



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: Thurman Wakeman home site

Address: 22947 483rd Ave. Flandreau, SD 57028

Acreage: approximately 1 acre

Latitude/longitude coordinates: N 44° 03.675 W 096° 32.960

Assessor's parcel number: 0003

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 a former home site of approximately one acre of land right on the Big Sioux River

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.

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 no 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 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.

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: 0003

Date: 2-5-09

Time: 10:30 Am

Anonymous Information?

Yes:

No:

If no, please answer the following questions:

Thurman's

Name: _____

Address: _____

Phone: _____

Description of Site:

Abandon Home

Site Location/Directions:

— miles past city park.

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

Tribe, IHS, GAP, TRP

Potential/Known Environmental Threats/Hazards existing on site:

possible lead based paint, Asbestos, Biological

Other important information:

next to Big Sioux River

Signature of Person completing questionnaire: _____

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

Date: <u>2-5-2009</u>	Site Name: <u>Thurman Wakeman</u>
Form completed by: <u>Elizabeth Wakeman</u>	
Directions to Site: <u>— miles from town</u>	
Site Description: <u>next to river</u>	
Address: (county/state) <u>moody county, south Dakota</u>	
Lat/Long: <u>N 44° 03.675 W 096° 32.960'</u>	
Township/Range/Section:	
Parcel/Allotment Number(s):	
Current Property Owner: <u>F.S.S.T</u>	
Current Use of Property: <u>NONE</u>	
Future Use of Property: <u>UNKNOWN</u>	
Neighborhood: Residential: <input type="checkbox"/> Industrial: <input type="checkbox"/> Rural: <input checked="" type="checkbox"/> Other: <input type="checkbox"/>	
Site & Vicinity general characteristics: (terrain, elevation, general land use in area, vegetation, location to nearest town)	<u>wooded area next to Big Sioux River Next to hayland</u>
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: <u>Thurman Wakeman home</u>	
Previous owner:	
Potential environmental threats:	

Site Reconnaissance:

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

30x40 home

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

Possible asbestos, lead paint, Furnace

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:

unknown

Unidentified substance containers:

unknown

Potential contaminants/indicators identified:

yes lead + asbestos

Hazardous substances or petroleum products in connection with identified uses:

Underground tanks (pipe or pipe caps):

unknown

Above ground tanks/lines:

unknown

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

yes

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

no

PCBs (including transformers, fluorescent light fixtures):

Odors:

yes

Pools of liquid:

unknown at this time

Pits, ponds, trenches, and lagoons:

none

Stained soil or pavement:

unknown

Stressed vegetation:

none

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) FRIDGE, STOVE
- medicine bottles/other medical debris

Other

(list): _____

Waste water:

UNSURE

Adjacent Properties:

poor unsalvageable

Property Use/Condition:

Targets:

< 50'

Nearest resident, drinking water well:

Human/indicators present:

none

Animal indicators present:

Rodents

Surface water bodies/location:

yes

Surface Water drainage from site:

yes

Rain/storm drainage patterns:

yes

Evidence of fishing/location:

yes

Dust blowing off site:

yes

Summary of recognized environmental conditions:

The Thurman W. Home site is in serious condition. This property may contain lead based paint, and asbestos because of its age.