Seeds, Tena (ECY)

From: Seeds, Tena (ECY)
Sent: Tuesday, June 16, 2026 3:44 PM
To: 'Kim Hempel'
Cc: mike@cantera-group.com; Doug Ciserella; jamie.stevens@creteconsulting.com; Kristin Anderson; DeBoer, Chris (ECY)
Subject: RE: Time Oil Bulk Terminal Notification of Construction - 2805 West Commodore Way

Hi Kim. Thanks for the response. Those are helpful. Given the additional information, Ecology approves of the construction plans. However, I want to stress that additional work should be done to repair areas of apparent failure of the downgradient PRB before constructing the stormwater vault. Whether that means injecting more PlumeStop and mZVI where voids appear to remain and/or extending the barrier to the west, or even injecting in other areas of ASKO upgradient of the barrier, doing that before construction begins would be better than waiting until after buildings are in the way.

Tena

From: Kim Hempel <khempel@pioneerees.com>
Sent: Tuesday, June 16, 2026 3:01 PM
To: Seeds, Tena (ECY) <TSEE461@ECY.WA.GOV>
Cc: mike@cantera-group.com; Doug Ciserella <doug@cantera-group.com>; jamie.stevens@creteconsulting.com; Kristin Anderson <Kristin.Anderson@floydsnider.com>
Subject: Re: Time Oil Bulk Terminal Notification of Construction - 2805 West Commodore Way

External Email

Hi Tena,

Please see below for answers to your questions in blue font. Please let me know if you have any other questions.

Thanks,
Kim

Kim Hempel | *Senior Project Manager*
Pioneer Engineering & Environmental Services, LLC
2753 West 31st Street
Chicago, Illinois 60608
Main: 773.722.9200 **Direct:** 773.435.3725 **Fax:** 773.722.9201 **Web:** PioneerEES.com

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From: Seeds, Tena (ECY) <TSEE461@ECY.WA.GOV>
Date: Thursday, June 11, 2026 at 8:29 PM
To: Kim Hempel <khempel@pioneerees.com>
Cc: mike@cantera-group.com <mike@cantera-group.com>; Doug Ciserella <doug@cantera-group.com>; jamie.stevens@creteconsulting.com <jamie.stevens@creteconsulting.com>; Kristin Anderson <Kristin.Anderson@floydsnider.com>
Subject: RE: Time Oil Bulk Terminal Notification of Construction - 2805 West Commodore Way

Hi Kim,

I've reviewed the construction plans and have a couple questions and concerns.

1. Should 01MW58R and 01MW66 be shown on the TESC plan (Sheet 3 of 9) to be protected like the gravity well is called out on that plan? I see that they are included on the demolition plan (Sheet 5 of 9) like the ROW wells. Yes, we will add those notes to the TESC plan.
2. How will the soldier piles along the ASKO/BNSF boundary be installed such that they do not create a potential preferential pathway for perched water to drain into the shallow zone? I know that the top of the shallow zone is slightly deeper than the 24.5-ft depth proposed for the soldier piles (based on ground surface on BNSF property), but it's not that much deeper. Soldier pile shafts will be backfilled with lean concrete to seal these areas and prevent vertical contaminant migration. Temporary casing or other methods will be used if groundwater is encountered (which seems unlikely based on the planned depths) to ensure the holes remain open and allow for the placement of the lean concrete backfill.
3. Will the planned landscaping in the area of the interceptor trench/PRB vault and gravity well hinder access to those elements if they need to be inspected or sampled following the redevelopment? The landscapers will field fit the plantings around the existing vault and gravity well to ensure future access.
4. How will subsurface contamination be protected from infiltration of water from the irrigation system? Just thinking about potential issues that could arise that impact the plume dynamics, primarily for the ASKO side. The irrigation system will be on a timer and will be monitored for damage. The vast majority of the redeveloped site will be paved and there are limited landscaped areas. The irrigation system is intended to water the rooting depth of the plants and the volume of water will be nominal; therefore, we do not anticipate any impacts to the overall plume dynamics at the site.

I'm out tomorrow (Friday), but back in on Monday if you want to touch base on this. Chris and I are still looking at the well network update plan that was also sent to us. I should be able to respond to that next week before I head out of town.

Tena

From: Kim Hempel <khempel@pioneerees.com>
Sent: Thursday, June 11, 2026 2:06 PM
To: Seeds, Tena (ECY) <TSEE461@ECY.WA.GOV>
Cc: mike@cantera-group.com; Doug Ciserella <doug@cantera-group.com>; jamie.stevens@creteconsulting.com; Kristin Anderson <Kristin.Anderson@floydsnider.com>
Subject: Re: Time Oil Bulk Terminal Notification of Construction - 2805 West Commodore Way

External Email

Sounds good, Tena. Feel free to reach out with any questions.

Thank you,
Kim

Kim Hempel | *Senior Project Manager*
Pioneer Engineering & Environmental Services, LLC
2753 West 31st Street
Chicago, Illinois 60608

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From: Seeds, Tena (ECY) <TSEE461@ECY.WA.GOV>
Date: Thursday, June 11, 2026 at 4:05 PM
To: Kim Hempel <khempel@pioneerees.com>
Cc: mike@cantera-group.com <mike@cantera-group.com>; Doug Ciserella <doug@cantera-group.com>; jamie.stevens@creteconsulting.com <jamie.stevens@creteconsulting.com>; Kristin Anderson <Kristin.Anderson@floydsnider.com>
Subject: RE: Time Oil Bulk Terminal Notification of Construction - 2805 West Commodore Way
Thanks for the message. I had forgotten to flag it when it originally came in. I have successfully downloaded the file. I can look at it this afternoon.

Tena

From: Kim Hempel <khempel@pioneerees.com>
Sent: Thursday, June 11, 2026 1:26 PM
To: Seeds, Tena (ECY) <TSEE461@ECY.WA.GOV>
Cc: mike@cantera-group.com; Doug Ciserella <doug@cantera-group.com>; jamie.stevens@creteconsulting.com; Kristin Anderson <Kristin.Anderson@floydsnider.com>
Subject: Re: Time Oil Bulk Terminal Notification of Construction - 2805 West Commodore Way

External Email

Hi Tena,

I wanted to check in to make sure you received my email below and were able to download the notification letter. Please confirm receipt at your earliest convenience.

Thanks,
Kim

Kim Hempel | *Senior Project Manager*
Pioneer Engineering & Environmental Services, LLC
2753 West 31st Street
Chicago, Illinois 60608
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From: Kim Hempel <khempel@pioneerees.com>
Date: Friday, June 5, 2026 at 12:24 PM
To: Seeds, Tena (ECY) <tsee461@ecy.wa.gov>
Cc: mike@cantera-group.com <mike@cantera-group.com>; Doug Ciserella <doug@cantera-group.com>; jamie.stevens@creteconsulting.com <jamie.stevens@creteconsulting.com>; Kristin Anderson <Kristin.Anderson@floydsnider.com>
Subject: Time Oil Bulk Terminal Notification of Construction - 2805 West Commodore Way

Hi Tena,

We have prepared a letter of notification for the planned construction work at the 2805 West Commodore Way site, which is part of the Time Oil Bulk Terminal Site. The notification letter may be downloaded here: https://www.dropbox.com/scl/fi/vyag7hznp4i4ddyduk5ar/2026.06.05-Notification-of-Construction-Activities-compressed.pdf?rlkey=jt3whuz1etymx0tz6gjxkix13&dl=0

Specifically, the construction activities are planned for the western portion of the Upland parcels (excluding Lot F). TOC Seattle Terminal 1, LLC anticipates receipt of City of Seattle permits by early July 2026, and plans to mobilize our construction team two

weeks thereafter, with the goal to start construction around July 15, 2026, which will include shoring, installation of a stormwater detention vault, grading, construction of three one-story buildings, and installation of associated paving and landscaping areas serving as the cap.

We appreciate your time in reviewing this submittal, and look forward to mobilizing in mid-July 2026 so we can complete the remedy construction at the Time Oil Bulk Terminal Site. Please feel free to contact me if you have any questions.

Thanks,
Kim

Kim Hempel | *Senior Project Manager*
Pioneer Engineering & Environmental Services, LLC
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Chicago, Illinois 60608
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