



Targeted Brownfields Assessment (TBA) Application

EPA Region 8 accepts applications for environmental assessment assistance at brownfields properties on an ongoing basis. To request Region 8's technical assistance, please complete this application. The information provided will be evaluated to determine if the applicant and site meet the selection criteria for the TBA program. EPA will also evaluate whether funding is available to perform the requested assessment within the desired schedule. Applicants will be contacted promptly after this review. For more information on TBAs, please visit: www.epa.gov/region8/brownfields/tba.html

1. Applicant Information Aug 13, 2013

Applicant Organization	Flandreau Santee Sioux Tribe
Contact Person and Title	Elizabeth Wakeman, Brownfields/Tribal Response Program Coordinator
Street Address	P.O. Box 283
City, State ZIP Code	Flandreau, SD 57028
Phone	605-997-5123
Fax	605-997-5230
Email Address	fsstbfc@mshsi.com

2. Site Description and History

Site Name	Snow Residence/FSST #9
Address	228A Street Flandreau, SD 57028
Acreage	2 Acres
Lat/Long Coordinates	N 44 4' 29.6" W -96 35' 34.5"
Current Owner's Name	Flandreau Santee Sioux Tribe
Current Owner's Address	P.O. Box 283 Flandreau, SD 57028

A. Please provide a brief description of the property and the specific assessment(s) you wish to have performed (e.g., Phase I, II and/or cleanup planning):

We would like a Phase I and Phase II done. The property is an abandoned trailer with possible asbestos and other unknown contaminants surrounding the area. The floors are ready to give away and the trailer shows signs of dilapidation.

B. When you would like the assessment(s) to be conducted? What is the project timeline?

We would like this assessment to be completed immediately

C. Why would you like the assessment(s) conducted? (TBAs can be used to facilitate property acquisitions, meet EPA grant application requirements, characterize contamination for environmental cleanup, among other reasons.)

The property was abandoned and the Flandreau Santee Sioux Tribe would like the area cleaned so that the area could be used for agriculture or crop use. Upon inspection the trailer was found that it had trash and other debris around the area. The trailer was used as a storage for different things including

electronics, trash, boxes, unknown aerosol cans, barrels, and wood.

- D. Describe the environmental conditions at the site, including potential contaminants and a summary of any known past environmental investigations. Describe the past uses of the site.

The site is an abandoned trailer that is filled with asbestos. There are rodents making their home in the trailer as well as other animals. The floor is very unstable and the site is being used as a dump. The trailer has signs of dilapidation and the roof has been rebuilt. The trailer is a hazard to the community and children often go into the trailer with the intention of doing illegal activities.

- E. Is the applicant the property owner? **(Yes/No) Yes**
- F. If not, does the applicant have legal permission to enter the property to conduct the site assessment activities? **(Yes/No) Note, applicant will be required to secure access. Yes**
- G. Do you know how and when the contamination occurred? **(Yes/No) If yes, describe. Note, applicants who are responsible for causing contamination are not eligible for assistance under this program. No**
- H. Describe any state or federal regulatory involvement at the site related to its environmental condition.
- I. Is there an ongoing or planned state or federal enforcement action or order at the site? **(Yes/No) If yes, please explain. No**
- a. Is the site on any state or federal environmental lists, such as the National Priorities Lists (NPL) or the Leaking Underground Storage Tanks (LUST) list? **(Yes/No) If yes, please explain. No**
 - b. If petroleum contamination is suspected, has the applicant worked with the State or EPA to determine eligibility? **(Yes/No/NA) If yes, please explain. No**

3. Property Reuse and Redevelopment

- A. Describe the anticipated reuse or redevelopment of the property.

The Flandreau Santee Sioux Tribe would like to clean the area and use it for agricultural or livestock use.

- B. Describe any commitments in place to show this brownfields site will be cleaned up and redeveloped or reused. Please indicate potential or secured funding sources for cleanup and redevelopment.

The Flandreau Santee Sioux Tribe would like to use the area for agricultural purposes and possibly to graze the buffalo on the area.

- C. Describe how site reuse/redevelopment will benefit the community (e.g., creation of jobs, green space, parks, sustainable/green redevelopment, a catalyst for further redevelopment in the area, etc). Privately owned sites must provide a substantial public benefit.

The site will be used for crops and grazing of farm animals.

- D. Will the property be sold or transferred to a different entity? If so, please describe. **No**

**Flandreau Santee Sioux Tribe Natural Resources
Brownfields Tribal Response Program
Site Inventory Information Sheet**

Date: 8-13-13 Site Name: SNOW Residence / ESST #9

Form completed by: Natasha Eagle Star

Directions to Site: Drive 2.2 miles on S Summit St. Turn left, drive 0.2 miles to site.

Site Description: 228A Street, 2 acres, Abandoned trailer owned by Flandreau Santee Sioux Tribe.

Address: (county/state) 228A Street Flandreau, SD 57028

Lat/Long: N 44° 4' 29.16" W - 96° 35' 34.5"

Township/Range/Section:

Parcel/Allotment Number(s):

Current Property Owner: Flandreau Santee Sioux Tribe

Current Use of Property: None

Future Use of Property: Agriculture, livestock, farming

Neighborhood: Residential: Industrial: Rural: Other:

Site & Vicinity general characteristics: (terrain, elevation, general land use in area, vegetation, location to nearest town)

Physical Setting:

Geologic Information:
Geological formations/thickness
Rock name/depth
Faults/structural features
(within 4 miles)

Hydraulic Information:
Depth to groundwater
Aquifers under site
Hydraulic conductivity
Confined/unconfined
Recharge area
Interconnections

Hydrology:
Surface water flow direction
Annual mean discharge rate of surface water
Drainage area up-gradient of site
Soil plain information
Wetlands or water bodies

Historical Information:

Property use Past/Present: Agricultural use in past Residential now

Previous owner:

Potential environmental threats: Asbestos, unknown aerosols, rotting wood

**Flandreau Santee Sioux Tribe Natural Resources
Brownfields Tribal Response Program
Site Inventory Information Sheet**

Date: 8-13-13 Site Name: SNOW RESIDENCE / EST #9

Form completed by: Natasha Eagle Star

Directions to Site: Drive 2.2 miles on S. Summit St. Turn left, drive 0.2 miles to site.

Site Description: 228th Street, 2 acres. Abandoned trailer owned by Flandreau Santee Sioux Tribe.

Address: (county/state) 228th A Street, Flandreau, SD 57028

U/Long: N 44° 4' 29.16" W - 96° 35' 34.5"

Township/Range/Section:

Parcel/Allotment Number(s):

Current Property Owner: Flandreau Santee Sioux Tribe

Current Use of Property: None

Past Use of Property: Agriculture, Livestock, Farming

Neighborhood: Residential: Industrial: Rural: Other:

Site & Vicinity general characteristics: (terrain, elevation, general land use in area, vegetation, distance to nearest town)

Physical Setting:

Geologic Information:
Geological formations/thickness
Rock name/depth
Faults/structural features
(within 4 miles)

Hydrologic Information:
Depth to groundwater
Aquifers under site
Hydraulic conductivity
Confined/unconfined
Recharge area
Interconnections

Hydrology:
Surface water flow direction
Annual mean discharge rate of surface water
Drainage area up-gradient of site
Soil plain information
Wetlands or water bodies

Historical Information:

Property use Past/Present: Agricultural use in past Residential now

Previous owner:

Potential environmental threats: Asbestos, unknown asbestos cans, rotting wood.

Site Reconnaissance:

Description of each structure:
(Size/condition/construction materials)

20' x 100' single wide trailer

Interior Observations:
(Heating/cooling/stains/
corrosion/drains/sumps/
possible asbestos)

possible asbestos, furnace, trash, sinks, beds, septic

Fence/Gates: (condition/type/locked):

Approximate size of Property (acres):

2 acres

General slope of site:

Water Supply: Potable Non-Potable Groundwater Surface Water None

Wells: monitoring drinking irrigation none other

Sewage Disposal System: Septic connected to public system none other

Roads: paved gravel dirt stained gates

Containers Identified:
(Include number/size/conditions)

Several cans and drums located around site

Drums/small containers:

one or two aerosol cans, drums

Hazardous substances or petroleum products in connection with identified uses:

used oil

Unidentified substance containers:

Potential contaminants/indicators identified:

Hazardous substances or petroleum products in connection with identified uses:

Underground tanks (pipe or pipe caps):

septic

Above ground tanks/lines:

electrical

Buried waste (line of new asphalt, disturbed/subsided soil):

Fresh/imported cap soil, road base, wood chips:

PCBs (including transformers, fluorescent light fixtures):

transformer for trailer electricity

Odors:

Pools of liquid:

Pits, ponds, trenches, and lagoons:

Stained soil or pavement:

Stressed vegetation:

Surface water bodies/location:

Surface Water drainage from site:

Run/storm drainage patterns:

Evidence of fishing/location:

Woods blowing off site:

Summary of recognized environmental conditions:

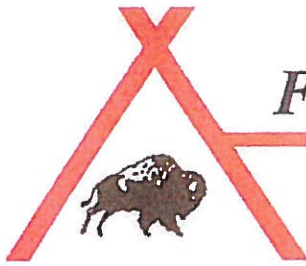












Flandreau Santee Sioux Tribe

*P.O. Box 283 Flandreau, SD 57028
Natural Resources Dept*

*Ph. (605) 997-5123
Fax (605) 997-5230*

Brownfields Site on Flandreau Santee Sioux Tribe Trust Land Environmental Assessment and Cleanup

**Abandoned structures on Snow Property September – December 2013
Brownfields Coordinator - Elizabeth Wakeman - (605) 864-8510**

- **Priority Site** – Tribe wanted to remediate and remove abandoned trailer, old septic, contaminated soil and hazardous trash on 2-acres site and reuse as agricultural farm land or grazing land comparable with adjoining properties.
- **Assessment** - The U.S. EPA used its in-house contractor to conduct a Targeted Brownfields Assessments (TBA) for the Snow Property in November and December 2013. This included conducting Phase I Environmental Site Assessment (documenting historical information on the site) and Phase II Environmental Site Assessment (collecting samples that were tested for contamination). Regulated Asbestos Containing Materials were identified.
- **Cleanup** – The Tribe hired a certified “Tribal Preference” contractor to conduct the cleanup including remediation, transport and proper disposal of contamination and construction debris to a Resource Conservation and Recovery Act (RCRA) Subtitle D compliant landfill. Some materials were recycled.
- **Coordination** – Major stakeholders included Tribal Council and Administration, Land Management Office and the Community.
- **Institutional Controls** – Letter was written to Tribal Council and Land Management office summarizing the assessment and cleanup stating no Institutional Controls (reuse restrictions) were needed as all contamination and hazards were removed.



Cleanup of Snow Property