



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: South Buffalo Farm

Address:

Acreage: approximately 1 acre

Latitude/longitude coordinates: N 44° 01.256 W 096° 37.457

Assessor's parcel number: 0002

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 would like to have a Phase I and II performed on this site. This property is approximately one acre of land on the boundary of the Tribe's buffalo farm, bordered by a public road. It is not proximate to any surface water, flooding is rare and the site is well drained. The water table is approximately 3 to 5 feet from the surface, giving some heightened level of concern about potential 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 of this site to be completed by July 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?

- The site is and has been used as farmland and grazing land for the Tribe's buffalo herd. It began as a site where the Land Department piled some tree branches and brush. Soon after other trash began appearing including household waste and litter, wooden and metal furniture, mattresses and

bedsprings. It now also contains electronic waste, paint cans, fluorescent light bulbs and fixtures, anti-freeze, and cleaning fluids.

All of this is out in the open, near a road that is publicly used but upon which traffic is occasional only. The Tribe has attempted to deter use of the site with signage and encircling it with yellow, "caution" tape.

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) YES, sort of
- As described above, the site was initialized as a site to temporarily accumulate yard waste. Individuals who saw the pile of yard waste began using it to dump other materials. The identity of these individuals are not known and they might not all have been of the tribal community, as the road it's near is used as much by residents of the City of Flandreau and other Moody County residents.

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

- There is not state or federal regulatory involvement at the site for any reason.

Is there an ongoing or planned state or federal enforcement action or order at the site? 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? NO

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

- There is no suspected petroleum contamination.

3. Property Reuse/Redevelopment

A. Describe the anticipated reuse/redevelopment.

- The Tribe anticipates putting the site back into use as farmland and grazing land, if possible. Otherwise it would perform as greenspace.

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

- The majority of the materials at the site are yard waste and household waste. The Tribe is willing to pay to remove all portions of the waste that are not suspected contaminants or sources thereof. Depending on the guidance of the EPA-contracted service provider, the timing of that removal can be prior to their assessment work, during or after. In addition, the 128(a) program has funds for site-specific work budgeted in their FY09 and FY10 workplans to address cleanup of contaminants that may qualify the site for Brownfields-funded cleanup.

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.

- This publicly owned site is very visible to members of the tribal community and those outside it. One of the greatest concerns within the tribal community is what kind of impression this site gives of the tribal community. Another concern has been the liability implied in the existence of what could be classified an attractive nuisance and resulting illness or injury from anyone digging through it. Given those concerns, the community would benefit greatly in its pride and peace of mind to have this site cleaned up. Also, given the nearness of the water table, assessing the soil and groundwater for possible contamination would determine if cleanup of the soil needs to be done, beyond the removal of the yard and household waste at the site.

The site would go back to greenspace, at a minimum, and may be reactivated into farming, if possible.

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

- All of the property already belongs to the Tribal government.

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. And, as stated above, the Tribe is already committed to removing the waste from the site that is not a contamination risk or threat, timing of that to be as recommended by the EPA-contracted service provider.

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

- The key stakeholders would be the FSST community as this is where their buffalo are raised. Also 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.

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**

Form Number: 0002
Buffalo farm
Anonymous Information?

Date: Feb 4, 2009 Time: 3:42

Yes: No:

If no, please answer the following questions:

Name: _____
Address: _____
Phone: _____

Description of Site:

Paint cans, empty containers, jug, solvents,
bed rails, trash, trees, household goods.

Site Location/Directions:

- South Buffalo farm

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

IHS, MAPS - GAP COORDINATOR

Potential/Known Environmental Threats/Hazards existing on site: ~

possible soil + ground water contamination

Other important information:

Numerous types of waste including E-waste
Anti freeze, paint cans, Freon, printers, Hazardous
light fixtures

Signature of Person completing questionnaire: _____

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

Date: <u>Feb 4, 2009</u>	Site Name: <u>Buffalo farm</u>
Form completed by: <u>Elizabeth Wakeman</u>	
Directions to Site: <u>South Buffalo Farm</u>	
Site Description:	
Address: (county/state) <u>Moody County, South Dakota</u>	
Lat/Long: <u>N 44° 01.256 W 096° 37.457</u>	
Township/Range/Section:	
Parcel/Allotment Number(s):	
Current Property Owner: <u>FSST</u>	
Current Use of Property: <u>Buffalo Farm</u>	
Future Use of Property: <u>Same</u>	
Neighborhood: Residential: <input checked="" type="checkbox"/> Industrial: _____ Rural: <input checked="" type="checkbox"/> Other: _____	
Site & Vicinity general characteristics: (terrain, elevation, general land use in area, vegetation, location to nearest town)	<u>Slope AREA</u>
Physical Setting:	
Geologic Information: -geological formations/thickness -bedrock name/depth -faults/structural features -(within 4 miles)	(DaA) Davis loam, 0 to 2% slopes consists of deep, well drained and moderately well drained soils formed in loamy sediments on foot slopes, fans and high bottom lands permeability is moderate. This soil has high available water capacity and high organic matter content. Flooding is RARE.
Hydraulic Information: -depth to groundwater -aquifers under site -hydraulic conductivity -confined/unconfined -recharge area -interconnections	MARCH, APRIL, MAY, JUNE: WATER TABLE: upper limit 3.0 - 5.0, lower limit > 6.0
Hydrology: -surface water flow direction -annual mean discharge rate of surface water -drainage area up-gradient of site -floodplain information -wetlands or water bodies	This soil has high available water capacity + high organic matter content. Flooding is RARE. Hydrologic Group B
Historical Information:	
Property use Past/Present: <u>Farm Abandon</u>	
Previous owner: <u>Unknown</u>	
Potential environmental threats: <u>Soil contaminated</u>	

Site Reconnaissance:

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

Open Dump possible Hazardous Waste

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

Possible

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

None

Approximate size of Property (acres):

1 ACRE

General slope of site:

Slop area

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)

Paint cans + other plastic barrels

Drums/small containers:

Paint

Hazardous substances or petroleum products in connection with identified uses:

TV - E-waste

Unidentified substance containers:

Yes

Potential contaminants/indicators identified:

Containers w/ unknown substances

Hazardous substances or petroleum products in connection with identified uses:

Old paint cans, Mercury E-waste

Underground tanks (pipe or pipe caps):

NA

Above ground tanks/lines:

NA

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

NA

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

YES

PCBs (including transformers, fluorescent light fixtures):

UNSURE

Odors:

TOO COLD

Pools of liquid:

TOO COLD

Pits, ponds, trenches, and lagoons:

NA

Stained soil or pavement:

Yes

Stressed vegetation:

2

Sea Level

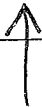
Solid waste/debris: (check if present)

- White goods
 - Metal debris
 - barrels
 - containers (list) paint cans
 - 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):

unknown

Waste water:

Adjacent Properties:



Farm across road

Property Use/Condition:



Fair, Farming

Targets:

ACROSS road

Nearest resident, drinking water well:

? feet away

Human/indicators present:

Farming on going

Animal indicators present:

Buffalo in fields

Surface water bodies/location:

Surface Water drainage from site:

Rain/storm drainage patterns:

Evidence of fishing/location:

NONE

Dust blowing off site:

POSSIBLE

Summary of recognized environmental conditions: