



## 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](http://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](mailto:fsstbfc@mchsi.com)

### 2. Site Description and History

**A. Site name:** FSST Gravel Pit

**Address:** 43346 229 Ave. Flandreau, SD 57028

**Acreage:** approximately 7.5 acres

**Latitude/longitude coordinates:** N 44° 04.063 W 096° 31.744

**Assessor's parcel number:** 0004

**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 seven and a half acres of land on the eastern portion of the Reservation. 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.

There is an abandoned building on the site constructed of cement block and corrugated metal, a silo and what appears to be a large, abandoned well with an above-ground pump. The site has been unofficially adopted by the Royal River Casino security staff as a shooting range and there is some movement toward this site being used as a maintenance work site.

**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?

- Outside of the building, the site has some old, abandoned machinery along with some wood and metal scrap, and two small drums of unknown liquid that appear to be of petroleum nature. Inside there are various items of household wood furniture, a stove, some e-waste and more abandoned machinery, one item of which may be a large pesticide sprayer.

There are no known past environmental investigations that have taken part at this site.

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 buildings have 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.

- There is not any 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 petroleum contamination suspected at this site.

### 3. Property Reuse/Redevelopment

A. Describe the anticipated reuse/redevelopment.

- The Tribe is considering employing this site as a work site for tribal employees in land and maintenance departments.

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

- The Tribe's interest in using this site for tribal purposes motivates them to cleanup the site to assure that tribal employees are not put at risk from contamination present. 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.

- Assessment and cleanup of this site would allow the Tribe to rehabilitate a site of concern and add to its usable assets in one project. It would also prevent the necessity of disturbing an existing parcel of greenspace to obtain their work site.

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 TRP program has funds for site-specific work budgeted in our FY09 AND FY10 128(a) workplans that could be made use of.

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](mailto: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](http://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: 0004

Date: 2-5-09

Time: 11:00 AM

Anonymous Information?

Yes: V

No: \_\_\_\_\_

If no, please answer the following questions:

FSS T, Gravel Pit

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Description of Site:

Abandon storage, shed & silo Next to Ammo  
Shooting range used by Royal River Casino Security.

Site Location/Directions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Potential/known Environmental Threats/Hazards existing on site:

Potential Hazardous waste

Other important information:

Site is used as a storage, however it is  
becoming a work site.

Signature of Person completing questionnaire: \_\_\_\_\_

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

Date: Feb 5, 2009 Site Name: FSST Gravel Pit

Form completed by: Elizabeth Wakeman

Directions to Site: — Miles from town

Site Description:

Address: (county/state) Moody county

Lat/Long: N 44° 04.063 W 096° 31.744'

Township/Range/Section:

Parcel/Allotment Number(s):

Current Property Owner: FSST

Current Use of Property: Ammo Target range + Sweat lodge

Future Use of Property: Unknown

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

(BVA)  
 Grovena-Bonilla loams 0 to 2% slopes. The Grovena series consists of deep, well drained soils formed in loamy eolian material on upland. Permeability is moderate. This soil has high available water capacity and moderate organic matter content. Flooding is none.  
 The Bonilla series consists of very deep, moderately well drained series formed in loamy glacial drift in drainage ways and swales of the upland. Permeability is moderate in the solum and moderately slow or moderate in the underlying material. This soil has high available water capacity + high organic matter content. Flooding is none.  
 Hydrologic Group B.

**Historical Information:**

Property use Past/Present:

Previous owner:

Potential environmental threats:

**Site Reconnaissance:**

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

Storage shed, silo

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

Soil and Block

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

NONE

Approximate size of Property (acres):

7.5 ACRES

General slope of site:

YES

Water Supply:  Potable  Non-Potable  Groundwater  Surface Water  None

Wells:  monitoring  drinking  irrigation  none  other

ABANDON

Sewage Disposal System:  Septic  connected to public system  none  other

Roads:  paved  gravel  dirt  stained  gates

Containers identified:  
(Include number/size/conditions)

Pesticide Trailor

Drums/small containers:

2

Hazardous substances or petroleum products in connection with identified uses:

yes

Unidentified substance containers:

yes

Potential contaminants/indicators identified:

Pesticide, oil

Hazardous substances or petroleum products in connection with identified uses:

unsure

Underground tanks (pipe or pipe caps):

unsure

Above ground tanks/lines:

unsure

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

unsure

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

none

PCBs (including transformers, fluorescent light fixtures):

yes

Odors:

yes

Pools of liquid:

unsure snow cover

Pits, ponds, trenches, and lagoons:

unsure snow cover

Stained soil or pavement:

yes

Stressed vegetation:

no

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) STOVE, COMPUTERS
  - medicine bottles/other medical debris
- Other (list): EWaste computers, pesticide sprayer, Air Conditioner

Waste water:

NO

Adjacent Properties:

poor condition

Property Use/Condition:

Targets:

Nearest resident, drinking water well:

None except for ammo range

Human/indicators present:

Rodents + Pidgeons

Animal indicators present:

Surface water bodies/location:

NO

Surface Water drainage from site:

NO

Rain/storm drainage patterns:

Away from buildings

Evidence of fishing/location:

NO

Dust blowing off site:

Yes

Summary of recognized environmental conditions: