

**462 - Pollution Liability Insurance Program
Ten Year Capital Plan by Project Class**

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS001

Date Run: 9/20/2022 10:23AM

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
9	30000703 2019-21 Leaking Tank Model Remedies Activity									
	544-1 Pollution Liability-State	764,000	73,000	312,000	379,000					

Project Class: Grant

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
1	40000002 Underground Storage Tank Capital Financial Assistance Pgm 2023-25									
	20T- PLIA Underground Str-Unknown 20T-1 PLIA Underground Str-State	60,000,000				12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
	Project Total:	60,000,000				12,000,000	12,000,000	12,000,000	12,000,000	12,000,000
2	40000003 Heating Oil Capital Financing Assitance Program 2023-25									
	20T-1 PLIA Underground Str-State	40,000,000				8,000,000	8,000,000	8,000,000	8,000,000	8,000,000
3	30000705 Underground Storage Tank Capital Financial Assistance Pgm 2021-23									
	20T-1 PLIA Underground Str-State	12,000,000		196,000	11,804,000					
4	30000706 Heating Oil Capital Financing Assistance Program 21-23 Approp									
	20T-1 PLIA Underground Str-State	8,000,000		131,000	7,869,000					
5	30000702 Underground Storage Tank Capital Financing Assistance Pgm 2019-21									
	20T-1 PLIA Underground Str-State	12,500,000	1,319,000	381,000	10,800,000					
6	92000001 Underground Storage Tank Capital Financial Assistance Pgm 2017-19									
	20T-1 PLIA Underground Str-State	12,700,000	3,324,000	319,000	9,057,000					

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Date Run: 9/20/2022 10:23AM

Project Class: Grant

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
7	3000002 Underground Storage Tank Capital Financial Assistance Program									
	20T-1 PLIA Underground Str-State	7,970,000	6,332,000	22,000	1,616,000					
8	3000001 Underground Storage Tank Capital Program Demonstration and Design									
	544-1 Pollution Liability-State	1,800,000	1,578,000	12,000	210,000					
Total: Grant		154,970,000	12,553,000	1,061,000	41,356,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
20T- PLIA Underground Str-Unknown									
20T-1 PLIA Underground Str-State	153,170,000	10,975,000	1,049,000	41,146,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000
544-1 Pollution Liability-State	2,564,000	1,651,000	324,000	589,000					
Total	155,734,000	12,626,000	1,373,000	41,735,000	20,000,000	20,000,000	20,000,000	20,000,000	20,000,000

Ten Year Capital Plan by Project Class

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Report Number: CBS001
Date Run: 9/20/2022 10:23AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Functional Area	*	All Functional Areas
Agency	462	462
Version	C1-A	C1-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

462 - Pollution Liability Insurance Program
Capital Project Request

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000703

Project Title: 2019-21 Leaking Tank Model Remedies Activity

Project Class: Program

Description

Starting Fiscal Year: 2020

Agency Priority: 9

Project Summary

Continued spending authority is requested to bring fourteen (14) petroleum hydrocarbon contaminated sites to regulatory closure by 2024. Some sites are located within the Puget Sound recovery area such that this grant program reauthorization is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

Washington's existing underground storage tank (UST) infrastructure is aging. In the 1990s, television news coverage of leaking fuel tanks and their impact on community drinking water sources led to national initiatives for large-scale replacement or lining of UST infrastructure. Now, more than 20 years later, the infrastructure once again needs replacing or upgrading, but national attention is focused elsewhere.

Washington has more than 2,900 leaking UST sites awaiting remediation, several of which include historical contamination. The Pollution Liability Insurance Agency (PLIA) is committed to working with federal and state partners to clean up leaking underground storage tanks and this appropriation is a priority element of a multi-year action agenda.

PLIA's Technical Program Manager, Nnamdi Madakor is providing oversight as model remedies are implemented by private business operators under an interagency agreement signed June 6, 2018. A model remedy is a proscribed cleanup approach developed for a specific type of contaminated site.

Under the agreement, PLIA will review and approve access to capital funds that are applied to conduct site assessments, remedial investigations and/or feasibility studies in accordance with the Model Toxics Control Act (MTCA) Chapter 70.105D of the Revised Code of Washington. The 2018 Legislature affirmed the sites chosen for this grant program.

To make the request for continued spending authority next biennium, we have assumed the following:

It will take an average of three (3) years before regulatory closure is achieved and this appropriation, fully expended. We provided an initial allotment plan that assumed \$978,388 in grant awards pass back to the Department of Ecology (April, 2018) which means for budget purposes, an encumbrance of \$69,884.86 per site will be established by our agency. These are voluntary clean-up actions, and they have not yet been fully designed and confirmed by private business owners. Some adjustment to the amounts required for sampling and environmental reports over the next three years will be made when data gaps are resolved.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Growth Management impacts

No Impacts

New Facility: No

Funding

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000703

Project Title: 2019-21 Leaking Tank Model Remedies Activity

Project Class: Program

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
544-1	Pollution Liability-State	764,000	73,000	312,000	379,000	
	Total	764,000	73,000	312,000	379,000	0
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
544-1	Pollution Liability-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

462 - Pollution Liability Insurance Program
Capital Project Request

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 40000002

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2023-25

Project Class: Grant

Description

Starting Fiscal Year: 2024

Agency Priority: 1

Project Summary

New expenditure authority is requested to access petroleum product tax receipts forecast to be available by July 1, 2023 and put those dollars to work for the economic vitality, health and well being of ports, landowners and small business operators throughout Washington by removing and upgrading underground tank systems particularly where historical contamination or abandonment may pose a long-term threat to groundwater reserves of a community. This is a multi-biennial effort and is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

This project tackles Washington's aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington's stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington's major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state's rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency's 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 40000002

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2023-25

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, and Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-216-04 (Rev. 08/2017) on the agency website for an explanation of the application process.

Growth Management impacts

No Impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T	PLIA Underground Str-Unknown					
20T-1	PLIA Underground Str-State	60,000,000				12,000,000
	Total	60,000,000	0	0	0	12,000,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
20T	PLIA Underground Str-Unknown					
20T-1	PLIA Underground Str-State	12,000,000	12,000,000	12,000,000	12,000,000	
	Total	12,000,000	12,000,000	12,000,000	12,000,000	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	2.9	2.9	2.9	2.9	2.9
20T-1	PLIA Underground Str-State	330,000	330,000	330,000	330,000	330,000
	Total	330,000	330,000	330,000	330,000	330,000

Narrative

Ongoing cost includes 34.8 staff months (2.9 FTE) agency personnel, legal services, and a share of agency overhead (leases, supplies, etc.)

462 - Pollution Liability Insurance Program
Capital Project Request

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 40000003

Project Title: Heating Oil Capital Financing Assistance Program 2023-25

Project Class: Grant

Description

Starting Fiscal Year: 2024

Agency Priority: 2

Project Summary

New expenditure authority is requested to access petroleum product tax receipts forecast to be available by July 1, 2023 and put those dollars to work for the economic vitality, health and well being of ports, landowners and small business operators throughout Washington by removing and upgrading heating oil systems and infrastructure particularly where historical contamination or abandonment may pose a long-term threat to groundwater reserves of a community. This is a multi-biennial effort and is related to the Puget Sound Partnership's Action Agenda implementation.

Project Description

This project tackles Washington's aging commercial heating oil (HO) infrastructure, the existing barriers to cleaning up historical contamination from leaking HO sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by HO releases.

Unfortunately, Washington has thousands of leaking HO sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda.

Financial barriers are significant. Many owners and operators of HO infrastructure are currently unable to access the financial resources necessary to upgrade their HO systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for HO infrastructure, especially if the property already has documented contamination. In addition, many of the HO owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency's 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 40000003

Project Title: Heating Oil Capital Financing Assistance Program 2023-25

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-216-04 (Rev, 08/2017) on the agency website for an explanation of the application process.

Growth Management impacts

No Growth Management Impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	40,000,000				8,000,000
	Total	40,000,000	0	0	0	8,000,000
Future Fiscal Periods						
		2025-27	2027-29	2029-31	2031-33	
20T-1	PLIA Underground Str-State	8,000,000	8,000,000	8,000,000	8,000,000	
	Total	8,000,000	8,000,000	8,000,000	8,000,000	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
FTE	Full Time Employee	0.6	0.6	0.6	0.6	0.6
20T-1	PLIA Underground Str-State	220,000	220,000	220,000	220,000	220,000
	Total	220,000	220,000	220,000	220,000	220,000

Narrative

Ongoing cost includes 7.2 staff months (.6 FTE) agency personnel, legal services, and a share of agency overhead (leases, supplies, etc.)

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000705

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2021-23

Project Class: Grant

Description

Starting Fiscal Year: 2022

Agency Priority: 3

Project Summary

Reauthorization of spending authority granted by the 2021 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure.

Project Description

This project tackles Washington’s aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington’s stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington’s major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state’s rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

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Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000705

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2021-23

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-2016-04 (Rev. 08/2017) on the agency's world wide web home page for an explanation of the application process.

Growth Management impacts

No impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	12,000,000		196,000	11,804,000	
	Total	12,000,000	0	196,000	11,804,000	0
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

462 - Pollution Liability Insurance Program
Capital Project Request

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000706

Project Title: Heating Oil Capital Financing Assistance Program 21-23 Approp

Project Class: Grant

Description

Starting Fiscal Year: 2022

Agency Priority: 4

Project Summary

Reauthorization of spending authority granted by the 2021 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure.

Project Description

This project tackles Washington’s aging commercial heating oil (HO) infrastructure, the existing barriers to cleaning up historical contamination from leaking HO sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by HO releases.

Unfortunately, Washington has thousands of leaking HO sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda.

Financial barriers are significant. Many owners and operators of HO infrastructure are currently unable to access the financial resources necessary to upgrade their HO systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for HO infrastructure, especially if the property already has documented contamination. In addition, many of the Ho owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

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Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000706

Project Title: Heating Oil Capital Financing Assistance Program 21-23 Approp

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-216-04 (Rev, 08/2017) on the agency website for an explanation of the application process.

Growth Management impacts

No Impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	8,000,000		131,000	7,869,000	
	Total	8,000,000	0	131,000	7,869,000	0
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000702

Project Title: Underground Storage Tank Capital Financing Assistance Pgm 2019-21

Project Class: Grant

Description

Starting Fiscal Year: 2020

Agency Priority: 5

Project Summary

Reauthorization of spending authority granted by the 2019 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure.

Project Description

This project tackles Washington’s aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington’s stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington’s major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state’s rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency’s 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Loans

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000702

Project Title: Underground Storage Tank Capital Financing Assistance Pgm 2019-21

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-2016-04 (Rev. 08/2017) on the agency's world wide web home page for an explanation of the application process.

Growth Management impacts

No impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	12,500,000	1,319,000	381,000	10,800,000	
	Total	12,500,000	1,319,000	381,000	10,800,000	0
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

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Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 92000001

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2017-19

Project Class: Grant

Description

Starting Fiscal Year: 2018
Agency Priority: 6

Project Summary

Reauthorization of spending authority granted by the 2017 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure.

Project Description

This project tackles Washington’s aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington’s stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington’s major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state’s rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency’s 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

- Grants
- Loans

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 92000001

Project Title: Underground Storage Tank Capital Financial Assistance Pgm 2017-19

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-2016-04 (Rev. 08/2017) on the agency's world wide web home page for an explanation of the application process.

Growth Management impacts

No impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	12,700,000	3,324,000	319,000	9,057,000	
	Total	12,700,000	3,324,000	319,000	9,057,000	0
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

462 - Pollution Liability Insurance Program Capital Project Request

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000002

Project Title: Underground Storage Tank Capital Financial Assistance Program

Project Class: Grant

Description

Starting Fiscal Year: 2017

Agency Priority: 7

Project Summary

Reauthorization of spending authority granted by the 2017 Legislature is requested to meet the expected cash flow for applications converted to financed projects from awards years one and two. Based on recently completed assessments, most owners and operators are looking at 60 months from construction initiation to regulatory closure.

Project Description

This project tackles Washington's aging underground storage tank (UST) infrastructure, the existing barriers to cleaning up historical contamination from leaking UST sites, and the evolving transportation fuel market.

Since 2015, petroleum product tax receipts have been put back into the economy to encourage refueling owners and operators to replace or upgrade aged fuel systems to prevent leaks and dispense modern fuels. Our agency engages financially responsible parties and technically guides clean up for historical or ongoing contamination caused by UST releases. We help transform old stations into the gas stations of the future as convenience store operators adapt to the changed transportation fuel market. Loan discounts are available to incentivize the installation of alternative fueling infrastructure such as electric vehicle (EV) charging stations.

Unfortunately, Washington has more than 2,900 leaking UST sites awaiting remediation. PLIA is committed to working with federal, state and local partners and the combined new and reauthorized spending authority is a priority element of a multi-year action agenda. Two factors affect the overall ability to resolve historical contamination in Washington: 1) the high groundwater tables in many parts of the state, and 2) Washington's stringent environmental cleanup laws. When a gasoline leak reaches the groundwater table, cleanup costs rise sharply. In Washington's major metropolitan areas, redevelopment has led to a large number of cleanups. In many of the state's rural areas, however, property values are disproportionate to cleanup costs, so redevelopment has not been as successful a driver of cleanup.

Financial barriers are significant. Many owners and operators of USTs are currently unable to access the financial resources necessary to upgrade their UST systems and clean up residual contamination. Traditional lenders are hesitant, and sometimes unable, to provide financing for UST infrastructure, especially if the property already has documented contamination. In addition, many of the UST owners in Washington are small business owners who cannot raise the capital needed from other sources, despite their desire to clean up existing contamination and protect the environment from future releases of contaminants.

For more information about our agency, this biennial request and active program participants, please see Publication No. 02-2018-07 the agency's 2018 Report to the Legislature or visit <http://www.plia.wa.gov>

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Grants

Lease

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000002

Project Title: Underground Storage Tank Capital Financial Assistance Program

Project Class: Grant

Description

Grant Recipient Organization: Port Authorities, Non-Profit Organizations, Small Business Owners

RCW that establishes grant: Chapter 70.340 RCW

Application process used

Please see publication number 02-2016-04 (Rev. 08/2017) on the agency's world wide web home page for an explanation of the application process.

Growth Management impacts

No Impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
20T-1	PLIA Underground Str-State	7,970,000	6,332,000	22,000	1,616,000	
	Total	7,970,000	6,332,000	22,000	1,616,000	0
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
20T-1	PLIA Underground Str-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

**462 - Pollution Liability Insurance Program
Capital Project Request**

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000001

Project Title: Underground Storage Tank Capital Program Demonstration and Design

Project Class: Grant

Description

Starting Fiscal Year: 2016

Agency Priority: 8

Project Summary

Continuation funding is requested to cleanup petroleum hydrocarbons and achieve regulatory closure for UST demonstration grant recipient by 2023.

Project Description

Sharp's Automotive is a small family-owned fuel and service station located in the township of Moxee near Yakima. The Sharp family purchased the business in 1987. The service station is a central part of the community and provides essential services to the surrounding area, especially area farmers. In 1994 during the nationally led upgrade efforts, underground storage tanks on this property were removed and replaced. Soil contamination was discovered when the ground was excavated and portions were cleaned but a full site restoration did not occur due to the limited availability of funds. The owners' circumstances and turndown of financial backing from a local credit union made this site an ideal candidate when lawmakers first authorized the use of petroleum product tax receipts for cleanup grants. As recently as 2016, vapor concerns were raised to the Department of Ecology. The extent of contamination of this and nearby properties has been the focus of study, along with air quality sampling and work to design a remedial action. Vapor extraction is ongoing and PLIA's environmental planner and lead consultant have developed financial strategies and options to help the Sharp's choose a path for regulatory closure (attachment)

Location

City: Moxee

County: Yakima

Legislative District: 015

Project Type

Grants

Grant Recipient Organization: Small Businesses

RCW that establishes grant: 70.340 RCW

Application process used

Please see Publication No. 02-2018-07 PLIA's Underground Storage Tank Loan and Grant Program 2015-2017 Report to the Legislature (August) for more on these demonstration grants and our current loan program application process.

Growth Management impacts

No Impacts

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
544-1	Pollution Liability-State	1,800,000	1,578,000	12,000	210,000	
	Total	1,800,000	1,578,000	12,000	210,000	0
			Future Fiscal Periods			
			<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
544-1	Pollution Liability-State					

462 - Pollution Liability Insurance Program
Capital Project Request

2023-25 Biennium

*

Version: C1 2023-25 Capital Budget Request

Report Number: CBS002

Date Run: 9/20/2022 11:18AM

Project Number: 30000001

Project Title: Underground Storage Tank Capital Program Demonstration and Design

Project Class: Grant

Funding

Total	0	0	0	0
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Operating Impacts

No Operating Impact

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	462	462
Version	C1-A	C1-A
Project Classification	*	All Project Classifications
Capital Project Number	*	All Project Numbers
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

OFM

462 - Pollution Liability Insurance Program Reapprop & New Approp Version Compare by Agency & Project

2023-25 Biennium

*

Version 1: C1-A - 2023-25 Capital Budget Request

Version 2: C1-A - 2023-25 Capital Budget Request

Report Number: CBS010

Date Run: 9/20/2022 10:28AM

Enacted Parameter: Do Not Include Enacted

Project Totals

	Version C1-A		Version C1-A		Difference (C1-A-C1-A)	
	Reapprop	New Approp	Reapprop	New Approp	Reapprop	New Approp
30000001 Underground Storage Tank Capital Program Demonstration and Design						
544-1 - Pollution Liab Insurance Prog Trust - State	210,000		210,000			
30000002 Underground Storage Tank Capital Financial Assistance Program						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	1,616,000		1,616,000			
30000702 Underground Storage Tank Capital Financing Assistance Pgm 2019-21						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	10,800,000		10,800,000			
30000703 2019-21 Leaking Tank Model Remedies Activity						
544-1 - Pollution Liab Insurance Prog Trust - State	379,000		379,000			
30000705 Underground Storage Tank Capital Financial Assistance Pgm 2021-23						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	11,804,000		11,804,000			
30000706 Heating Oil Capital Financing Assistance Program 21-23 Approp						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	7,869,000		7,869,000			
40000002 Underground Storage Tank Capital Financial Assistance Pgm 2023-25						
20T-1 - PLIA Underground Strg Tank Rev Acct - State		12,000,000		12,000,000		
40000003 Heating Oil Capital Financing Assitance Program 2023-25						
20T-1 - PLIA Underground Strg Tank Rev Acct - State		8,000,000		8,000,000		
92000001 Underground Storage Tank Capital Financial Assistance Pgm 2017-19						
20T-1 - PLIA Underground Strg Tank Rev Acct - State	9,057,000		9,057,000			
Total for Agency 462 Pollution Liability Insurance Program	41,735,000	20,000,000	41,735,000	20,000,000		

OFM

**462 - Pollution Liability Insurance Program
Reapprop & New Approp Version Compare by Agency & Project**

2023-25 Biennium

*

Version 1: C1-A - 2023-25 Capital Budget Request

Version 2: C1-A - 2023-25 Capital Budget Request

Report Number: CBS010

Date Run: 9/20/2022 10:28AM

Enacted Parameter: Do Not Include Enacted

OFM

All Agencies
Reapprop & New Approp Version Compare by Agency & Project

2023-25 Biennium

*

Version 1: C1-A

Version 2: C1-A

Report Number: CBS010

Date Run: 9/20/2022 10:28AM

Enacted Parameter: Do Not Include Enacted

Account Totals

	Version C1-A		Version C1-A		Difference (C1-A-C1-A)	
	Reapprop	New Approp	Reapprop	New Approp	Reapprop	New Approp
20T-1 - PLIA Underground Strg Tank Rev Acct - State	41,146,000	20,000,000	41,146,000	20,000,000		
544-1 - Pollution Liab Insurance Prog Trust - State	589,000		589,000			
Grand Total	41,735,000	20,000,000	41,735,000	20,000,000		

OFM

All Agencies
Reapprop & New Approp Version Compare by Agency & Project
2023-25 Biennium
*

Version 1: C1-A
Version 2: C1-A

Report Number: CBS010
Date Run: 9/20/2022 10:28AM
Enacted Parameter: Do Not Include Enacted

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	462	462
Version 1	C1-A-A	C1-A
Version 2	C1-A-A	C1-A
Include Enacted	No	Do Not Include Enacted
Project Classification	*	All Project Classifications
Account	*	All Accounts
Include COP Account	Y	Yes
Budgeted Appropriation	All	All Budgeted Appropriations
Project Variances Only	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

Agency 462: Estimated UST/HO Revolving Account Fund Balance Outlook

FISCAL YEAR	2020	2021	2022	2023	2024	2025	2026	2027
Biennium	2019-21		2021-23		2023-25		2025-27	
Beginning Available Fund Balance (20T)	\$ 23,427,037	\$ 21,149,708	\$ 18,361,593	\$ 18,055,531	\$ 15,398,689	\$ 11,188,330	\$ 7,384,964	\$ 3,986,440
Revenue								
Projected Transfers from PLIA Trust Account (Fund 544) *	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000
Principle and Interest Payments - HO**			\$ -	\$ -	\$ 240,591	\$ 481,181	\$ 721,772	\$ 962,362
Principle and Interest Payments - UST	\$ 66,975	\$ 214,062	\$ 903,353	\$ 443,381	\$ 672,700	\$ 902,019	\$ 1,131,338	\$ 1,427,631
Earnings on Treasury Account (Fund 20T)	\$ -	\$ 105,749	\$ 91,808	\$ 90,278	\$ 76,993	\$ 55,942	\$ 36,925	\$ 19,932
Total Revenue	\$ 66,975	\$ 319,811	\$ 995,161	\$ 10,533,658	\$ 10,990,284	\$ 11,439,141	\$ 11,890,034	\$ 12,409,926
Expenditures								
Preliminary Planning Assessment, Grants, PLIA Led	\$ 790,549	\$ 2,132,901	\$ 629,325	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000	\$ 4,550,000
Loans - HO	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
Loans - UST	\$ 901,373	\$ 518,654	\$ 45,900	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000
Underwriting (HO & UST)	\$ 79,887	\$ 106,446	\$ 106,997	\$ 202,500	\$ 232,000	\$ 232,000	\$ 232,000	\$ 232,000
Program Administration (PLIA, DOH, AGO)	\$ 572,494	\$ 349,925	\$ 519,000	\$ 438,000	\$ 418,643	\$ 460,507	\$ 506,558	\$ 557,214
Total Expenditures	\$ 2,344,303	\$ 3,107,926	\$ 1,301,222	\$ 13,190,500	\$ 15,200,643	\$ 15,242,507	\$ 15,288,558	\$ 15,339,214
Ending Available Fund Balance	\$ 21,149,708	\$ 18,361,593	\$ 18,055,531	\$ 15,398,689	\$ 11,188,330	\$ 7,384,964	\$ 3,986,440	\$ 1,057,152

*Revenue Transferrable per Chapter 70.340 RCW

**Repayments (Principal and Interest) base on \$4m cap/year

	2020	2021	2022	2023	2024	2025	2026	2027
Expected Petroleum Product Tax Deposits / Fund 544 per DOR	\$ 11,042,135	\$ 24,775,904	\$ 26,351,570	\$ 34,894,698	\$ 29,664,669	\$ 23,204,883	\$ 11,989,749	\$ 29,727,867

2019 – CAPITAL BUDGET PLAN

Method of Cash Flow for Subprojects

First, we summed the remedial action component including markup and infrastructure upgrade including markup. The burn on those dollars were averaged across month zero to month 24.

Second, the CAP and delineation to be completed; the burn on those dollars were averaged across month 3 to month 6. We are using the timeline template for the project as prepared in April 2018.

Third, the sum total of project management; the burn on those dollars were averaged across month zero to month 24.

Fourth, the sum total of engineering design; the burn on those dollars were averaged across month 3 to month 6.

Fifth, the sum total of construction observation; the burn on those dollars were averaged across month 18 to month 24.

Sixth, we have not budgeted the capital cost contingency sum. This money will be retained by PLIA in the Account (20T) and not distributed unless a change order is required during the execution of the remedial action.

Seventh, the sum total of monitoring, maintenance and closure; the burn on those dollars were averaged across month 24 to month 63.

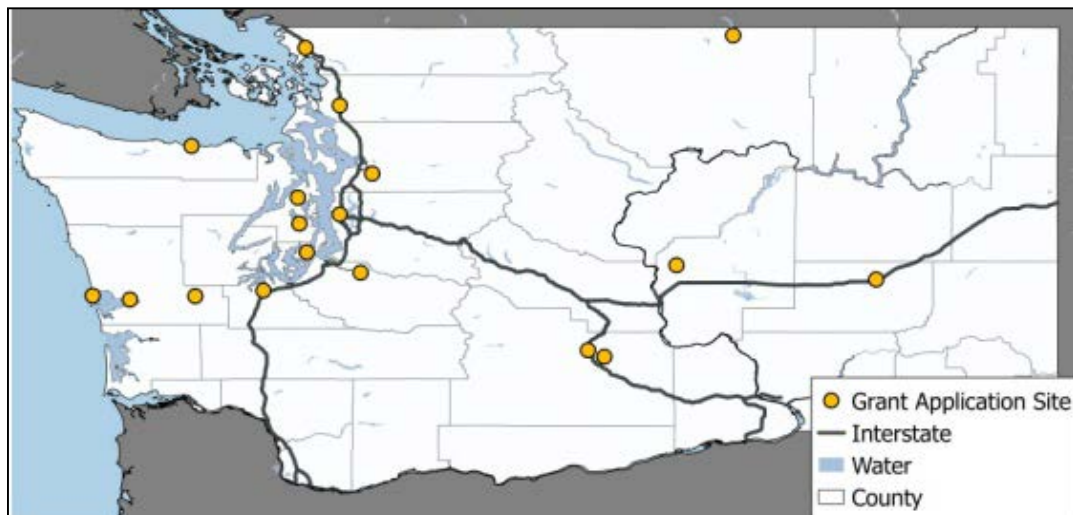
Month 63 is the NFA milestone.

Sites and Tasks	FM/FY							Total
	2018	2019	2020	2021	2022	2023	2024	
Conan Fuel								
Sum of Task 1: Infrastructure Upgrades/Remedial Action Rate			\$1,265,731.92	\$230,133.08				\$1,495,865.00
Sum of Task 2: CAP Planning Rate		\$19,376.00						\$19,376.00
Sum of Task 3: Project Management Rate		\$18,777.00	\$20,484.00	\$3,414.00				\$42,675.00
Sum of Task 4: Design Rate		\$19,376.00						\$19,376.00
Sum of Task 5: Construction Observation and Report Rate			\$49,185.23	\$8,942.77				\$58,128.00
Sum of Task 6: Monitoring and Closure Rate				\$27,500.00	\$30,000.00	\$30,000.00	\$12,500.00	\$100,000.00
Sum of Monthly Cost		\$57,529.00	\$1,335,401.15	\$269,989.85	\$30,000.00	\$30,000.00	\$12,500.00	\$1,735,420.00
Family Supermarket								
Sum of Task 1: Infrastructure Upgrades/Remedial Action Rate			\$780,259.62	\$141,865.38				\$922,125.00
Sum of Task 2: Planning, Project Management, and Construction Oversight Rate		\$15,400.00	\$16,800.00	\$2,800.00				\$35,000.00
Sum of Task 3: Design Rate		\$22,000.00						\$22,000.00
Sum of Task 4: Monitoring and Closure Rate				\$27,500.00	\$30,000.00	\$30,000.00	\$12,500.00	\$100,000.00
Sum of Monthly Cost Sum		\$37,400.00	\$797,059.62	\$172,165.38	\$30,000.00	\$30,000.00	\$12,500.00	\$1,079,125.00
Vashon Athletic Club/Mom's Grocery								
Sum of Task 1: Infrastructure Upgrades Rate			\$1,184,516.67	\$107,683.33				\$1,292,200.00
Sum of Task 2: CAP/Delineation Completion Rate		\$60,000.00						\$60,000.00
Sum of Task 3: Project Management Rate		\$6,080.25	\$6,633.00	\$552.75				\$13,266.00
Sum of Task 4: Design Rate		\$30,954.00						\$30,954.00
Sum of Task 5: Construction Observation Rate			\$22,110.00	\$8,844.00				\$30,954.00
Sum of Task 6: Monitoring, Maintenance, and Closure Rate				\$74,250.00	\$81,000.00	\$81,000.00	\$33,750.00	\$270,000.00
Sum of Monthly Cost Sum		\$97,034.25	\$1,213,259.67	\$191,330.08	\$81,000.00	\$81,000.00	\$33,750.00	\$1,697,374.00



Appendix B: 2015–2016 Capital Financial Assistance Grant Pilot Program

Chapter 3, Laws of 2015, 64th Legislature, 3rd Special Session, Section 3085 directed PLIA to conduct a pilot demonstration at three study sites with aging tanks, contamination to soil and/or groundwater, and serious financial hardship. PLIA received 21 applications for the Pilot Program grants.



PLIA Proviso Grant Applications Received

PLIA reviewed and ranked each applicant based on the selection criteria established for the program to select the three sites eligible for Pilot Program grants. On August 17, 2015, PLIA awarded three \$600,000 grants to the following recipients: Acme Fuel Company of Olympia; Genesee Fuel and Heating Company, Inc. of Seattle; and Sharp’s Automotive of Moxee.

After selecting the three pilot demonstration sites, PLIA met with each of the grantees and their environmental consultants to review existing information for their sites and develop cleanup and infrastructure upgrade plans. PLIA’s successful Pilot Program provides the foundation for expansion to the full Loan and Grant Program in 2017.

On the following pages are profiles of each of the pilot demonstration grant sites.



Acme Fuel Company, Olympia

Acme Fuel Company, founded in 1925, is a third generation family-owned business located in downtown Olympia. Acme Fuel Company provides fuel services to homes and businesses throughout Thurston and Mason Counties. They deliver propane and heating oil to homes, repair and install heating and cooling equipment, and operate two card lock gas stations that provide fuel to businesses and individuals.



In 2011, Acme Fuel Company's fuel supplier delivered fuel to a discontinued tank, resulting in a catastrophic release and an emergency cleanup. During the cleanup investigation they discovered historical contamination from the underground fuel piping and fittings which had been leaking over several years. Upon discovering the contamination, Acme Fuel Company's owner, Christophe Allen, worked with an environmental consultant to develop a plan to clean up the contamination. Mr. Allen was surprised to learn that while his insurance policy covered the cleanup work, none of the station rebuilding costs would be covered. He approached his banker to set up financing and was told that the bank would not be able to help, because his property was already contaminated, and the costs were too large compared to the size of his small family business.



The pilot program grant allowed Acme Fuel Company to move ahead with the teardown of the station and cleanup of the contamination using insurance funds, with the reassurance that they would have the resources to put their station back together once the contamination was removed. With the grant funds, Acme Fuel Company has installed new tanks and lines that are less likely to leak in the future.

Current Project Status: Cleanup and tank system upgrade complete. Performance monitoring ongoing.



Genesee Fuel & Heating Company, Inc., Seattle

Genesee Fuel & Heating Company is a third generation family-owned business located in South Seattle. The company, started in 1929, is one of only three companies that provide heating oil services to the Seattle area. Genesee Fuel & Heating Company is also the largest dealer of bioheat, which is a form of biodiesel used for home heating. The company provides biodiesel blends of up to 99% biodiesel for their environmentally conscious customers.



In January 2015, the owner of the company, Steve Clark, received a notice of nonrenewal from his insurance company, stating that his coverage would be discontinued within three months due to the age of his company's USTs. The tanks were installed in 1949 and 1955. Without an insurance policy, Mr. Clark could not meet the state and federal operating requirements. Although his company was financially sound, Mr. Clark's banker was unable to assist him with financing for tank replacement. Mr. Clark's banker explained that trucks and buildings are simple to finance, as they are easy to collateralize, but financing for a UST would be an uncollateralized loan—something his bank could not provide. Without the Pilot Program grant award, Mr. Clark would not have been able to remove the outdated tank system and clean up the associated contamination in order to install an upgraded tank system. Without the upgraded system, Mr. Clark would not have been able to continue to operate his business.

Current Project Status: Cleanup and tank system upgrade complete. Performance monitoring ongoing.



Sharp's Automotive, Moxee

Sharp's Automotive is a small family-owned fuel and service station located in the town of Moxee near Yakima. The Sharp family purchased the business in 1987. The service station is a central part of the community and provides essential services to the surrounding area, especially area farmers.

In 1994, during the nationally led UST upgrade efforts, the station's USTs were removed and replaced. Soil contamination was discovered on the site and interim cleanup actions were completed, but a full cleanup of the site did not occur due to the limited availability of funds.



In 2016, the Department of Ecology issued a letter to Mr. and Mrs. Sharp and the previous property owner, noting potential vapor intrusion concerns. The Sharp's were denied financing from their local credit union and were unable to fund the investigation and cleanup work necessary at their site. PLIA grant funds are being used to complete the site investigation, secure access agreements, and conduct vapor monitoring to set MTCA cleanup levels for the site.

Current Project Status: Investigation into residential vapor intrusion complete. Vapor extraction ongoing.



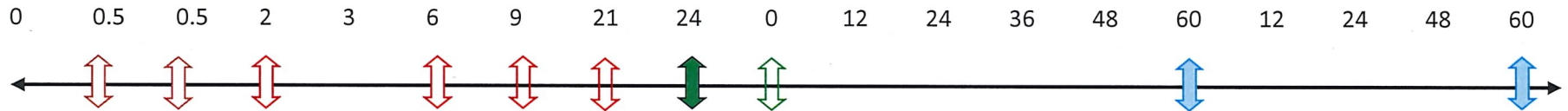
PLIA PPA FUNDING & IMPLEMENTATION TIME-LINE TEMPLATE

Project Name: Port of Skagit

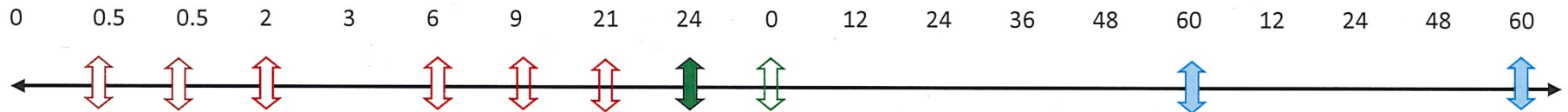
Project Cost: \$224,400.00 (Cleanup = \$224,000 + Infrastructure Upgrade = \$0.00)

Preferred Remedy: GW Model Remedies #1: Excavation & #5: MNA

TIMELINE - months



Funding \$



Continue CAP ED Permitting CONST/
Cleanup Mon Perf COV NFA Begin
Confirmation Mon O&M PLIA
5-Yr Review PLIA
5-Yr
Review

Activity-Implementation

Please Note: Covenant and Confirmation Monitoring & 5-yr Review may not apply



Table 6
Remedial Action Alternative Cost Estimate
Remedial Excavation of Soil
Former Northern State Hospital Property
Sedro-Wooley, Washington

CAPITAL COST ITEM	QTY	UNIT	UNIT PRICE	COST	TOTALS
Direct Capital					
Permitting					
Grading/SEPA Permit	1	per permit	\$ 9,000	\$ 9,000	
Rental Dewatering System	1	each	\$ 7,000	\$ 7,000	
Water Disposal	1	lump sum	\$ 5,000	\$ 5,000	
<i>Subtotal Permitting</i>					\$ 21,000
Remedial Excavation					
Monitoring Well Decommissioning	1	each	\$ 500	\$ 500	
Excavation, Handling, Segregation to 12 feet bgs	240	ton	\$ 10	\$ 2,400	
Transportation and Disposal of PCS Impacted Soil (Class 2)	110	ton	\$ 45	\$ 4,950	
Transportation and Disposal of PCS Contaminated Soil (Class 3)	140	ton	\$ 75	\$ 10,500	
Excavation, Handling, Segregation of slope back	280	ton	\$ 10	\$ 2,800	
Transportation and Disposal of Non-Impacted Soil (Class 1)	280	each	\$ 30	\$ 8,400	
Shoring Costs For Excavation to 15 feet bgs	0	facing sf	\$ 80	\$ -	
Geotechnical Design and Oversight	1	lump sum	\$ 12,000	\$ 12,000	
Pin Pile Installation	1	lump sum	\$ 15,000	\$ 15,000	
Import, Place and Compaction of Clean Backfill	280	ton	\$ 32	\$ 8,960	
<i>Subtotal Remedial Excavation</i>					\$ 65,510
Compliance Monitoring					
Well Installation for Compliance Groundwater Monitoring	2	each	\$ 2,500	\$ 5,000	
<i>Subtotal Compliance Monitoring</i>					\$ 5,000
<i>Subtotal Direct Capital</i>					\$ 91,500
Indirect Capital					
Design, Permitting, and Work Plans	11%			\$ 10,065	
Mobilization/Demobilization	8%			\$ 7,320	
Professional Labor for Construction Oversight (1 week)	14%			\$ 12,810	
Field Equipment and Laboratory Testing	8%			\$ 7,320	
Environmental Covenant		each	\$ 7,500	\$ -	
Regulatory Reporting	14%			\$ 12,810	
<i>Subtotal Indirect Capital</i>					\$ 50,300
TOTAL CAPITAL COST					\$ 142,000
FUTURE O&M AND OTHER DIRECT COST ITEMS⁽¹⁾		ANNUAL COST⁽²⁾		PRESENT WORTH OF ANNUAL AND FUTURE CAPITAL COST	
Quarterly Groundwater Monitoring and Quarterly Reporting (1 years)		\$	45,000	Discount Rate = 0.5%	\$ 44,732
TOTAL PRESENT WORTH MONITORING COST					\$ 44,700
TOTAL PRESENT WORTH COST OF CLEANUP ACTION ALTERNATIVE 1					\$ 187,000

NOTES:

Excavation is assumed to be roughly 15 feet by 20 feet with a final depth of 12 feet. Slope back is assumed to be roughly 1 Horizontal:1 Vertical

Unit rates for excavation and disposal are inclusive of costs associated with trucking and disposal fees.

This feasibility level cost should not be considered a guaranteed cost.

Unit rates for excavation and disposal assume that the property owner pays these costs directly. If not a mark-up will apply. Please note that disposal rates are subject to annual inflation.

This estimate assumes 50% of soils from the excavation area pass requirements for disposal as Class 3 and 50% of soils pass requirements for disposal as Class 2 soil. If the requirements are not met, soil will be disposed of as appropriate. Soil from the slope back is assumed to be non-impacted, including passing toxicity characteristic leaching procedure for metals.

Cost rounded up to nearest \$1,000.

⁽¹⁾Additional direct costs such as project management, regulatory communications and reporting, and other technical support services not specifically listed are not included in any future annual costs.

⁽²⁾Annual cost is Year 2017 cost.

% = percentage

bgs = below ground surface

n = number of years of compliance monitoring and O&M

O&M = operation and maintenance

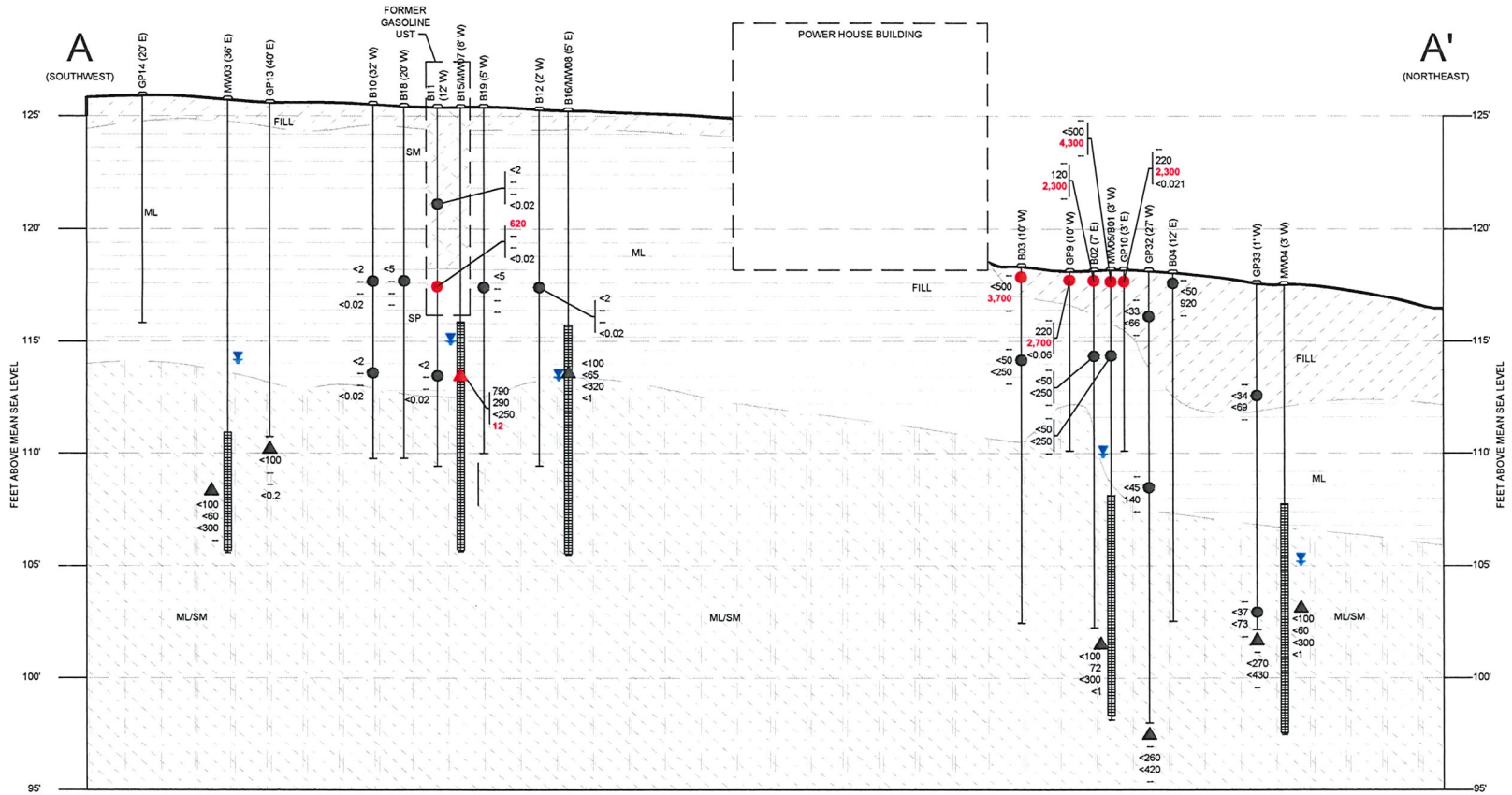
PCS = petroleum-contaminated soil

QTY = quantity

SEPA = State Environmental Policy Act

sf = square feet

ton = number of bank cubic yards x 1.8 ton/bank cubic yard



LEGEND

- SOIL SAMPLE
- ▲ GROUNDWATER SAMPLE
- ▼ GROUNDWATER LEVEL (9/11/17)

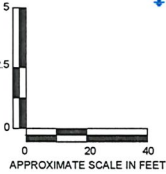
- MONITORING WELL
- FILTER SCREEN

SOIL (mg/kg) AND GROUNDWATER (µg/L) RESULTS:

- <2 GRPH: GASOLINE-RANGE PETROLEUM HYDROCARBONS
- <50 DRPH: DIESEL-RANGE PETROLEUM HYDROCARBONS
- <250 ORPH: OIL-RANGE PETROLEUM HYDROCARBONS
- <0.02 BENZENE
- RED** DENOTES CONCENTRATION EXCEEDS MTCA METHOD A CLEANUP LEVELS FOR GROUNDWATER OR SOIL
- MTCA WASHINGTON STATE MODEL TOXICS CONTROL ACT
- UST UNDERGROUND STORAGE TANK

- FILL: SILTY SAND OR GRAVEL WITH ASPHALT, BRICK, & CONCRETE
- ML: SILT WITH TRACE FINE SAND, TAN TO BROWN
- ML/SM: SILT TO CLAYEY SILT WITH INTERBEDDED SAND, GRAY

- SM: SILTY SAND (TANK BACKFILL)
- SP: COARSE SAND (TANK BACKFILL)



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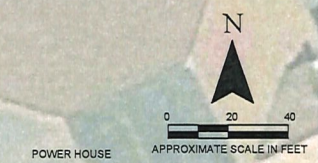
FORMER NORTHERN STATE HOSPITAL PROPERTY
 2070 NORTHERN STATE ROAD
 SEDRO-WOOLLEY, WASHINGTON
 SOUNDEARTH PROJECT #1303-003

FIGURE 6
 CROSS SECTION A-A'

10/25/2017

P:\1303 WA PLIA LOAN & GRANT\1303-003 PORT OF SKAGIT\TECHNICAL\CAD\2017\1303-003_2017_EXCA.DWG

Boring/Well ID	Sample ID	Date Sampled	Depth (feet bgs)	Analytical Results (milligrams per kilogram)						
				GRPH	DRPH	ORPH	Benzene	Toluene	Ethylbenzene	Total Xylenes
B07	B07-12	08/29/17	12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B08	B08-12	08/29/17	12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B09	B09-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
	B09-12		12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B10	B10-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
	B10-12		12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B11	B11-04	08/29/17	4	<2	--	--	<0.02	<0.02	<0.02	<0.06
	B11-08		8	620	--	--	<0.02	1.8	3.7	7.7
	B11-12		12	<2	--	--	<0.02	<0.02	<0.02	<0.06
B12	B12-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
B13	B13-08	08/29/17	8	<2	--	--	<0.02	<0.02	<0.02	<0.06
B14	B14-0.5	08/29/17	0.5	--	<50	<250	--	--	--	--
B17	B17-08	09/19/17	8	<5	--	--	--	--	--	--
B18	B18-08	09/19/17	8	<5	--	--	--	--	--	--
B19	B19-08	09/19/17	8	<5	--	--	--	--	--	--
MTCA Cleanup Level for Soil				30	2,000	2,000	0.05	7	6	9



LEGEND

- SS01 SUB-SLAB SOIL GAS POINT (SOUNDEARTH 2017)
- B16/MW08 MONITORING WELL (SOUNDEARTH 2017)
- B18 SOIL BORING (SOUNDEARTH 2017)
- GP11 SOIL BORING (MFA 2015)
- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- GROUNDWATER FLOW DIRECTION
- UST UNDERGROUND STORAGE TANK
- MFA MAUL FOSTER & ALONGI, INC.
- GRPH GASOLINE-RANGE PETROLEUM HYDROCARBONS
- DRPH DIESEL-RANGE PETROLEUM HYDROCARBONS
- ORPH OIL-RANGE PETROLEUM HYDROCARBONS
- NOT ANALYZED
- < RESULT BELOW LABORATORY REPORTING LIMIT
- MTCA WASHINGTON STATE MODEL TOXICS CONTROL ACT
- BGS BELOW GROUND SURFACE
- RED DENOTES CONCENTRATION EXCEEDS MTCA CLEANUP LEVEL
- PROPOSED REMEDIAL EXCAVATION AREA

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FORMER NORTHERN STATE HOSPITAL PROPERTY
2070 NORTHERN STATE ROAD
SEDRO-WOOLLEY, WASHINGTON
SOUNDEARTH PROJECT #1303-003

FIGURE 1
REMEDIAL ACTION ALTERNATIVE
PROPOSED EXCAVATION AREA

FORMER NORTHERN STATE HOSPITAL PROPERTY, SEDRO-WOOLLEY, WASHINGTON

The Former Northern State Hospital property, located in Sedro-Woolley, Washington, is a 225-acre property that was initially developed in 1909. The property historically operated as a treatment and residence facility and hospital for people with mental illness until 1973. The property is currently comprised of approximately 80 buildings, some of which are leased by tenants, including the U.S. Department of Labor for Cascade Job Corps program and the Washington Military Department National Guard. The property was recently purchased by the Port of Skagit, who will be working in partnership with the City of Sedro-Woolley, Skagit County, and the Washington State Department of Enterprise Services to redevelop the property into a center for innovation and technology.



Previous environmental investigations conducted at the property between 1993 and 2014 identified several areas of concern throughout the property, which included chlorinated solvent contamination near a former laundry building, heavy oil contamination near the Power House building, and lead, arsenic, and other metal contamination throughout the property. In 2017, the Washington Pollution Liability Insurance Agency funded a Preliminary Planning Assessment focusing on areas of concern associated with impacts from petroleum hydrocarbons. During this assessment, SoundEarth advanced soil borings and installed groundwater monitoring wells near former gasoline underground storage tanks associated with a former fueling station, as well as behind the Power House building at the property to evaluate the presence and extent of petroleum hydrocarbon contamination in soil and groundwater.



SoundEarth's investigation identified gasoline and benzene contamination in soil and groundwater near the former fueling station. Heavy oil contamination in soil behind the Power House building was identified, which was determined to be the result of fill material throughout that area. The vertical and lateral extents of contamination are defined in both areas, and soil and groundwater impacts were determined to be limited.

To address the soil and groundwater contamination in the identified areas of the property, SoundEarth recommended a remedial excavation to remove all contaminated soil and groundwater from the former fueling station area. The contaminated cleanup will be completed in conjunction with property-wide redevelopment activities.

Current Project Status: Awaiting Funding Status for Cleanup