

The background features a large, faint watermark of the United States Environmental Protection Agency (EPA) logo. The logo is circular, with the words "UNITED STATES" at the top and "ENVIRONMENTAL PROTECTION AGENCY" at the bottom. In the center is a stylized flower with three leaves and a scalloped top.

Tanks and Brownfields Collaborations, UST Finder and Moving LUST Sites to Closure

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US EPA Region 5

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Presentation topics

- UST/LUST and Brownfields opportunities
- Demo of UST Finder map tool
- Moving Sites to Closure (MStC)
- Your Questions



What is A Brownfield...Petroleum Brownfield?

Brownfield = “...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

- Statutory definition found in the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) §101 (39)

Petroleum brownfield is a type of brownfield where petroleum is the source of contamination.

This includes but is not limited to properties that have the **presence or perceived presence** of petroleum contamination from USTs.

Brownfield Opportunities



- UST sites can be good candidates for brownfield redevelopment projects.
 - With aging UST infrastructure and changes in fuel consumption, we may see more abandoned gas stations and sites with potential contamination from leaking USTs.
- Redevelopment can be a pathway to bring active LUST sites to closure.
- There is still money out there and opportunities for collaboration between tanks and brownfields.

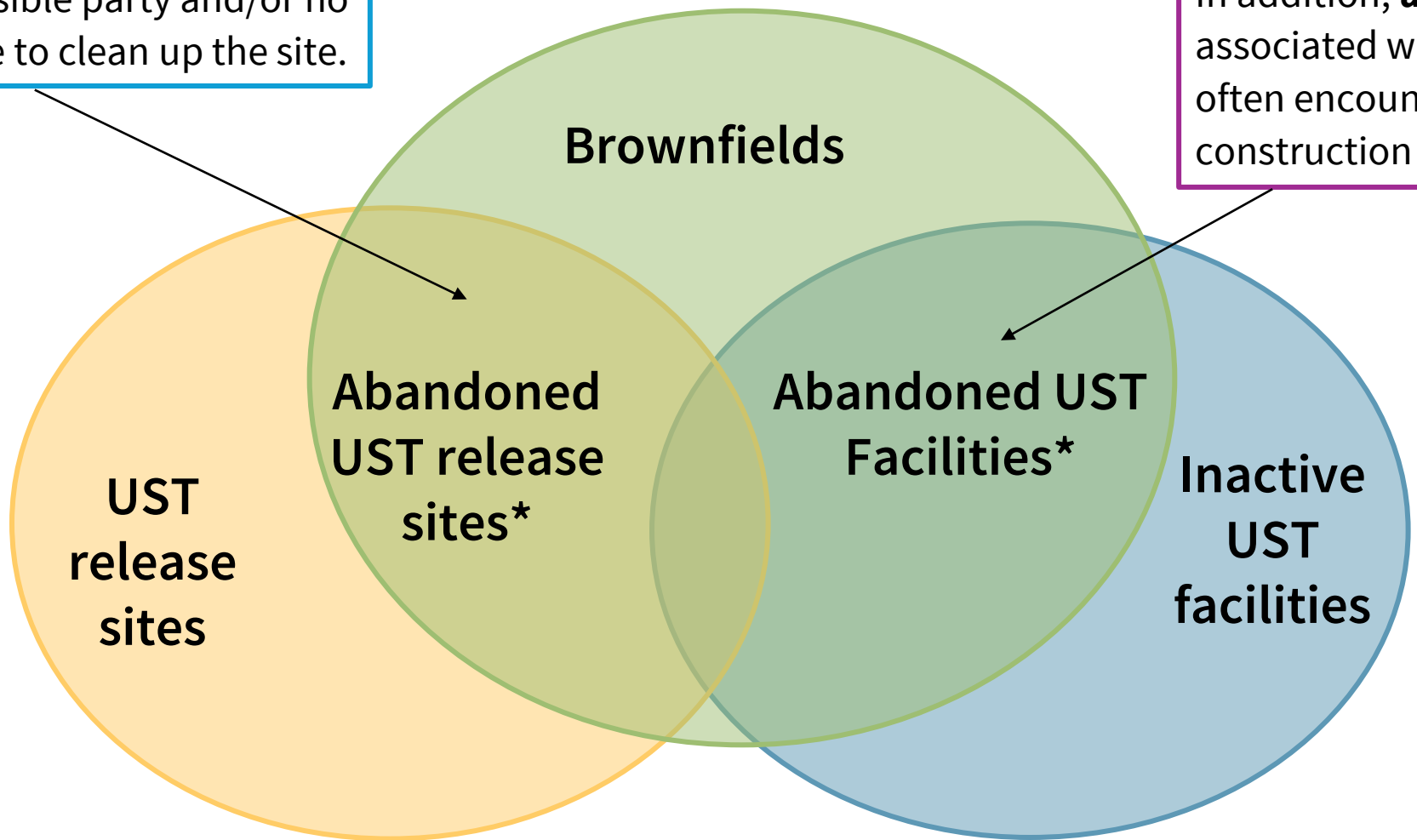
Brownfields Eligibility Determinations

- For a petroleum-contaminated site that otherwise meets the definition of a brownfield site to be eligible for funding, EPA or the state must determine:
 - There is no viable responsible party.
 - The site will not be assessed, investigated, or cleaned up by a person that is potentially liable for cleaning up the site.
 - The site must not be subject to a corrective action order under the RCRA § 9003(h).
- EPA updated the petroleum-eligibility language for Brownfields Grant funding to clarify that if the site has petroleum contamination from an UST, then eligibility should flow based on an evaluation of who owns the tank (instead of the former structure that was based on who owns the site).



Abandoned UST release sites that have known contamination but are not moving forward because there is no viable responsible party and/or no funding available to clean up the site.

Abandoned UST facilities that are a blight and may have presence or perceived presence of petroleum contamination that inhibits reuse. In addition, **abandoned USTs** associated with former facilities often encountered during construction and redevelopment.



*Sites must meet eligibility criteria to be considered candidates for Brownfields funding.



Identifying Petroleum Brownfields

- R5 UST/LUST Program
- Contact State Agency
- UST Finder
 - National Mapping Tool
 - Both USTs and LUST

UST/LUST & Brownfields Collaboration Efforts

Bois Forte Sawmill

Bois Forte Band of Chippewa

Funding

- State Brownfield

Site

- 2 Abandoned UST (~20 years)

Outcome

- Removed USTs
- Assessed Site
- Clean UST Closure – No Further Action Needed



Kountry Korner



Saginaw Chippewa Indian Tribe

Funding

- EPA TBA

Site

- 2007 Release
- No Viable RP
- Current Residence
- Future Plans To Open A Tattoo Parlor

Projected Outcome

- Determine Next Steps in the Cleanup

Mole Lake Smoke Shop



Sokaogon Chippewa Community

Funding

- EPA TBA

Site

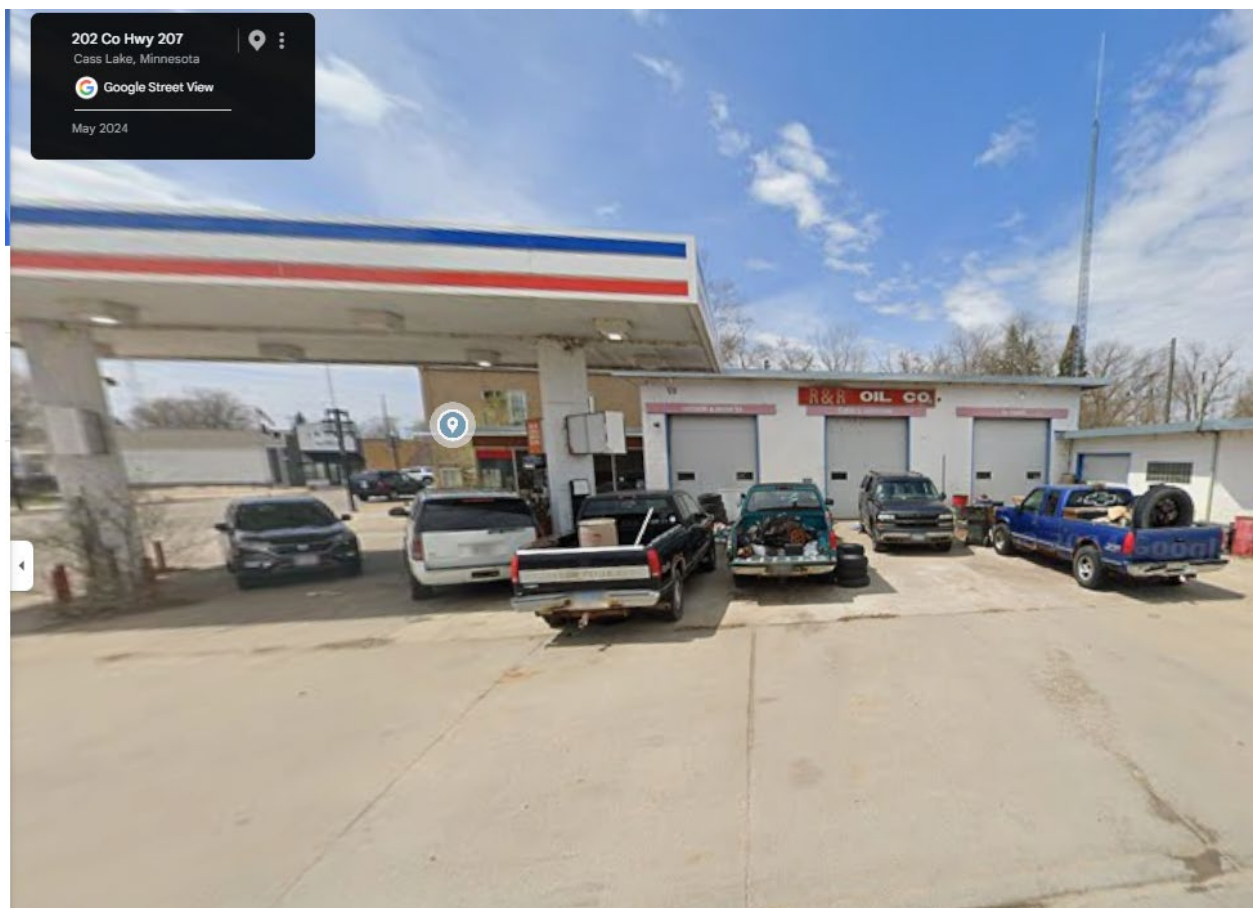
- Former UST Site
- 3 Abandoned USTs (~20 Years)
- 2 Still Have Product
- No Viable Owner

Projected Outcome

- Remove USTs
- Assess The Site
- Help Determine Next Steps If Need



R & R Petroleum



Leech Lake Band of Ojibwe

Funding

- State Brownfields
- Tribal 128(a)

Site

- 2 USTs
- 2 Still Have Product
- No Viable Owner

Projected Outcome

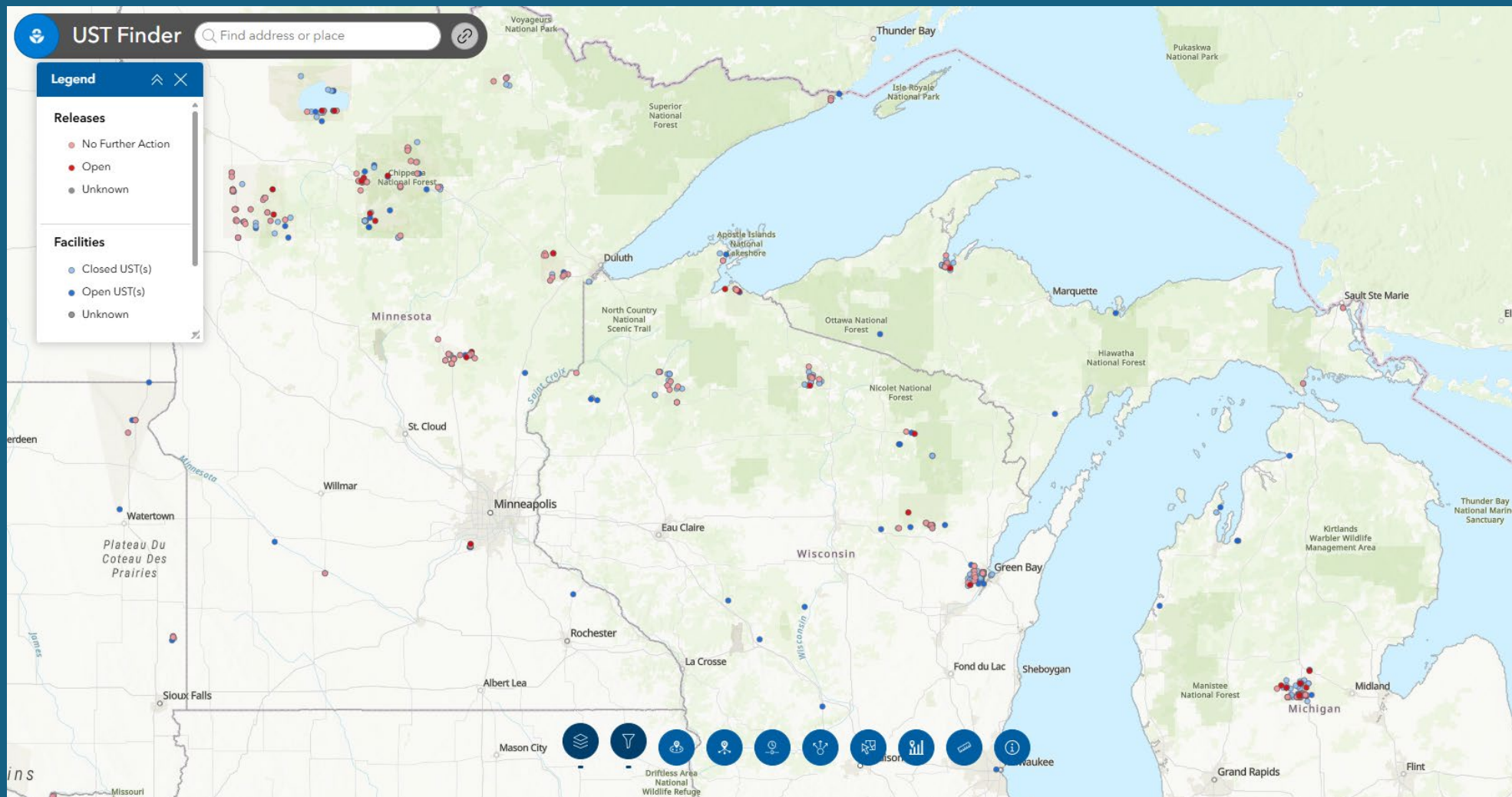
- Remove USTs
- Assess the Site
- Help Determine Next Steps
- Tribe/City Redevelop Site

Tribal Brownfields Report

- EPA's Tribal Brownfield Inventory Report
 - Help Determine Brownfields Eligibility
 - Data from Tribal UST/LUST Database (>50 Elements)
 - Key Elements
 - Land Status
 - Owner/Operator Info
 - UST Info
 - LUST Info
- R5 Developed Quick Summary (13 Elements)

UST Finder

epa.gov/ust/ust-finder





In UST Finder, you can...

- See where all underground and leaking underground storage tanks are located
- Search for open or closed tanks and releases and no further action by location, Tribe, and more
- View Tribal tanks and releases (added in 2025)

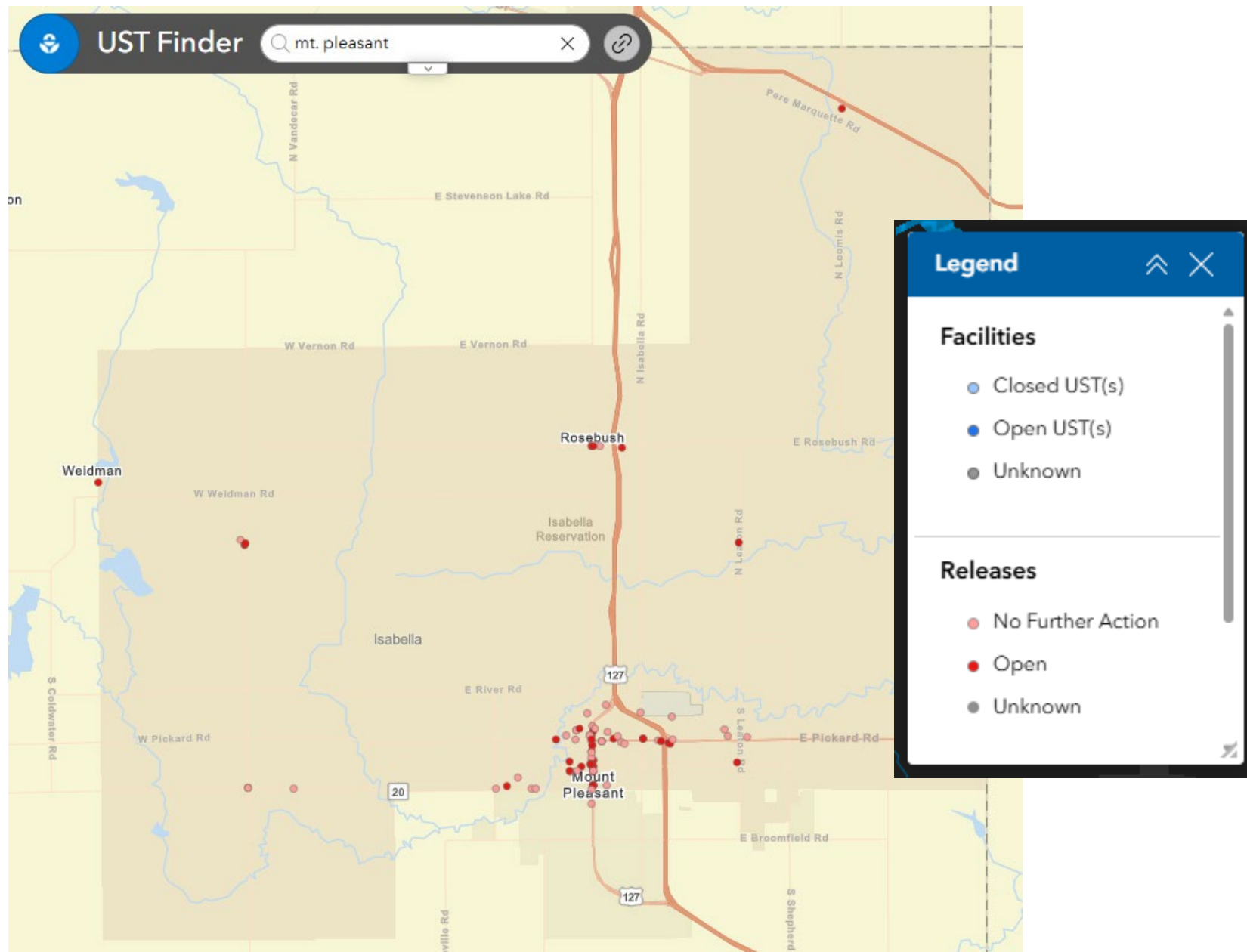


Why use UST Finder?

- View tanks with **building footprints** on the map
- Search your **area of choice** by drawing an area or upload a shapefile
- Estimate **private wells** nearby or **source water protection areas**
- **Download** a list of facilities or link the data into your map

UST Finder demo

Tribal example:
Saginaw
Chippewa





Filters

Search for Tribe

The screenshot displays the UST Finder web application interface. At the top, a search bar contains the text "mt pleasant, mi". Below the search bar, there are two main panels: "Filter" and "Info Summary".

Filter Panel:

- Releases:** Includes three filter items: "State" (toggle off), "Tribal Lands" (toggle off), and "Search for Tribe" (toggle on).
- Search for Tribe:** A dropdown menu is set to "Saginaw Chippewa Indian Tribe of Michigan".

Info Summary Panel:

- Includes an "Update results" button with a refresh icon.
- Facilities: 567 results.
- Releases: 84 results.

Map and Legend:

- The map shows the Isabella Reservation area, including locations like Weidman, Rosebush, Isabella Reservation, and Mount Pleasant.
- A legend titled "Releases" defines the status of points: "No Further Action" (pink dot), "Open" (red dot), and "Unknown" (grey dot).
- Map labels include "Clare", "Coleman", "Blanchard", and "Lake".
- A toolbar at the bottom contains various navigation and tool icons.

Use the Near Me tool to draw a point/line/area

The screenshot displays the UST Finder application interface. At the top, the search bar contains "mt. pleasant, mi". The left sidebar includes a "Near Me" panel with a "Draw" section. The "Draw" section has a "Select draw mode" dropdown with icons for point, line, and area. Below this, there are three data rows:

- Facilities: 7 items
- Releases: 7 items
- Microsoft Building Footprints: 445 items

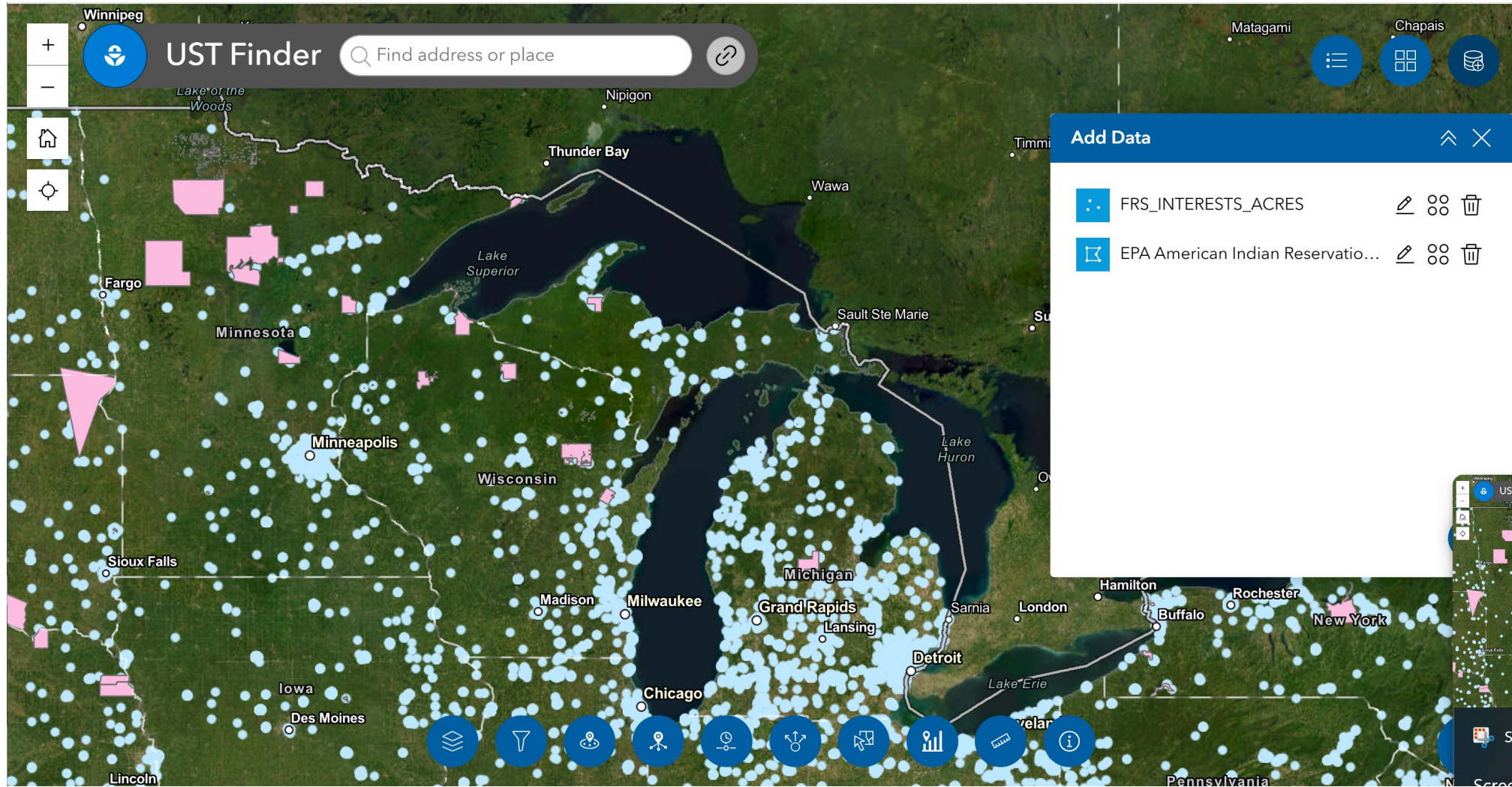
The main map shows a circular search area centered on Mount Pleasant, MI. A red dot indicates the search point, and a blue dot indicates the current location. A large, semi-transparent circular area is drawn around the search point. The right sidebar displays a data table for the selected release:

Releases: Blarney Castle High St EZ Mart (Former "Blodgett Oil", "Shell Blodgett #32", "Jacks Shell #32", "Blodgett #32", "Mt. Pleasant High Street EZ Mart", "Mission Shell", "Blodgett Oil Co #107")

Zoom to

Address_Match_Type	
City	Mount Pleasant
Closed With Residual Contamination (Tribal Only)	Yes
Coordinate_Source	GPS_Tribe
County	Isabella
DomesticWells_within_1500ft	
EPA_Region	5
Facility_ID	SAG5126
LandUse	
Latitude	43.60
Longitude	-84.77
LUST_ID	R5-0282
NFA_Letter_1	View
NFA_Letter_2	
NFA_Letter_3	
NFA_Letter_4	

Add Data button – Add Brownfields sites



Download data from UST Finder

The screenshot displays the UST Finder web application interface. At the top, the search bar contains the text "mt. pleasant, mi". The main map area shows a grid overlay and several labeled locations: Clare, Rosebush, Isabella Reservation, Weidman, Mount Pleasant, and Gordonvil. A panel titled "Info Summary" is open on the right side of the map. This panel includes an "Update results" button, a "Facilities" section with a count of 22, and a "Releases" section with a count of 41. Below the "Releases" section, a dropdown menu is visible, listing several export options: "Export to JSON", "Export to CSV", "Export to GeoJSON", "Export to Item", "Export to Shapefile", "Export to FGDB", and "Export to KML". The "Export to CSV", "Export to Shapefile", and "Export to KML" options are highlighted with pink rectangular boxes.

Upcoming UST Finder webinar

Tuesday, June 2, 2026
1:30-2:30 PM EST



Introduction to
UST Finder in
ECHO Gov



MStC & Threat Assessments for UST Releases

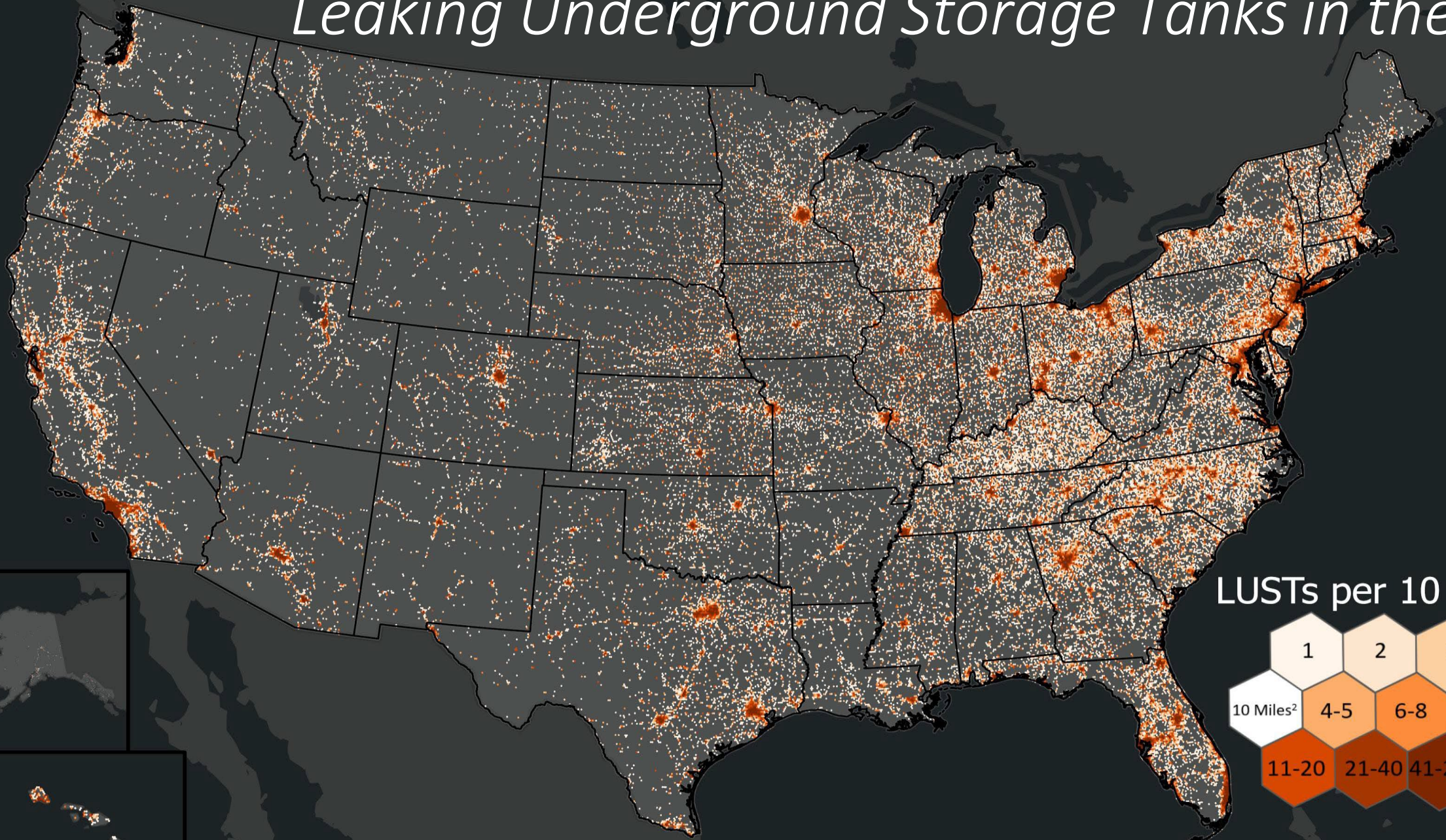
Introduction for Tribes

Elly Gates, Region 5 USEPA

Today's Discussion Outline

1. Background
2. Threat assessment policy statement
3. MStC
4. Implementation

Leaking Underground Storage Tanks in the US



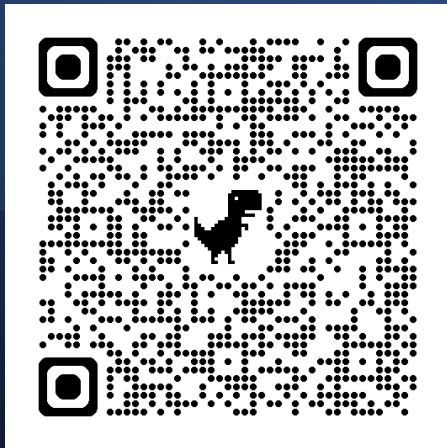
LUSTs per 10 miles²



Evolution of Petroleum UST Corrective Action

	1980s	1990s	Current Best Practice
Cleanup goals	Universal Worst case exposure	Source, pathway, receptor Site-specific target concentrations	Screening distances Stability Alternative end points
Remedial Methods	Physical extraction	<i>in-situ</i> methods	Recoverability Natural Source Zone Depletion (NSZD) Enhanced biodegradation
Natural Degradation	A mystery	Tests for biodegradation	Rely on biodegradation Calculate rate

Reassessing Exposure Threats from Petroleum Underground Storage Tank Releases



Policy statement encourages Implementing Agencies to:

- Assess current threats at open sites using the latest science.
- Focus resources on high-threat sites and close low-threat sites.
- Make the assessment process open so owners can conduct assessments.
- Consider the ASTM Moving Sites to Closure standard as a framework.

Benefits of Threat Assessment at Open UST Release Sites



Define and respond to previously unrecognized threats.



Improve communication with owners and the public.



Minimize barriers to reuse or redevelopment caused by unknowns.



Enable efficient use of cleanup funds and staff resources.

MStC Process



CSM REVIEW
(Section 7)

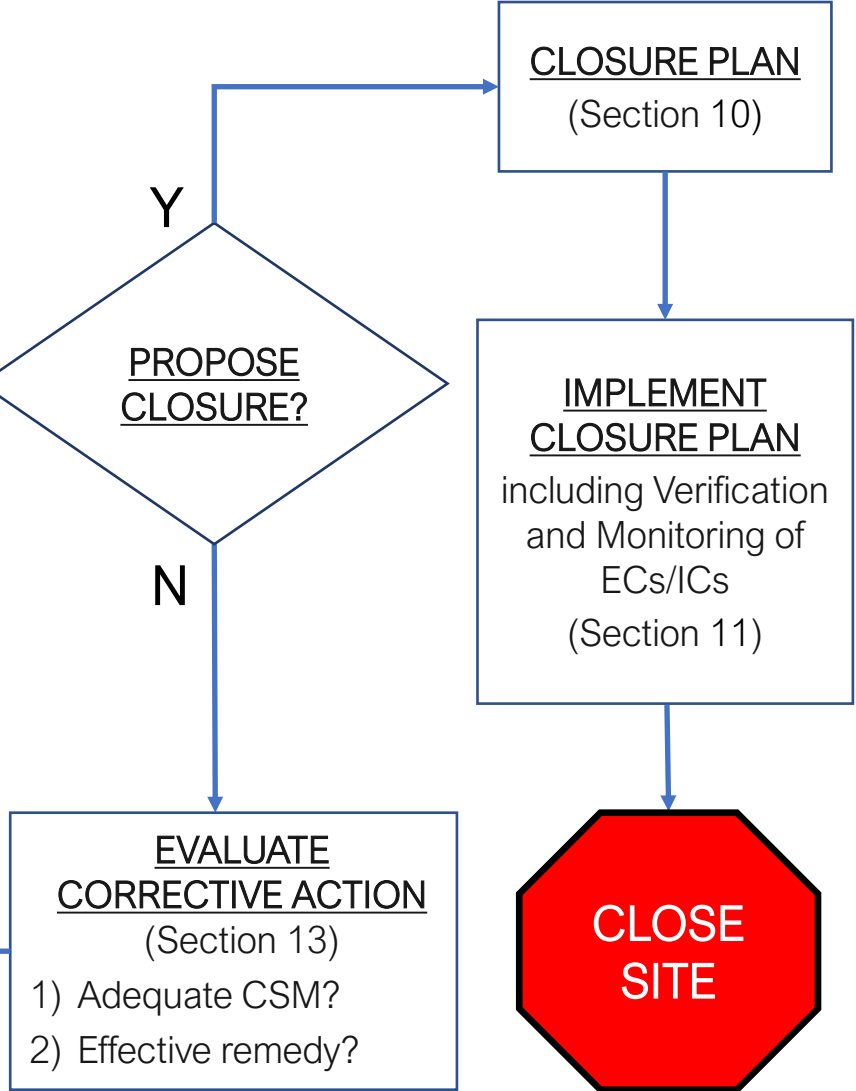
- 1) Evaluate CSM
- 2) Assess:
 - What technical issues are keeping the site open?
 - Which media are an issue?
 - Are there other non-technical issues to resolve?

TECHNICAL ISSUES
Evaluate Alternative Closure Criteria for Media at Issue

- LNAPL (Section 8.2)
- GW (Section 8.3)
- Soil (Section 8.4)
- Vapor Intrusion (Section 8.5)

DEMONSTRATE SATISFACTION OF CHOSEN CLOSURE CRITERIA

- 1) Collect additional data for criteria
- 2) Update CSM with additional data
- 3) Evaluate uncertainties
- 4) Identify needed ICs and ECs (Sections 8 and 9)



RESOLVE NON-TECHNICAL ISSUES
(Section 12)

- Non-responsive owner
- No access
- Lack of funding
- Lack of staff



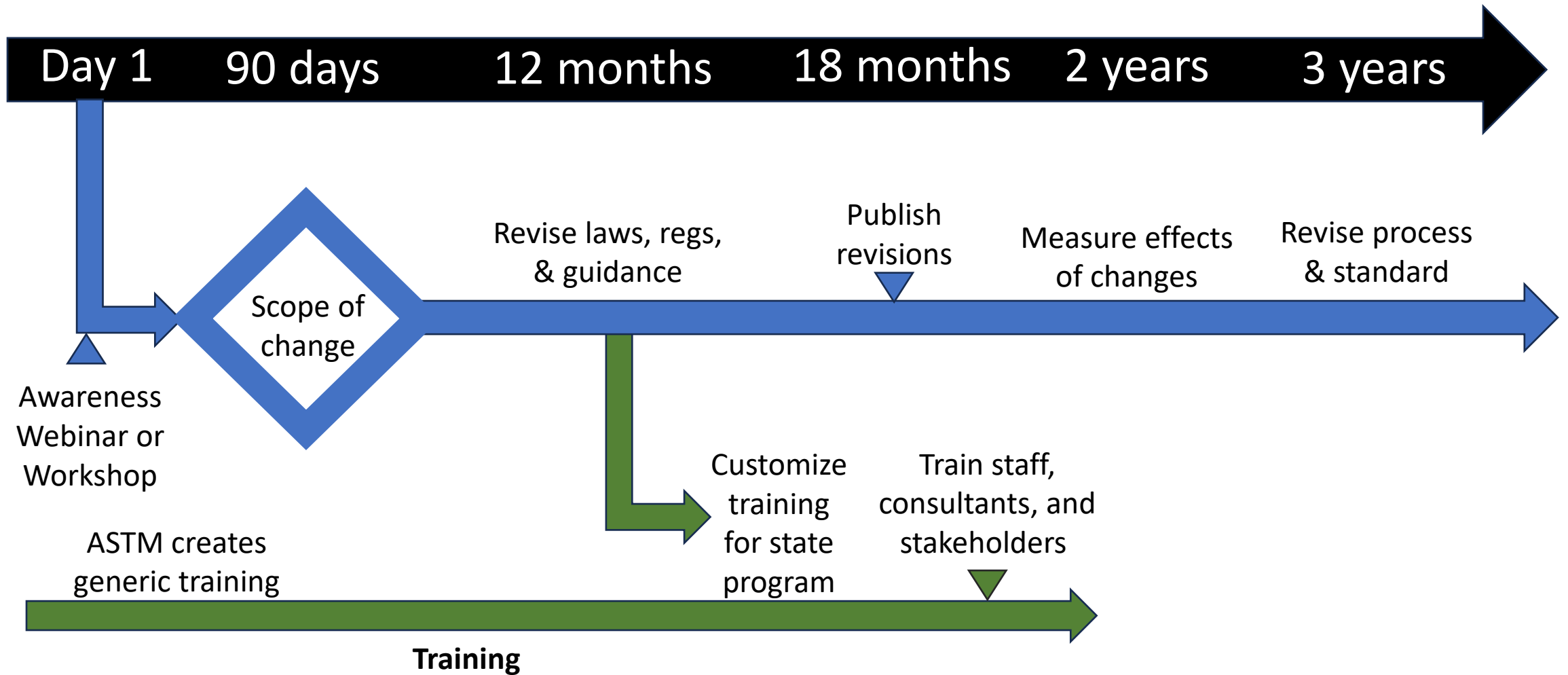
Major Changes from Prior Approaches

- Assess current threats to determine the need for further corrective action.
- Closing low threat releases can be consistent with groundwater non-degradation goals.
- Focus on stability instead of concentrations.
- LNAPL in monitoring wells may be OK if not migrating.
- Reduce reliance on monitoring of natural attenuation.

Implementation Approach

- Focus on training and assistance
- Top-down, bottom-up, and middle-out
- Tailor to implementing agency
- ½ , 1, 4, and 16-hour trainings
- Partner w/ ASTM
- Present at industry meetings and professional conferences

Typical Path to MStC Adoption





Questions?

Schedule Training?

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