



Appendix I: Regulated Materials/Contaminated Properties Survey Report

Available online at www.southveteransparkway.com



Regulated Materials/Contaminated Properties Survey South Veterans Parkway

Project

NH 0100(110)405, PCN 01V9, I-29 to Western Ave
NH 0100(108)407, PCN 01V6, Western Ave to Cliff Ave
NH 0100(106)409, PCN 01V7, Cliff Ave to Sycamore Ave
NH 0100(107)411, PCN 01VA, Sycamore Ave to 57th St

Sioux Falls, South Dakota
July 2021



City of Sioux Falls
SOUTH DAKOTA





Contents

1.0	Introduction	3
1.1	Purpose	3
1.2	Methodology	3
2.0	Regulatory Database Search.....	4
2.1	Summary of Listings	4
2.2	Listed Sites	4
2.3	Site Reconnaissance	6
3.0	Findings.....	7

Tables

Table 2-1.	Summary of Regulatory Database Search	4
Table 3-1.	Regulated Materials and/or Potentially Contaminated Properties in the Project Corridor.....	8

Figures

Figure 1.	Regulated Materials/Contaminated Properties Location Map	10
-----------	--	----



Acronyms and Abbreviations

AST	Aboveground Storage Tank
ASTM	ASTM International, Inc.
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
City	City of Sioux Falls, South Dakota
FHWA	Federal Highway Administration
LUST	Leaking Underground Storage Tank
NEPA	National Environmental Policy Act
NPDES	National Pollution Discharge Elimination System
RCRA	Resource Conservation and Recovery Act
ROW	right-of-way
SDDENR	South Dakota Department of Environment and Natural Resources
SDDOT	South Dakota Department of Transportation
SDGFP	South Dakota Department of Game Fish and Parks
USFWS	United States Fish and Wildlife Service
UST	Underground Storage Tank



1.0 Introduction

Properties where hazardous material or petroleum spills or leaks have occurred may present risk to the purchaser of that property. Contaminated, or potentially contaminated properties are a concern to transportation projects because of the associated liability of acquiring the property through right-of-way (ROW), the potential cleanup cost, and safety concerns related to exposure to contaminated soil, surface water, and/or groundwater.

1.1 Purpose

The purpose of this technical memorandum is to evaluate the presence of soil and/or groundwater contamination, or the existence of hazardous wastes and petroleum products that have been documented along the South Veterans Corridor and proposed alternatives (“Project Corridor”).

Hazardous wastes are defined as any waste product that is considered flammable, corrosive, reactive, or toxic (40 CFR §261.3). Hazardous wastes take on many different forms and may originate from a variety of sources. Common sites associated with contamination include (but are not limited to) gas stations, motor repair facilities, dry cleaners, heavy industry, and railroad corridors. The presence of hazardous wastes and materials could adversely affect the schedule and cost of the project. Therefore, early identification of potentially contaminated properties need to be considered in the planning stage of development, and carried forward for further, more detailed investigation in the design, ROW acquisition, and engineering considerations for the project.

1.2 Methodology

No single comprehensive source of information is available which identifies known or potential sources of environmental contamination. ASTM International (ASTM) Practice E1527-13 (Standard Practice for Environmental Site Assessments) is the accepted industry standard used to evaluate properties for the presence of contamination. USEPA also recognizes the ASTM E 1527-13 standard as an adequate investigative process to meet the “All Appropriate Inquiry” (AAI) standard for CERCLA liability protections. However, the assessment methodology for this stage of development is considered “planning level” and will only attempt to identify properties within and nearby the Project Corridor associated with documented hazardous wastes, petroleum products, and/or known contamination. Therefore, the analysis herein does not meet either the ASTM E 1527-13 protocol, or the USEPA AAI standard.

The methodology for this Regulated Materials/Contaminated Properties Survey included a regulatory database search paired with a field survey of the Project Corridor. A search of federal, state, local, and tribal databases was conducted for the Project Corridor by Lightbox, otherwise known as Environmental Data Resources (EDR). The databases were queried to ¼-mile on either side of the Project Corridor. These listings were reviewed in the field along with the identification of other potential sites of concern that may have not come up in the database search.



2.0 Regulatory Database Search

2.1 Summary of Listings

Certain listings relating to hazardous wastes and petroleum products (“regulated materials”) or known contaminated properties are considered to be of greater concern to the project than others. In general, Superfund, Brownfields, and LUST listings (in order of magnitude) are more likely to affect the project and project related activities, relative to listings from other databases. Table 1 is an inventory of the database listings found within the Project Corridor and ¼-mile search buffer.

Table 2-1. Summary of Regulatory Database Search

Database		Database Description	Number of Listings in the Project Corridor	Number of Listings in the Search Buffer
Standard Environmental Records				
SD LUST		South Dakota Leaking Underground Storage Tank List	3	4
SD UST		South Dakota Underground Storage Tank List	1	1
SD LAST		Leaking Aboveground Storage Tanks	0	2
SD SPILLS		Records of Emergency Spill Releases	3	7
RCRA-VSQQ		RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)	0	5
Additional Environmental Records				
SD SPILLS		Records of Emergency Spill Releases	3	0
US MINES		Mines Master Index File	1	0
Abandoned Mines		Abandoned Mines List	1	0
SD AIRS		Air Emissions Listing	2	4
SD NPDES		Wastewater Permit Listing	5	49
DOT OPS		Incident and Accident Data	0	1
FINDS		Facility Index System/Facility Registry System	0	8
ECHO		Enforcement & Compliance History Information	0	4
Manifest		Hazardous Waste Manifest Data	0	2
EDR Proprietary Databases				
Historical Auto		EDR Exclusive Historical Auto Stations List	1	0
RGALUST		Recovered Government Archive LUST Listings	5	0

2.2 Listed Sites

Project Corridor

The following are listings of potential concern that were identified within the Project Corridor based on database type and listing details.



- **Larry's Truck Stop/Roadway Travel Center** (47058 271st St – MAP ID 1). This property was listed in the SPILLS (3 listings), LUST, UST, AIRS, and Historical Auto databases. The site is an active gas station with active USTs onsite (Two 20,000-gallon diesel, a 12,000-gallon diesel, and three 10,000-gallon gasoline). A line leak from an unleaded gasoline tank (LUST listing) was reported in July 2011. The amount released was not listed but a No further Action (NFA) determination was granted in January 2012. Three reported diesel spills of 100 gallons (June 1989), 30 gallons (June 1991), and 50 gallons (October 1991) have been mapped to this site. All the spills were related to semi-trucks visiting the station and all have been closed.
- **Clean ATP Everett** (26949 Sycamore Avenue, Map ID 2). This site was listed in the LUST and RGA LUST (2 listings) databases. The Everett-Hayes Farm was identified as a part of the Abandoned Tank Program (ATP). Few details are provided but the LUST listing was closed in December 2001.
- **Clean ATP- Homan Farm** (26972 Minnesota Avenue, Map ID 3). This site was listed in the LUST database. The Homan Farm was identified as a part of the ATP. Few details are provided but the LUST listing was closed in May 2004.
- **ATP Hayes** (26908 South Highway 11, Map ID 4). This site was listed in the LUST and RGA LUST (3 listings) databases. The Everett-Hayes Farm was identified as a part of the ATP. Few details are provided but the LUST listing was closed in November 2002.
- **Plant #4** (27024 S. Minnesota Ave, Map ID 5). Listings in the US Mines and Abandoned Mines database were found for this abandoned construction sand and gravel mine location. The operator was listed as Dakota Earthworks. Twelve (12) violations were reported in 2010. Three were reported as closed and the remaining were listed as "received."

Search Buffer

The following listings of potential concern were identified in the database search buffer based on the type of listing and distance from the Project Corridor. For example, only adjacent hazardous waste generators are identified but spills/releases are reported up to ¼ mile.

- **Statewide Auto Salvage – Drummed Oil** (1-29 Service Road). This property was listed in the Spills database for two separate incidents. One was an incident relating to a spill of 110 gallons of motor oil from 55-gallon drums. The incident was closed November 1990. A complaint of an engine oil spill was reported in July 2014. No spill quantity was reported. The incident received an NFA in December 2014.
- **Laboratory of Clinical Medicine** (Morton Addition, I-29 & Tea Exit). This property was listed in the UST and LUST databases. Two 4,000-gallon USTs containing gasoline and diesel were removed from the property. A LUST incident was reported at the site in February 1988 for the release of gasoline. The case was later closed in January 1989.
- **Morton Buildings – Tank Removal** (1-29 Tea Exit). Possibly related to other tanks associated with the Laboratory of Clinical Medicine LUST incident above. This LUST incident was related to a release of gasoline identified during a tank removal. The incident was reported in December 1991 and later closed in September 1992.
- **Roger's Body Shop** (47077 98th Street). This property was listed in the SD AIRS, FINDS, ECHO, and RCRA-VSQG databases. This site is now considered a very small quantity generator (or conditionally exempt) but was once listed as a small quantity generator in 1989. Listed wastes included D1 ignitable wastes and spent non-halogenated solvents. No violations have been reported in connection with the business.



- **Dakota Transport Service** (Exit 73 and I-29 South). This business was listed as a very small quantity generator (handler) of 1,4-dichlorobenzene and methyl ethyl ketone. The facility has not received any violations.
- **Nustar -Damaged Pipeline** (500' E and 150' N of 85th & Minnesota Intersection). A release of gasoline (2.62 barrels) was reported due to a puncture of the pipeline on an agricultural property. All of the product was reported as recovered according to a DOT Ops listing. The incident was reported September 2011 and later closed December 2011.
- **Transformer Oil Spill** (near intersection of 272nd St & 471st Ave). This listing was a spill incident involving the release of 1-gallon of transformer oil (non-PCB) by Xcel Energy. It was reported in July 2009 and later closed in August 2009.
- **Jim Young – Shop Property** (27097 Baron Pl). A release of 30-gallons of fuel oil was reported from a residential property's AST in February 1996. The incident was later closed in October 1997.
- **TEI Broadcasting** (2 S of 57th & Southeast Ave). A release of diesel from an AST due to a valve leak was reported May 1993. No release quantity was listed. The incident was closed February 1998.

All of the cases associated with the aforementioned adjacent listings have been closed by the appropriate state agencies and/or are no longer in business or present at their mapped locations.

2.3 Site Reconnaissance

A site reconnaissance of the Project Corridor was performed on June 8, 2021 by an HDR scientist. The site reconnaissance was conducted along the road ROW and readily-accessible areas such as business parking lots and public land. Private properties were reviewed from these adjacent areas where possible.

Project Corridor

The Project Corridor traverses an area with multiple land uses. Commercial and heavy commercial development was present near the western-most end of the corridor that abuts the I-29 corridor. The remainder of the Project Corridor crosses mainly agriculturally-developed fields with intersecting north-south oriented roadways. Scattered farmstead and businesses were also present along the corridor.

- The Roadway Travel Center property was occupied by a single structure housing multiple business: Cheap Shot Sports Grill, Marlin Family Restaurant, a casino, and Roadway Express Stop. A Sinclair branded gas station canopy with 14 pumps advertising gasoline and diesel for sale was located adjacent to the southeast corner of the center structure. A combination of concrete and asphalt surrounded the building with the remaining large lot covered in gravel. A UST basin was located directly east off the southeast corner of the building and canopy. Petroleum staining from overfills and drips were noted on the concrete around the pump islands.
- Mid-States Transport Inc. was located at 47086 271st Street (Map ID 6). No listings were found for the site (possibly under Dakota Transport Service) but bulk storage of fuel onsite is possible due to the nature of the business.
- Big Country Motors is located at 27097 Tallgrass Ave (Map ID 7). Vehicles were parked on the front lot and a fenced area possible oil drums were noted in the back of the building. This site was listed in the SD AIRS database under Koehler Brothers Auto.



- A pole barn was located in the center of the Project Corridor at the end of a long drive and adjacent to a confined animal feeding operation (Map ID 8). Outdoor storage of materials such as rolls of plastic conduit, piles of aggregate, and approximately 8 empty and unlabeled 200-gallon plastic totes were noted next to the pole barn. Some heavy equipment was also onsite. A discarded approximately 1,000-gallon AST with a pump was noted surrounded by tall vegetation off the northwest corner of the barn. No obvious signs of a release or stressed vegetation was noted.
- Dakota Hardscapes Supplies (Map ID 5) is located within the Project Corridor on the east side of Minnesota Ave. The property includes a large gravel yard with hardscape products like aggregate, stone, pavers, and other landscaping materials. The property was listed in the EDR database as a mine with multiple violations. It was also listed in the NPDES database for a stormwater permit. No ASTs or indications of USTs were noted onsite but access to the yard was limited due to heavy equipment moving about.
- The ATP LUST listing for the Everett Farm (Map ID 2) was field verified. Buildings are no longer present at the site. Only a grove of trees remains near the former homestead. Discarded items such as an old burn barrel (empty 55-gallon drum), tire, and some wood were noted in the tall grass onsite.
- The residence with an AST located at 6000 E. 57th St. and formerly identified in the EA is no longer present at this location. The house and buildings have been removed and it is now undeveloped ROW.

Adjacent Properties

Properties adjacent to the Project Corridor still has a potential to impact the Project

- At least seven (7) 55-gallon drums were stored outside on a concrete apron at an unmarked business (possibly Kruetzfeldt Construction Company) located at 47064 W 98th St. (Map ID 9).
- The Excessive Autosports property (formerly Roger's Body Shop) located at 47077 98th St (Map ID 10), six 55-gallon drums (plastic and steel) were noted along the southern property line and adjacent to the Project Corridor. The drums were stored on the gravel or grass with no secondary containment.
- An approximately 1,000-gallon AST with a pump dispenser was noted on a concrete pad on the southeast side of a building labeled "A & M Self Storage" at 47079 98th St (Map ID 11). The AST looked new and no indications of leaks or spills were noted around the tank.
- Frankman Motor Company located at 26874 SD Highway 11 (Map ID 12) is a used car dealership with an automotive garage onsite. Five to seven 55-gallon drums were noted stored on asphalt outside the service garage next to garbage dumpsters.
- A group of three residences located in the southwest quadrant of the intersection of 57th St and SD Highway 11 had a 250- to 300-gallon AST onsite (Map ID 13).

3.0 Findings

The following are the findings for properties that contain regulated materials and/or are potentially contaminated properties located within the Project Corridor and on adjacent properties. The locations of these sites are shown in Figure 1.

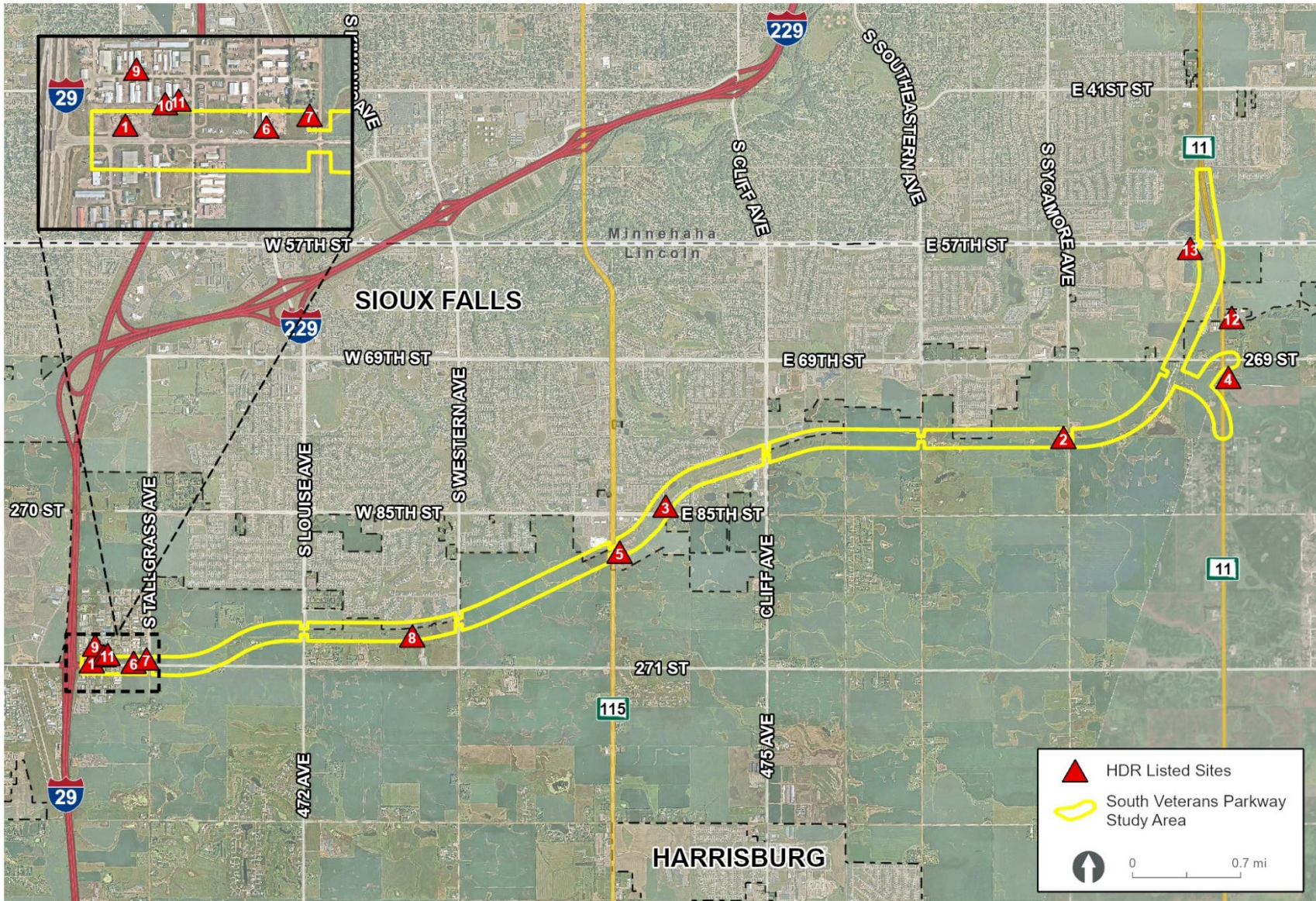


Table 3-1. Regulated Materials and/or Potentially Contaminated Properties in the Project Corridor

Map ID	Facility Name	Reason for Listing	Location	Field Survey Confirmed Location
EDR Listed Sites				
1	Larry's Truck Stop/Roadway Travel Center	Former LUST site with active USTs	I-29/County Road 106 Exit 73	Yes. Active gas station with multiple businesses.
2	Everett Property	Former LUST location. UST removed. Some minor dumping noted onsite.	26949 Sycamore Avenue	Yes, buildings no longer present.
3	Homan Farm	Former LUST location. UST removed.	26972 Minnesota Avenue	Yes, buildings no longer present.
4	Hayes Property	Former LUST location. UST removed.	26908 South Highway	Yes, buildings no longer present.
5	Dakota Hardscapes	Mine and NPDES listing. Possible unregistered petroleum and hazardous waste use based on business type.	27024 S. Minnesota Ave	Yes
Non-EDR Listed Sites				
6	Mid-State Transport	Potential use/storage of hazardous materials or petroleum products	47086 271 st Street	Yes
7	Big Country Motors	Potential use/storage of hazardous materials or petroleum products.	27097 Tallgrass Ave	Yes



		Former SD AIRS listing.		
8	Pole Barn	Discarded AST, empty totes, and other material storage onsite.	Approximately 1/3-mile west of Western Ave and 1/4-mile north of 271 st St	Yes
9	Unnamed Business	Storage of 55-gallon drums outside without secondary containment.	47064 W 98 th St.	Yes
10	Excessive Autosports Property	Storage of 55-gallon drums outside without secondary containment. Location of former RCRA-VSQ hazardous waste generator and other database listings.	47077 98 th St.	Yes
11	A & M Self Storage	Approximately 1,000-gallon AST with pump dispenser	47079 98 th St	Yes
12	Frankman Motor Company	Waste drums noted outside of service garage. Automotive repairs are being conducted onsite.	26874 SD Highway 11	Yes
13	Residence	Two ASTs were noted onsite.	Southwest quadrant of the intersection of 57 th St and SD Highway 11	Yes



**REGULATED MATERIAL/CONTAMINATED PROPERTIES
LOCATION MAP**
Figure 1



\\SXF-SRV01\ENGIN\GIS\PROJECTS\SDDOT\10285334_VETERANS\PKWY\PROGRAMMGT\MAP_DOCS\DRAFT\VETERANS_PKWY_EN\VIRO.APRX DATE: 7/15/2021

SOUTH VETERANS PARKWAY



Appendix A: Regulatory Database Search