



Targeted Brownfields Assessment Application*

EPA Region 8 is accepting application for environmental assessment assistance at Brownfields properties. To request Region 8's technical assistance, please complete this application. Applicants will be contacted after Region 8 reviews the application. For more information on EPA Targeted Brownfields Assessments (TBA), please visit: www.epa.gov/region08/land_waste/bfhome/bftba.html

1. Applicant Information

Applicant organization: Flandreau Santee Sioux Tribe

Contact person and title: Elizabeth Wakeman, Brownfields / Tribal Response Program Coordinator

Address: P.O. Box 283, Flandreau, SD 57028

Phone: 605-997-5123

Fax: 605-997-3878

E-mail: fsstbfc@mchsi.com

2. Site Description and History

A. Site name: Miyasato

Address:

Acreage: approximately one acre

Latitude/longitude coordinates: N 44° 0.3463 W 096° 33.093

Assessor's parcel number: 0001

Current owner's name: Flandreau Santee Sioux Tribe

Current owner's address: P.O. Box 283, Flandreau, SD 57028

B. 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 III):

- We wish to have a Phase I and Phase II done on the property. It consists of an abandoned mobile home and three sheds on wooded land proximate to the Big Sioux River. The water table is believed to be no deeper than 3 to 5 feet at the site. There is also a hand-pumped well on the property, near the mobile home. There is concern about soil and groundwater contamination.

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

- We would like the assessment to be completed by August 31, 2009.

D. Describe the environmental conditions at the site, including potential contaminants and a summary of any known past environmental investigations. If contaminants are not known, what were the past uses of the site?

- Within the mobile home, unknown parties have dumped materials, including a significant quantity of electronic waste, most of which consists of computer monitors, some of which are broken. Other wastes present include metal bed springs, various textile wastes, some used metal office furniture, at least one television and white goods. Also within the mobile home and sheds are containers of unknown chemicals, car batteries, lawn equipment, bicycle and other metal parts.

The mobile home's windows are completely broken out and it is presently impossible to prevent ongoing entry to and use of the home for further dumping.

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) YES

G. Do you know how and when the contamination occurred? (Yes/No)

- Not for certain. The home has been vacant for some time and the dumping inside was only discovered recently, during TRP survey and inventory activity.

H. Describe any state or federal regulatory involvement at the site related to its environmental condition.

- At present there is no state or federal regulatory involvement at this site for any reason

Is there an ongoing or planned state or federal enforcement action or order at the site? (Yes/No) NO

Is the site on any state or federal environmental lists, such as the National Priorities Lists (NPL) or Leaking Underground Storage Tanks (LUST) list? (Yes/No) NO

If petroleum contamination is suspected, has the applicant worked with the State to determine eligibility**?

- There is no petroleum contamination suspected at this site.

3. Property Reuse/Redevelopment

A. Describe the anticipated reuse/redevelopment.

It is hoped that after the property is assessed and, if necessary, cleaned, it can be put into use as a homesite and/or farmland.

B. Describe any commitments in place to show this brownfields site will be cleaned up and redeveloped or reused.

The Tribal Council is taking significant interest in the opportunities made possible through operation of their 128(a) program to resolve concerns about properties on the reservation that are lying fallow and could be put back into useful service, as well as to remediate as many sites as possible that pose any threat to the tribal community, via the land, air or groundwater and surface water. Our program is confident that the Tribal Council will commit some funds to clean up waste at the site that does not qualify for cleanup with Brownfields funds.

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

- Reuse of this site as farmland would benefit the tribal community by providing additional tribal income through sale of the resulting crops. If the site could not be cleaned to the level for use as farmland, but could be used as a homesite, it would benefit the tribal community by lessening the need for homes and living space that exists on the Reservation. At the very least, it would become greenspace and additional habitat for the animals and fowl that provide recreation, tribal income and subsistence through the hunting that takes place in this area.

D. Is all or part of the property to be donated to the local or Tribal government?

- The Tribal government already has ownership of this site.

E. Describe potential funding sources for site cleanup (if necessary) and reuse/redevelopment activities. If cleanup is necessary, please indicate if you plan to enroll the site in the State's Voluntary Cleanup program (VCUP).

- We will probably not enroll the site in the South Dakota Voluntary Cleanup program. If the site requires and qualifies for cleanup involving Brownfields funds, our program has funds for site-specific work budgeted in our FY09 AND FY10 128(a) workplans that could be made use of. If it is possible or necessary to remove waste from the site that is not a contamination risk or threat, there is potential of obtaining funds through the Tribal Council to do so.

F. Describe the roles of key stakeholders in the project, i.e., community organizations, city involvement, etc.

- The first key stakeholder that should be mentioned is the member of the tribal community who anonymously provided the 128(a) program with information about this site that resulted in its being surveyed and then put on the 128(a) inventory

As this is not expected to be a complicated or multi-partner undertaking, we are not sure what other components of the tribal community could be considered "key" stakeholders besides the Tribal Council, who are putting a lot of support behind the 128(a) program's activities for assessing and cleaning up sites, as well as the 128(a) program staff itself who is putting in a lot of dedicated activity toward making a difference in their community's environmental quality.

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

- There are frequent public meetings conducted by the 128(a) program that inform the community of site survey and inventory activities and the purpose for them. The community is encouraged to share opinion and information about possible contaminated sites and their possible reuse. In fact, this site became a part of the 128(a) inventory as the result of an anonymous communication that transpired from a public meeting. The program also keeps its profile high through participating in community events and activities throughout the year, such as Earth Day and the Tribal Health Fair.

The 128(a) program also maintains the Public Record, as well as a website, and has created a program brochure to inform the tribal community of the program's goals and objectives.

1. Please provide any additional information for EPA to consider.
2. Please email 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.

For questions, please contact:

Bill Rothenmeyer Brownfields TBA Manager

Email: rothenmeyer.william@epa.gov

Phone: (303) 312-6045

Fax: (303) 312-6065

*The information provided above in sections 1-5 will be evaluated by EPA Region 8 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.

** The Brownfields Law outlines specific criteria by which petroleum sites may be eligible for brownfields funding. Briefly, these criteria are that 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 Resource Conservation and Recovery Act (RCRA) corrective action order. If a party is identified as being responsible for the site and that party is financially viable, then the site is not eligible for brownfields grant funds. For more information, visit www.epa.gov/oswer/docs/grants/epa-oswer-oblr-0807.pdf.

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

Miyasato
Form Number: 0001

Date: 2-4-09

Time: _____

Anonymous Information?

Yes:

No: _____

If no, please answer the following questions:

Name: _____

Address: _____

Phone: _____

Description of Site:

Abandon Sheds (3+), abandon trailer
Abandon unknown chemical, metal parts, car
batteries bicycle parts lawn equipment.

Site Location/Directions:

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

IHS - GAP - TPP. Maintenance Dept - Tribe

Potential/Known Environmental Threats/Hazards existing on site:

Computers

Other important information:

Assessment Be done

Signature of Person completing questionnaire: _____

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

Date: Feb. 4, 2009	Site Name: Miyasato
Form completed by: Elizabeth Wakeman	
Directions to Site: <input checked="" type="checkbox"/>	
Site Description:	
Address: (county/state) Moody County, South Dakota	
Lat/Long: N 44° 03.463 W 096° 33.093	
Township/Range/Section:	
Parcel/Allotment Number(s): <input checked="" type="checkbox"/>	
Current Property Owner: FSST	
Current Use of Property: Nothing	
Future Use of Property: Turn to Farm land	
Neighborhood: Residential: <input checked="" type="checkbox"/> 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)	(DAK) Davis loam 0 to 2 percent slopes. The DAVIS series consists of deep, well drained and moderately well drained soils formed in loamy sediments on foot slopes, fans + high bottom lands. Permeability is moderate. This soil has high available water capacity and high organic matter content. Floodings rare.
Hydraulic Information: -depth to groundwater -aquifers under site -hydraulic conductivity -confined/unconfined -recharge area -interconnections	bottom lands. Permeability is moderate. This soil has high available water capacity and high organic matter content. Floodings rare.
Hydrology: -surface water flow direction -annual mean discharge rate of surface water -drainage area up-gradient of site -floodplain information -wetlands or water bodies	DA (Hydrologic group B) March, April, May, June Water Table 3.0-5.0 upper limit, > 6.0 lower limit.
Historical Information:	
Property use Past/Present:	
Previous owner:	
Potential environmental threats: Groundwater + Soil contamination	

Site Reconnaissance:

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

Mobile home - discarded dump

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

NA

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

NONE

Approximate size of Property (acres):

1 ACRE

General slope of site:

NONE

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)

none

Drums/small containers:

none

Hazardous substances or petroleum products in connection with identified uses: Computers are broken, busted

Unidentified substance containers:

NA

Potential contaminants/indicators identified:

NA

Hazardous substances or petroleum products in connection with identified uses: NA

Underground tanks (pipe or pipe caps):

septic tank

Above ground tanks/lines:

NONE

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

unsure - snowland

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

NA

PCBs (including transformers, fluorescent light fixtures):

Fluorescent light fixture

Odors:

Stench strong

Pools of liquid:

unsure (winter time)

Pits, ponds, trenches, and lagoons:

ponds, Big Sioux River

Stained soil or pavement:

unsure

Stressed vegetation:

to much snow

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:

> 50'

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:

Big Sioux River behind of site

Dust blowing off site:

Summary of recognized environmental conditions: