**

- None.

**END QUARTERLY PROGRESS REPORT**

## Seeds, Tena (ECY)

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**From:** Kim Hempel <khempel@pioneerees.com>  
**Sent:** Wednesday, January 18, 2023 11:48 AM  
**To:** Seeds, Tena (ECY)  
**Cc:** Doug Ciserella; Mike Ciserella; William Joyce; Jamie Stevens; Kristin Anderson  
**Subject:** Re: Time Oil Bulk Terminal - 4Q2022 Quarterly Progress Report

Those are historical geotech borings that were advanced in 2020.

Thanks,  
Kim

**Kim Hempel** | *Senior Project Manager*

**Pioneer Engineering & Environmental Services, LLC**

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**From:** "Seeds, Tena (ECY)" <TSEE461@ECY.WA.GOV>  
**Date:** Wednesday, January 18, 2023 at 1:43 PM  
**To:** Kim Hempel <khempel@pioneerees.com>  
**Cc:** Doug Ciserella <doug@cantera-group.com>, Mike Ciserella <mike@cantera-group.com>, William Joyce <wjoyce@jzplaw.com>, Jamie Stevens <jamie.stevens@creteconsulting.com>, Kristin Anderson <Kristin.Anderson@floydsnider.com>  
**Subject:** RE: Time Oil Bulk Terminal - 4Q2022 Quarterly Progress Report

This helps. What are the other borings that are shown on the figure (the symbols with red—SA-1, SC-1, SD-1, etc.)?

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**From:** Kim Hempel <khempel@pioneerees.com>  
**Sent:** Wednesday, January 18, 2023 10:43 AM  
**To:** Seeds, Tena (ECY) <TSEE461@ECY.WA.GOV>  
**Cc:** Doug Ciserella <doug@cantera-group.com>; Mike Ciserella <mike@cantera-group.com>; William Joyce <wjoyce@jzplaw.com>; Jamie Stevens <jamie.stevens@creteconsulting.com>; Kristin Anderson <Kristin.Anderson@floydsnider.com>  
**Subject:** Re: Time Oil Bulk Terminal - 4Q2022 Quarterly Progress Report

Hi Tena,

Yes, we had Anderson Environmental advance the geotech borings on December 21, 2022 – please see the attached map that shows the locations of the six geotech borings (PG-1 through PG-6). All soil cuttings were drummed pending disposal. The geotech borings and well borings were advanced in well-characterized areas of the Site and we do not expect that any IDW will be disposed as hazardous based on existing soil data from these areas. We are currently working with US Ecology on an updated waste disposal profile.

I hope this answers your questions – please let me know if you need any additional information.

Thanks,  
Kim

**Kim Hempel** | *Senior Project Manager*

**Pioneer Engineering & Environmental Services, LLC**

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**From:** "Seeds, Tena (ECY)" <[TSEE461@ECY.WA.GOV](mailto:TSEE461@ECY.WA.GOV)>

**Date:** Wednesday, January 18, 2023 at 11:58 AM

**To:** Kim Hempel <[khempel@pioneerees.com](mailto:khempel@pioneerees.com)>

**Cc:** Doug Ciserella <[doug@cantera-group.com](mailto:doug@cantera-group.com)>, Mike Ciserella <[mike@cantera-group.com](mailto:mike@cantera-group.com)>, William Joyce <[wjoyce@jzplaw.com](mailto:wjoyce@jzplaw.com)>, Jamie Stevens <[jamie.stevens@creteconsulting.com](mailto:jamie.stevens@creteconsulting.com)>, Kristin Anderson <[Kristin.Anderson@floydsnider.com](mailto:Kristin.Anderson@floydsnider.com)>

**Subject:** RE: Time Oil Bulk Terminal - 4Q2022 Quarterly Progress Report

Hi Kim,

I'm reviewing the PPCD progress report for Q4-2023 and have a couple questions about the geotechnical borings that were installed in December. Could you provide a map showing their approximate locations? Doesn't have to be fancy; a marked up site map will suffice. Since it was around the same timeframe as the replacement well installations, were the geotech borings also advanced by Anderson Environmental and the drill cuttings drummed with the cuttings from the other wells? Did any waste need to be disposed of as hazardous? A couple details on that would be helpful.

Thanks,

Tena

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**From:** Kim Hempel <[khempel@pioneerees.com](mailto:khempel@pioneerees.com)>

**Sent:** Wednesday, January 11, 2023 12:53 PM

**To:** Seeds, Tena (ECY) <[TSEE461@ECY.WA.GOV](mailto:TSEE461@ECY.WA.GOV)>

**Cc:** Doug Ciserella <[doug@cantera-group.com](mailto:doug@cantera-group.com)>; Mike Ciserella <[mike@cantera-group.com](mailto:mike@cantera-group.com)>; William Joyce <[wjoyce@jzplaw.com](mailto:wjoyce@jzplaw.com)>; Jamie Stevens <[jamie.stevens@creteconsulting.com](mailto:jamie.stevens@creteconsulting.com)>; Kristin Anderson <[Kristin.Anderson@floydsnider.com](mailto:Kristin.Anderson@floydsnider.com)>

**Subject:** Time Oil Bulk Terminal - 4Q2022 Quarterly Progress Report

Good afternoon Tena,

The quarterly progress report for the Time Oil Bulk Terminal Site is attached as required by Section XII of the Prospective Purchaser Consent Decree (PPCD). This progress report covers activities completed in accordance with the PPCD during the fourth quarter of 2022.

Please let me know if you have any questions.

Thanks,

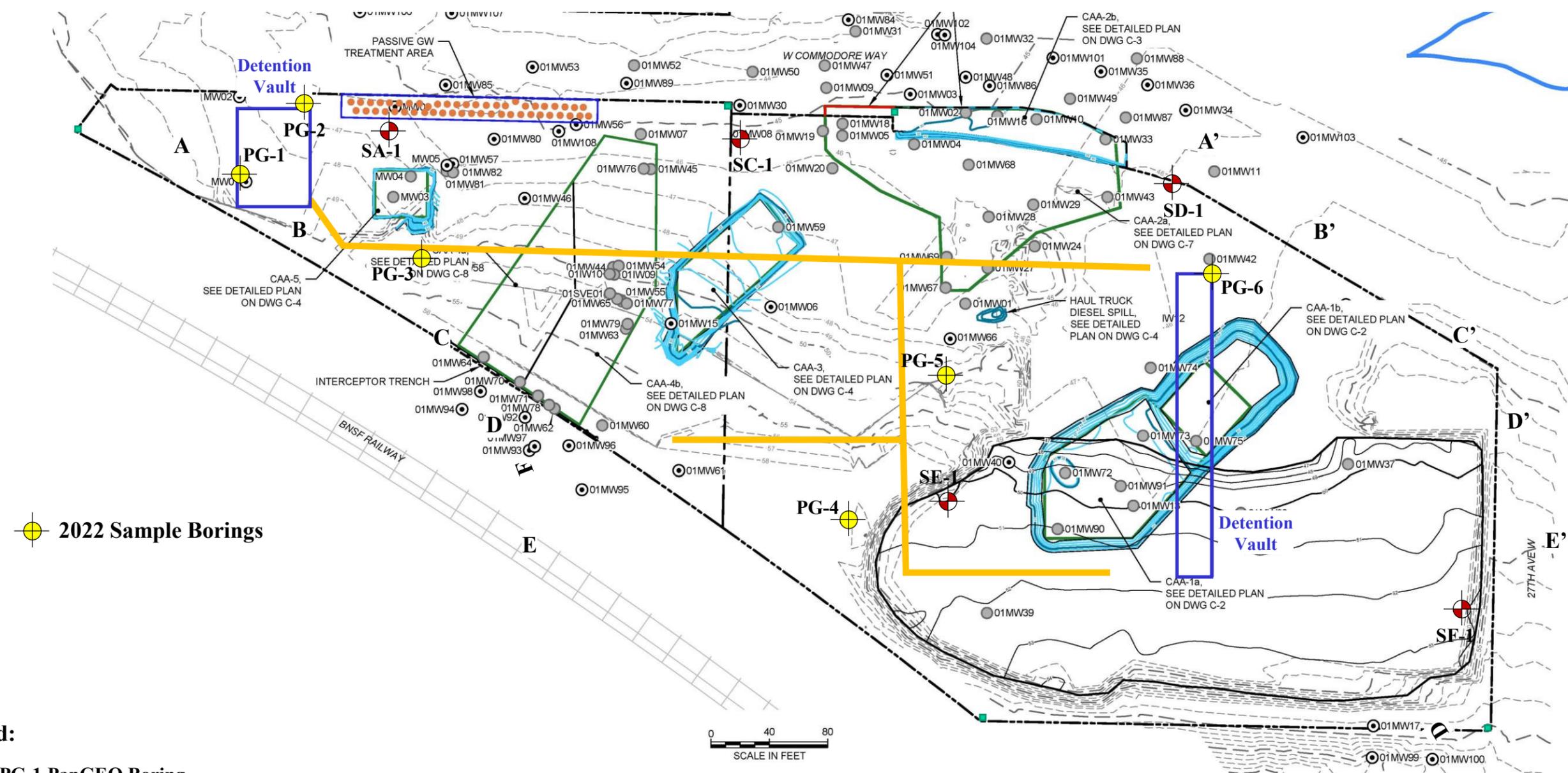
Kim

**Kim Hempel** | *Senior Project Manager*

**Pioneer Engineering & Environmental Services, LLC**

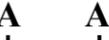
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20-361 Section Locations.ppt 1/12/2023(10:12 AM) SHE

**Legend:**

-  PG-1 PanGEO Boring
-  Existing boring used in section
-  PanGEO Section

Approximate Scale  
1"=80'

	<b>Proposed Redevelopment Time Oil Property 2737 West Commodore Way Seattle, Washington</b>	<b>ADDITIONAL BORING LOCATIONS REGRAIDING PLAN 2022</b>	
		Project No. 20-361	Figure No. 1