POLLUTION LIABILITY INSURANCE AGENCY RESOURCES FOR OLD GAS STATIONS

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Department of Ecology
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LUST Sites in Washington

LUST Backlog (2,852)

LUST by Year Reported
- 1980 - 1992
- 1993 - 1997
- 1998 - 2002
- 2003 - 2008
- 2009 - 2014

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, IGB, US Census Bureau, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

DEPARTMENT OF ECOLOGY
State of Washington
Aging Tank Infrastructure

Washington’s underground storage tank (UST) infrastructure is:

Aging.
On average, older than 20 years.
Becoming more difficult and costlier to insure.
Agency Mission

To provide an effective and efficient government funding model to support owners and operators in meeting financial responsibility and environmental cleanup requirements for petroleum underground storage tanks.
PLIA’s Services

Commercial UST
- Reinsurance Program
- Financial Assurance
- Loan & Grant Program
- Petroleum Technical Assistance Program

Heating Oil
- Insurance Program
- Heating Oil Technical Assistance Program
- Initial Investigations
PLIA’s Services

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Commercial UST Programs

PLIA reduces barriers to cleaning up UST sites.

Petroleum Technical Assistance Program

Offers a responsive turn around time for technical assistance and written opinions on whether cleanup actions at qualifying petroleum sites meet the substantive requirements of the Model Toxics Control Act.

Commercial Reinsurance

Assists UST owners and operators in meeting federal financial responsibility requirements by providing affordable pollution liability insurance.

Loan and Grant

Provides low interest loans and grants to UST owners and operators to upgrade infrastructure, clean up historical or ongoing contamination, and install alternative fueling infrastructure.
What services are available under PTAP?

• PLIA may provide informal advice and assistance on the administrative and technical requirements of the Model Toxics Control Act (MTCA), which is the state’s cleanup law.

• PLIA will also provide written opinions on independent remedial actions on qualifying petroleum cleanup sites.

What types of opinions will PLIA provide on cleanups?

• PLIA will issue written opinion letters on whether the proposed or completed cleanup actions have met the substantive requirements of MTCA.

Opinions include:

• No Further Action (NFA) on the Site/Property
• Further Action (FA) on the Site/Property
• Partial Sufficiency (PS) of the Site cleanup.
Does your site qualify for PTAP?

- Sites with a hazard ranking of 3, 4, or 5, or qualifying sites ranked 1 or 2.
- PLIA funded through the Loan and Grant or Reinsurance programs.
- NO impact to sediment or surface water.

- Sites with a hazard ranking of 1 or 2, or within the bounds of certain larger cleanup sites.
- Department of Ecology funded through Remedial Action Grant, or billed by the Voluntary Cleanup Program.
- Sites with co-mingled, non-petroleum contaminants.
- Sites in litigation.

Exclusionary factors may be overridden by PLIA and Ecology based on the results of a site characterization.

Sites with a 1 or 2 Hazard Ranking are eligible for PTAP if there is no surface water or sediment pathway.
Sites that are located within or impact a Superfund Site, Nuclear Managed Site, Industrial Section Site or Dangerous Waste Site managed by the Hazardous Waste Toxics Reduction Program.
Litigation may include potentially liable person (PLP), site, court supervision, agreed order or active contracts between Ecology and PLP.
PTAP Process

1. Submit Application & Program Fee
   (accepted after January 2, 2018)

2. Attend Intake Meeting with PLIA
   PLIA and applicant review site status and set milestones

3. PLIA Issues Opinion Letters
   Based on applicants request and work completed

4. Submit Report(s) to PLIA for Review

The process is cyclical, allowing for continuous evaluation and adjustment.
Loan & Grant Program

Low-interest loans provide owners and operators access to capital funds to:

• Replace or upgrade aging fuel systems to dispense today’s fuels and prevent leaks.

• **Clean up historical or ongoing contamination caused by a UST release.**

• Transform our stations into the gas stations of the future, adapted to the changing transportation fuel market including the installation of electric vehicle (EV) charging stations.

A grant may be available for a qualifying project owned or operated by a public entity or for a project which provides a significant public benefit.
L & G Projects By Year
Loan and Grant Process

Application
- Available Online
- Due the first business day in March

Preliminary Planning Assessment (PPA)
- Site Characterization and Pre-Construction Planning.
- Led by PLIA unless already completed.

Site Prioritization
Criteria:
- Age of Tank(s)
- Threat to Drinking Water
- Historical Contamination
- Insurance Need
- Financial Need
- Insurance Policy Exceeded
- Environmental Justice
- Community Benefit

Closure & Repayment
- PLIA provides the Owner/Operator with a closure packet including an opinion letter.
- Owner/Operator repays loan over the term of the contract.

Upgrade & Cleanup Work
- Owner/Operator chooses consultant.
- PLIA provides technical oversight.
- Owner/Operator submits invoices to PLIA for payment.

Loan
- Max: $2M (includes PPA)
  Min: $50,000/site (1-4 sites) $500,000/applicant (5+ sites)
- Interest Rate: Prime Rate
- Discount: 1.0% for EV Charging 0.5% for UST Upgrades
- Term: 5, 10, or 30 year
  No prepayment penalty fee after 5 years
Preliminary Planning Assessment (PPA)

- For Applicants accepted into the Program, PLIA will guide cleanup and infrastructure scoping and will credit accepted sites with resources to conduct preliminary environmental sampling and to design a project.

- A site may receive a grant up to $150,000 for site characterization and pre-construction planning.

- These funds can be used to cover the $7,500 application fee for PTAP.
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