

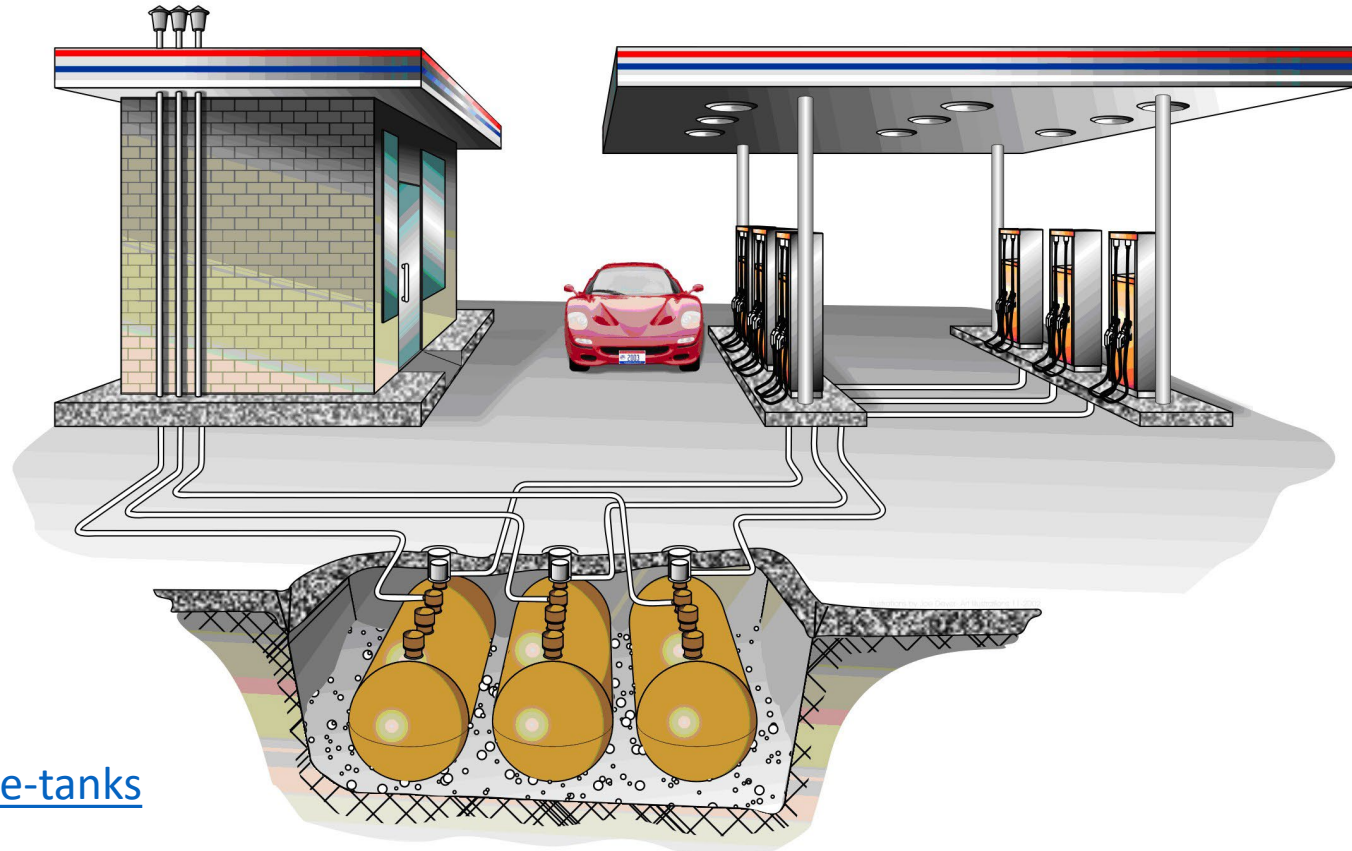
Underground Storage Tanks and Brownfields

Opportunities for Partnership and
Success



What is an Underground Storage Tank (UST)?

An underground storage tank system is a tank and any underground piping connected to the tank that has at least 10 percent of its combined volume underground.



<https://www.epa.gov/ust/learn-about-underground-storage-tanks>

Leaking Underground Storage Tanks (LUST)

- There are roughly 60,000 LUST sites nationwide – some of these may be a good fit for brownfields funding.
- While operating gas stations and many responsible party-lead tanks cleanups would not be candidates for Brownfields program assistance, potentially eligible tank sites could include:
 - Lower priority abandoned LUST sites
 - Abandoned USTs and UST facilities



Lower priority abandoned LUST sites have known contamination but are not moving forward because there is no viable responsible party and/or no money available to clean up the site.

Abandoned UST facilities, including former gas stations or fueling facilities, are a blight on communities and the presence or perceived presence of contamination inhibits reuse of the property. In addition, abandoned USTs associated with former facilities are often encountered during construction and redevelopment.

*criteria: the site must be of relatively low risk; there can be no viable responsible party; the applicant cannot be potentially liable for cleaning up the site; and the site must not be subject to a RCRA corrective action order

Opportunities for Partnership

Last year EPA Region 6 recently finalized a new resource, [Underground Storage Tanks and Brownfields: Opportunities for Partnership and Success](#). This document highlights opportunities for tanks and brownfields programs to partner at the national, regional, state, tribal and local levels to assess, cleanup, and help prepare abandoned UST and LUST sites for sustainable reuse.

State Brownfield Programs

- Coordinate with the EPA regional Brownfields program.
- Explore flexibilities offered through 128(a) State Response Programs; consider possibility of site-specific work at eligible tanks sites.
- Determine site eligibility (required before EPA Brownfields grant funding can be spent on a site contaminated with petroleum).
- Connect with state tanks partners to understand state-specific funding sources; if a state has a [financial assurance fund](#), explore the possibility of using brownfields funding to meet the fund's deductible to gain access to the fund so that the fund can continue the cleanup.
- Track progress on tanks sites that are being assessed or cleaned up through the Brownfields program, report progress and cleanups completed to state tanks partners.
- Share the list of competitive grant winners and successful petroleum eligibility determinations with state tanks staff to determine if potentially eligible tanks sites fall within grantee's target areas.
- Encourage grantees with unspent funds to consider evaluating eligible tanks sites.
- Check to see if there are revolving loan funds (RLFs) in the state that could cover potentially eligible tanks sites, see previous RLF recipients receiving supplemental funding and [FY24 RLF supplemental funding fact sheets](#).
- Examine the [Cleanups in My Community database](#) for brownfields properties that may have tanks on site; keep a state inventory of brownfields sites with tanks.
- Promote tanks/brownfields successful practices with partners and during regional and state meetings.

Local Brownfield Programs

- Coordinate with the EPA regional Brownfields program and state Brownfields program.
- Request inventory of potentially eligible tanks sites from state Brownfields and Tanks programs.
- Consider using Brownfields grant funding on eligible tanks sites that fall within the grant's target area and scope of work.
- Evaluate reuse options and consider prioritizing based on environmental justice, climate vulnerability, and [Justice40](#) criteria.
- Include subsequent redevelopment visioning through non-EPA funding sources in the process.



[Villa Montgomery, California](#)

Common Reuse Options

- Housing
- Commercial / business
- Environmental and recreational
- Public (e.g., fire stations, health centers)

Success Stories:

[ASTSWMO redevelopment successes at UST sites](#)



[St. Johns, Arizona](#)

Best Practices

1. Involve stakeholders at all levels, including federal, state, tribal, and local groups
2. Collaborate between regional and tribal brownfields and tanks programs
3. Leverage brownfields and tanks resources



[Henry's Service Station](#)

OUST Resources

[Underground Storage Tanks \(USTs\) | US EPA](#)

Petroleum Brownfields: Developing Inventories

<https://www.epa.gov/ust/petroleum-brownfields-developing-inventories>


Opportunities For Petroleum Brownfields

<https://www.epa.gov/ust/opportunities-petroleum-brownfields>

Petroleum Brownfields: Selecting A Reuse Option

<https://www.epa.gov/ust/petroleum-brownfields-selecting-reuse-option>

Additional Resources

- [Catalyzing Redevelopment: Innovative Approaches and Emerging Best Practices in State Petroleum Brownfield Initiatives | Environmental Law Institute](#)
 - [Smart Growth OPTIONS Community Engagement Workbook](#)
 - [Redevelopment Successes at Petroleum Underground Storage Tank Sites - ASTSWMO](#)
 - [Summary of State Programs and Data on Abandoned Underground Storage Tanks and Facilities - ASTSWMO](#)
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