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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 - October 8, 2014

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@mchsi.com

2. Site Description and History

Site Name	Natural Resources Building and Tanks Under Parking Lot
Address	403 W broad Avenue, Flandreau, Moody County, SD 57028 (On Tribal Trust Land)
Acreage	About 1 Acre
Lat/Long Coordinates	Lat: 44.043546; Long: -96.5999943
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 and cleanup planning activities completed for the Natural Resources Building and two gas tanks located under the paved parking lot. The building was constructed in late 1970's or early 1980s and was the First American Mart, a gas station and convenience store owned by the Tribe. In about 1990, the building became offices for the Natural Resources Department. Interviews indicate two tanks are buried under the parking lot and they were filled with sand. It is unknown if any soil is contaminated.

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

We would like this assessment to be conducted ASAP.

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 Tribe wants to characterize the contamination so it can determine its options for cleaning up the site. A new IHS Clinic has been built to the west and additional health buildings are needed, which are proposed for the Natural Resources building location.

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.

From the age of the buildings, asbestos and lead-based paint may have been present. Vehicle fluids and maintenance products may also have been present. Interviews mentioned that 2 USTs may have been filled with sand. It is unknown if the soil is contaminated. To date, no documentation could be identified in relation to the tanks. Additionally, they are not listed in Envirofacts or on the SD DENR database. A phone call to SD DENR said they could not locate any records on the tanks.

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.

Because the building for the First American Mart may have been built during the time period when asbestos and lead building products were used, they may be present. Also, the building was remodeled when it became the Natural Resources building in about 1990. During the 1990s, it was typical procedure to fill USTs with sand and not deal with any contaminated soil. As the years progressed, it became apparent that fuels, USTs, vehicle fluids, asbestos, lead, etc may harmful to the environment and public health if not properly handled and dispose of. Eventually, laws and regulations were adopted to address the situations.

H. Describe any state or federal regulatory involvement at the site related to its environmental condition. None.

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 Tribe has limited land and resources. The uncertainty as to whether USTs, contaminated soil, and other contaminants from the building are inhibiting redevelopment of the land. This site is needed for expansion of the IHS Clinic facilities, which is close to existing health and Tribal services. Additionally,

is infrastructure in place on the site reducing redevelopment costs.

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.

Tribal Council/Executive Committee and the Land Management have asked the Brownfields Program to assess and possibly cleanup the site so it can be brought back into productive reuse and address the immediate needs of the Tribe and Clinic.

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.

Any sites that can be cleaned up and reused is a benefit to the Tribe and its Tribal residents. Jobs will be created during the cleanup, and economic benefits and jobs can be realized from new jobs. This site is conveniently located to most Tribal residents and is located near other Tribal Administration and service buildings.

D. Will the property be sold or transferred to a different entity? If so, please describe. The Tribe does not intend to sell the property.

E. Describe the roles of stakeholders in the project, e.g., community organizations, local government involvement, etc.

- Land Management researches and make recommendations on Tribal Reservation land uses.
- Tribal Council/Executive Committee approves all projects on the Reservation.
- Tribal Housing makes decisions, provides input and seeks funding and land options for Tribal assistance housing.
- The Brownfields, GAP and Water Program along with Tribal Council/Executive Committee conduct considerable outreach to distribute information and gather public input through various media and meetings.
- Because the Tribe has MOUs with the City and County for Law and Fire response, information is often shared through documents and meetings.

F. Describe efforts directed towards involving the community in site reuse planning activities.

- The Flandreau Santee Sioux Tribe makes its intentions known thru general meetings, newsletters, and other outreach programs.
- The Brownfields, GAP and Water Program along with Tribal Council/Executive Committee conduct considerable outreach to distribute information and gather public input through various media and meetings.
- Because the Tribe has MOUs with the City and County for Law and Fire response, information is often shared through documents and meetings.

4. Additional Information

Please email any supporting documentation such as regional and site location maps, photographs, prior site assessment reports and historical environmental information, if available, to the email address provided below. **See attached picture and aerial.**

5. Contact Information

To submit your application or for questions, please contact Bill Rothenmeyer, TBA Program Manager:

Email: rothenmeyer.william@epa.gov

Phone: 303-312-6045

Fax: 303-312-6065





Flandreau Santee Sioux Tribe
Natural Resources
Brownfields Tribal Response Program
Inventory Questionnaire

Form Number: 12

Date: 10/8-2014

Time: 7:45

Anonymous Information?

Yes: _____

No:

If no, please answer the following questions:

Name: Natural Resource Building and Tanks under parking lot
Address: 403 W Board Avenue, Flandreau, Moody County, SD 57028
Phone: 605 997 5123

Description of Site:

Natural Resource Building and Tanks under parking lot
About 1 Acre
Interviews indicate two tanks are buried under the parking lot and they
were filled with sand. It is unknown if any soil is contaminated. To date
documentation could be identified in relation to the tanks.

Site Location/Directions:

403 W Board Avenue, Flandreau, Moody County SD 57028

Other Person(s) that may be knowledgeable of sites past and present uses:

ISSI Natural Resource Staff
ISSI Tank

Potential/Known Environmental Threats/Hazards existing on site:

Underground storage tank

Other important information:

May be under ground storage tank

Signature of Person completing questionnaire:

[Signature]

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

Date: Oct 30, 2014 Site Name: Natural Resource Bndary

Form completed by: Shane Webb

Directions to Site: 403 W Board Avenue, Elandreau, Moody County

Site Description: 403 W Board Avenue, Elandreau, Moody County 57028

Address: (county/state)

Lat/Long: Lat 44.043546 Long -96.599943

Township/Range/Section: Moody

Parcel/Allotment Number(s): W1

Current Property Owner: FSSP

Current Use of Property: Natural Resource Bndary

Future Use of Property: Don't Know

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
-bedrock 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
-floodplain information
-wetlands or water bodies

Historical Information:

Property use Past/Present:
Previous owner:
Potential environmental threats:

Site Reconnaissance:

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

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

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

Approximate size of Property (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)

Drums/small containers:

Hazardous substances or petroleum products in connection with identified uses:

Unidentified substance containers:

Potential contaminants/indicators identified:

Hazardous substances or petroleum products in connection with identified uses:

Underground tanks (pipe or pipe caps):

Above ground tanks/lines: *None*

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

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

PCBs (including transformers, fluorescent light fixtures):

Odors:

Pools of liquid:

Pits, ponds, trenches, and lagoons:

Stained soil or pavement:

Stressed vegetation:

Solid waste/debris: (check if present)

- White goods
- Metal debris
- barrels
- containers (list) _____
- carpet
- glass
- untreated wood
- treated wood
- plumbing materials
- tires
- wire
- sheet rock, construction debris
- plastics
- concrete
- household
- radiators
- fiberglass
- automobile/parts (list) _____
- household appliances (list) _____
- medicine bottles/other medical debris

Other
(list): _____

Waste water:

Adjacent Properties:

Property Use/Condition:

Targets:

Nearest resident, drinking water well:

Human/indicators present:

Animal indicators present:

Surface water bodies/location:

Surface Water drainage from site:

Rain/storm drainage patterns:

Evidence of fishing/location:

Dust blowing off site:

Summary of recognized environmental conditions: